

***Sustainability  
Appraisal (SA) of  
the North West  
Leicestershire  
Local Plan***

*(Proposed Publication Version)*

**SA Report**

**June 2016**

## Table of Contents

<b>1.</b>	<b><i>Background to the SA Report</i></b> .....	<b>1</b>
1.1	Introduction.....	1
1.2	The SA process.....	1
1.3	Schedule of legal compliance .....	2

## ***Part 1: Establishing the scope of the SA***

<b>2.</b>	<b><i>Introduction (To Part 1)</i></b> .....	<b>5</b>
2.1	Scoping .....	5
2.2	What is the plan seeking to achieve? .....	6
<b>3.</b>	<b><i>Identifying Key issues</i></b> .....	<b>8</b>
3.1	Introduction.....	8
3.2	Population and Communities .....	8
3.3	Housing.....	9
3.4	Employment and the Economy .....	9
3.5	Transport and Access.....	10
3.6	Air Quality and Noise.....	10
3.7	Climate Change.....	10
3.8	Biodiversity and Geodiversity.....	11
3.9	Landscape and Land .....	11
3.10	Cultural Heritage.....	11
3.11	Water.....	12
3.12	Waste and Minerals.....	12
3.13	Consultation on the Scope of the SA.....	12
<b>4.</b>	<b><i>SA Framework</i></b> .....	<b>13</b>
4.1	The Framework.....	13
4.2	Site appraisal framework.....	17

## ***Part 2: Establishing and appraising alternatives***

<b>5.</b>	<b><i>Introduction (to Part 2)</i></b> .....	<b>22</b>
5.1	Introduction.....	22
5.2	Identifying and Appraising Alternatives .....	22
5.3	Structure of the Alternatives Appraisal .....	22
<b>6.</b>	<b><i>Housing growth</i></b> .....	<b>23</b>
6.1	Introduction.....	23
6.2	What are the Reasonable Alternatives.....	23
6.3	Unreasonable Alternatives .....	24
6.4	Why has the Preferred Approach Been Selected? .....	24

<b>7.</b>	<b><i>Housing distribution</i></b> .....	<b>25</b>
7.1	Introduction .....	25
7.2	What are the Reasonable Alternatives .....	25
7.3	Unreasonable Alternatives .....	26
7.4	Why has the Preferred Approach Been Selected? .....	27
<b>8.</b>	<b><i>Site appraisal: Ashby de la Zouch</i></b> .....	<b>28</b>
8.1	Introduction .....	28
8.2	What are the Reasonable Alternatives .....	28
8.3	Why has the Preferred Approach Been Selected? .....	31
<b>9.</b>	<b><i>Site appraisal: Coalville urban area</i></b> .....	<b>32</b>
9.1	Introduction .....	32
9.2	What are the reasonable alternatives? .....	32
9.3	Why has the Preferred Approach Been Selected? .....	33
<b>10.</b>	<b><i>Site appraisal: Employment land options</i></b> .....	<b>34</b>
10.1	Introduction .....	34
10.2	What are the reasonable alternatives? .....	34
10.3	Why has the Preferred Approach Been Selected? .....	35
<b>11.</b>	<b><i>Affordable housing</i></b> .....	<b>36</b>
11.1	Introduction .....	36
11.2	What are the Reasonable Alternatives? .....	36
11.3	Why has the Preferred Approach Been Selected? .....	36
<b>12.</b>	<b><i>Alternatives for other plan issues</i></b> .....	<b>38</b>
12.1	Introduction .....	38
 <b>Part 3: Appraisal of the Plan and recommendations</b>		
<b>13.</b>	<b><i>Methodology</i></b> .....	<b>40</b>
13.1	Determining effects .....	40
13.2	Presenting findings .....	40
13.3	Changes to the Pre-Submission version of the Plan .....	42
<b>14.</b>	<b><i>Appraisal findings</i></b> .....	<b>43</b>
14.1	Housing .....	43
14.2	Health and wellbeing .....	46
14.3	Communities, town and village centres .....	49
14.4	Economy and Employment .....	52
14.5	Travel .....	55
14.6	Climate Change (Flooding) .....	58
14.7	Climate Change (low carbon energy) .....	60
14.8	Biodiversity and Geodiversity .....	62
14.9	Landscape and Land .....	65
14.10	Built and historic environment .....	68
14.11	Natural Resources .....	72
14.12	Pollution .....	74

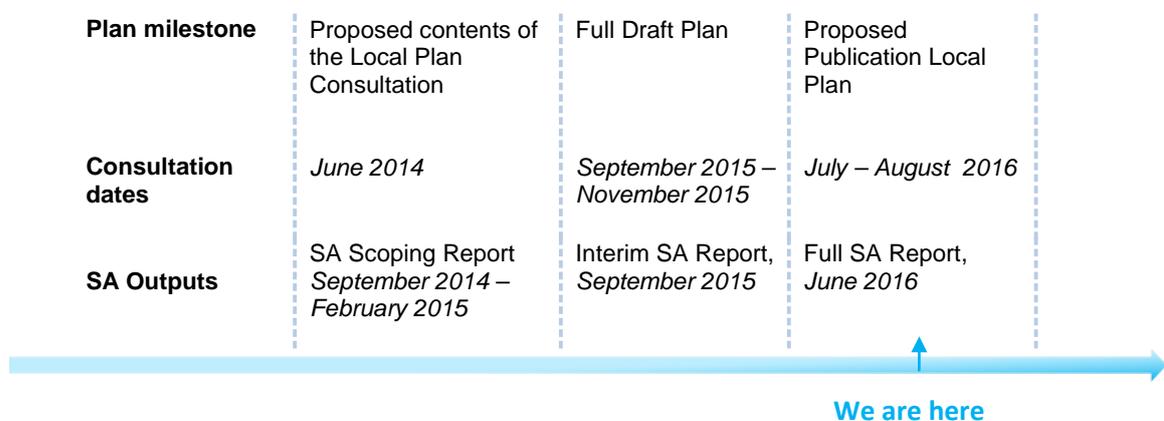
<b>15. Mitigation and Enhancement.....</b>	<b>78</b>
<b>16. Conclusions .....</b>	<b>80</b>
<b>17. Next steps.....</b>	<b>87</b>
<b>Appendices .....</b>	<b>88</b>
<i>Appendix A: Appraisal of housing growth alternatives</i>	
<i>Appendix B: Appraisal of housing distribution alternatives</i>	
<i>Appendix C: Site appraisal proformas</i>	
<i>Appendix D: Individual local plan policy appraisals</i>	
<i>Appendix E: Scoping Report</i>	
<i>Appendix F: Consultation feedback from the interim SA Report</i>	

# 1. Background to the SA Report

## 1.1 Introduction

- 1.1.1 AECOM (Formerly URS) is commissioned to undertake Sustainability Appraisal (SA) in support of the North West Leicestershire Local Plan.
- 1.1.2 SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of the Local Plan is a legal requirement.
- 1.1.3 This SA Report documents the SA process, setting out an appraisal of the sustainability implications of the Proposed Publication Local Plan, and capturing how the SA process has influenced the development of the emerging Plan. Figure 1.1 below illustrates the SA Outputs that have been prepared at key stages of the Plan-making process.

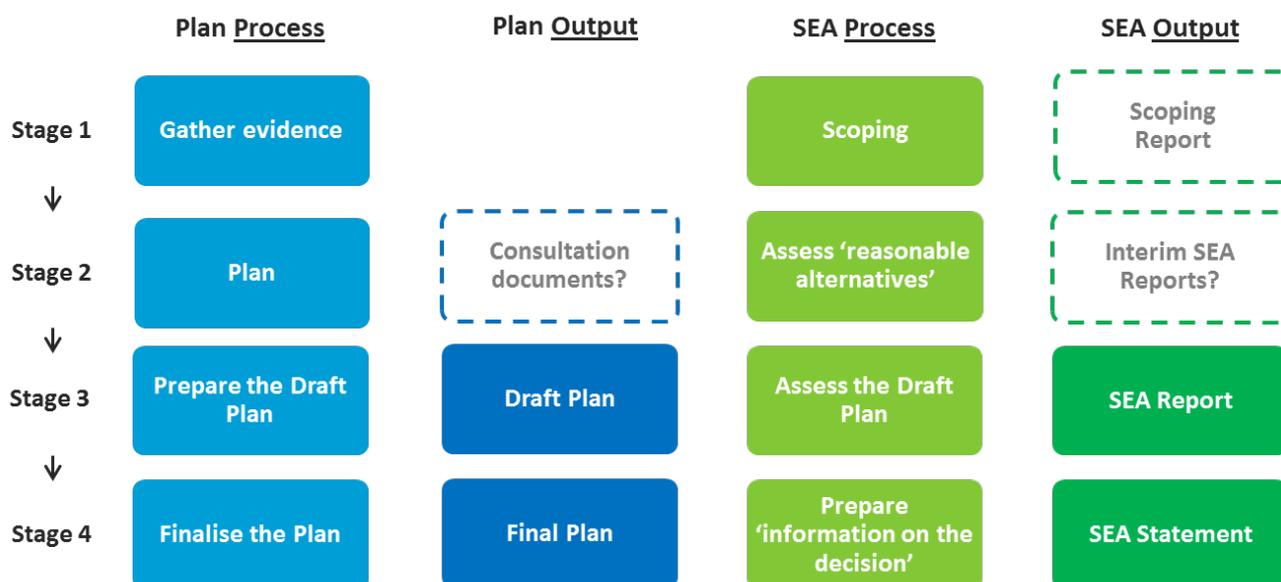
Figure 1.1: Plan timeline



## 1.2 The SA process

- 1.2.1 Sustainability Appraisal (SA) is a process for helping to ensure that Local Plans achieve an appropriate balance between environmental, economic and social objectives. SA should help to identify the sustainability implications of different plan approaches and recommend ways to reduce any negative effects and to increase the positive outcomes.
- 1.2.2 SA is also a tool for communicating the likely effects of a Plan (and any reasonable alternatives), explaining the decisions taken with regards to the approach decided upon, and encouraging engagement from key stakeholders such as local communities, businesses and plan-makers.
- 1.2.3 Although SA can be applied flexibly, it is a legal requirement under the 'Environmental Assessment of Plans and Programmes Regulations 2004 (which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive). The regulations set out prescribed processes that must be followed. In particular the Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The SA/SEA report must then be taken into account, alongside consultation responses when finalising the plan.
- 1.2.4 SA/SEA can be viewed as a four-stage process that produces a number of statutory and non-statutory outputs. As illustrated in Figure 1.1 below, 'Scoping' is a mandatory process under the SEA Directive, but the publication of a scoping report is a voluntary (but useful) output.

**Figure 1.1: SA/SEA as a four stage process**



### 1.3 Schedule of legal compliance

1.3.1 The following table sets out how this SA Report has been prepared to ensure compliance with Schedule 2, Regulation 12(3) of the SEA Regulations.

Schedule 2 requirements	Evidence
<i>An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.</i>	Within the Scoping Report attached as Appendix E.  Summarised in Section 2.2
<i>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.</i>	Contained within the scoping report, which is attached as Appendix E.
<i>The environmental characteristics of areas likely to be significantly affected.</i>	Within the Scoping Report, attached as Appendix E.
<i>Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(a) and the Habitats Directive.</i>	Contained within the scoping report, which is attached as Appendix E.  Summarised in Chapter 3.
<i>The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.</i>	Contained within the scoping report, which is attached as Appendix E.

Schedule 2 requirements	Evidence
<p><i>The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects.</i></p>	<p>Alternatives assessment – Appendices A-B</p> <p>Site Assessments – Appendix C</p> <p>Appraisal of the draft Plan policies within Part 3 of this report and Appendix D</p>
<p><i>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.</i></p>	<p>Mitigation measures are identified throughout Part 3 of this report alongside the assessment of the Plan effects. Chapter 15 draws the mitigation measures together.</p>
<p><i>An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.</i></p>	<p>Part 2 of this report outlines reasons for selecting alternatives relating to housing distribution, strategic site selection (housing and employment) and affordable housing.</p>
<p><i>A description of the measures envisaged concerning monitoring in accordance with regulation 17.</i></p>	<p>Monitoring measures have been proposed in table 16.1.</p>
<p><i>A non-technical summary of the information provided under paragraphs 1 to 9.</i></p>	<p>Separate document produced.</p>

## ***Part 1: What is the scope of the SA?***

## 2. Introduction (To Part 1)

### 2.1 Scoping

2.1.1 This is Part 1 of the SA Report, the aim of which is to introduce the reader to the scope of the SA. In particular, and as required by the Regulations<sup>1</sup>, this Chapter answers the series of questions below:

- What's the Plan seeking to achieve?
- What's the sustainability 'context'?
- What's the sustainability 'baseline'?
- What are the key issues that should be a focus of SA?

2.1.2 Section 2.2 answers the first question by listing the Local Plan objectives and illustrating the geographical scope of the Plan. The fourth question is answered in Chapter 3, with the key issues identified for a range of sustainability 'topics'. The key issues have been identified by answering questions 2 and 3, with this information included in the Scoping Report (attached in full at **Appendix E**).

2.1.3 The Sustainability Topics were established at the scoping stage to reflect the headline principles of sustainable development. These topics also reflect those issues referred to in Schedule 2 of the SEA Regulations, which are suggested as issues that should be addressed in a Strategic Environmental Assessment.

Sustainability Topic	Factors covered	Links to Schedule 2 of Regs <sup>1</sup>
<b>Population and communities</b>	<i>Demographics, health, deprivation, crime, towns and villages</i>	<i>Population, human health</i>
<b>Housing</b>	<i>Housing</i>	<i>Material assets</i>
<b>Economy</b>	<i>The economy, employment and workforce, retail and town centre services</i>	<i>Population</i>
<b>Transport and access</b>	<i>Transport, access to services in main towns and villages, public transport in main towns and villages,</i>	<i>n/a</i>
<b>Air quality and noise</b>	<i>Air quality, noise</i>	<i>Air</i>
<b>Climate change</b>	<i>Climate change mitigation, climate change adaptation, flooding</i>	<i>Climatic factors</i>
<b>Biodiversity and Geodiversity</b>	<i>Environmental designations, Biodiversity Action Plans.</i>	<i>Fauna, flora, biodiversity</i>
<b>Landscape and land</b>	<i>Landscape designations, landscape character, National Forest, Charnwood Forest, open space, agriculture and land.</i>	<i>Landscape, soil</i>
<b>Cultural heritage</b>	<i>Historic designations, Conservation Area Appraisals, Heritage at Risk, history of settlements, historic landscape character assessment, archaeology, built environment</i>	<i>Cultural heritage</i>
<b>Water</b>	<i>Water availability, waste water</i>	<i>Water</i>
<b>Waste and minerals</b>	<i>Waste, minerals</i>	<i>Material assets</i>

<sup>1</sup> Environmental Assessment of Plans and Programmes Regulations 2004

## 2.2 What is the plan seeking to achieve?

- 2.2.1 The North West Leicestershire Proposed Publication Local Plan (the Plan) sets out the spatial strategy for the North West Leicestershire District, as well as key strategic planning policies for development.
- 2.2.2 The Plan contains details about the quantity of housing and employment growth that should be planned for and where it should be located, including through the allocation of specific strategic sites.
- 2.2.3 Within the Plan there is a list of fifteen objectives which seek to address the key issues for North West Leicestershire. These are as follows:

*Objective 1 - Promote the health and wellbeing of the districts population.*

*Objective 2 - Support the delivery of new homes balanced with economic growth to provide a stock of housing that meets the needs of the community, including the need for affordable housing.*

*Objective 3 - Ensure new development is of a high quality of design and layout whilst having due regard to the need to accommodate national standards in a way that reflects local context and circumstances*

*Objective 4 - Ensure regard is had to reducing the need to travel and to maintaining access to services and facilities including jobs, shops, education, sport and recreation, green space, cultural facilities, communication networks, health and social care.*

*Objective 5 - Support economic growth throughout the district and the provision of a diverse range of employment opportunities including the development of tourism and leisure*

*Objective 6 - Enhance the vitality and viability of the districts town and local centres, with a particular focus on the regeneration of Coalville, in ways that help meet the consumer needs.*

*Objective 7 - Enhance community safety so far as practically possible and in a way which is proportionate to the scale of development proposed whenever allocating sites for development or granting planning permission.*

*Objective 8 - Prepare for, limit and adapt to climate change.*

*Objective 9 - New developments need to be designed to use water efficiently, to reduce flood risk and the demand for water within the District, whilst at the same time taking full account of flood risk and ensuring the effective use of sustainable urban drainage systems (SUDs).*

*Objective 10 - Conserve and enhance the identity, character and diversity and local distinctiveness of the districts built, natural, cultural, industrial and rural heritage and heritage assets.*

*Objective 11 - Protect and enhance the natural environment including the districts biodiversity, geodiversity and water environment areas identified for their importance.*

*Objective 12 - Conserve and enhance the quality of the districts landscape character including the National Forest and Charnwood Forest and other valued landscapes.*

*Objective 13 - Takes account of the need to reduce the amount of waste produced.*

*Objective 14 - Seek to deliver the infrastructure needs of the area, including Green sustainable development.*

*Objective 15 - Takes full account of the need to safeguard mineral resources including sand and gravel, igneous rock and brickclay.*

- 2.2.4 Figure 2.1 overleaf sets out the geographical extent of the Plan area. Whilst the influence of the Plan policies will be restricted to within this boundary, there could well be effects in neighbouring authorities that will need to be considered in the SA process.

Figure 2.1: Map of North West Leicestershire



## 3. Identifying key issues

### 3.1 Introduction

- 3.1.1 This section provides a summary of the key issues established through SA scoping.
- 3.1.2 The scoping stage involves gathering background information relating to the Plan area (i.e. North West Leicestershire District) to identify any important sustainability issues, key trends, and environmental objectives and targets from other relevant plans, programmes and policies.
- 3.1.3 A scoping report was prepared and consulted upon in September 2014 to present the findings of the initial scoping stage. This report was then updated in response to consultation feedback and published on the Council's website in February 2015.
- 3.1.4 As the plan has progressed, the scope of the SA has been reviewed and updated, with the findings presented at key milestones. The first of these milestones was the production of an interim SA Report to accompany consultation on the draft Local Plan in September 2015.
- 3.1.5 The next update to the scope of the SA has been prepared as part of the latest stage of plan making and SA (i.e. to support consultation on the proposed publication version of the Local Plan). This ensures that the SA remains focused on the important sustainability issues for the Local Plan.
- 3.1.6 The key sustainability issues listed below have been identified through the scoping exercises. The key issues have remained the same throughout the plan making process, as each scoping update did not lead to significant changes in the baseline trends and key policy context.
- 3.1.7 The updated Scoping Report can be found attached at **Appendix E** which demonstrates the detailed baseline information and policy documents that have been taken into account to help establish the key issues.

### 3.2 Population and communities

- 3.2.1 The following sustainability issues emerged for the population and communities theme:
- There is a need to provide homes to support the growing number of households in the District this will need to be matched by new services to support communities.
  - There is a need to address inequalities within the District, including reducing deprivation in identified communities.
  - The population of the District is aging and this will have an impact on the type of housing that is provided, as well as creating additional demand for accessible healthcare.
  - The District has a low proportion of young adults and this could have an impact on local economic growth, measures will need to be taken to retain and attract young adults to the district, for instance through the provision of family homes.
  - The number of young children is increasing and this will create an additional demand for school places.
  - Much of the population live in rural or semi-rural populations, the needs of these groups must be met including access to services (including healthcare and schools) and support to the rural economy. A possible lack of health service provision in rural areas exists.
  - Crime levels are falling from a relatively low starting point; development must help contribute to this trend.

### 3.3 Housing

3.3.1 In terms of housing the following themes were identified:

- The Local Plan must provide homes to meet identified needs, guided by a growth strategy for the area taking into account affordable housing needs and economic growth objectives.
- There is a need for more affordable housing in all parts of the District, with particular need in areas where housing prices are highest, such as the rural area and in Ashby-de-la-Zouch.
- New housing and economic growth needs to be spatially linked. Identify a suitable land supply to help implement a sustainable spatial strategy and focus housing growth in locations where it can deliver greatest benefits and sustainable access to services and jobs.
- There is a demand for a range of housing types, particularly three-bedroom properties for market housing and one-bedroom for affordable housing.
- An aging population requires smaller homes as these are more likely to be characterised as single person households, as well as maintaining a stock of family homes.
- Housing for older people and an aging population must take into account their needs, including building to lifetime home standards and increased provision of retirement homes and assisted living accommodation.

### 3.4 Employment and the economy

3.4.1 For employment and the economy the following issues have been recorded:

- Employment land provision will need to support existing well performing employment sectors, such as storage and distribution.
- In some locations there is a skills and job mismatch, there is a need to provide additional higher skilled jobs in the district to reduce the need for out commuting, including growing the high tech manufacturing sector.
- There is a need to support new local jobs for residents who need to access lower skilled jobs and maintain a distribution of these jobs around the district, including in those areas where residents have fewer qualifications to ensure that people who cannot get to work by car are not adversely disadvantaged.
- The needs of rural businesses must be considered, including allowing appropriate growth of business that need a rural location and diversification of the agricultural economy.
- There is a need to improve the skills base of the district, starting with good access to primary, secondary and future education facilities for all children in the district.
- NWL plays an important role in the sub-region as the focus for employment and LLEP growth objectives.
- The tourism sector is an important part of the local economy, there is a need to protect and enhance the tourism and leisure offer particularly in relation to the National Forest, Charnwood Forest Regional Park and Ashby Canal. The aim should be for a higher per capita visitor spends rather than simply additional visitors, a way this can be achieved is through increasing overnight visitor stays in the District.
- The retail role of main towns and village centres needs to be supported to help reduce vacancy rates and avoid the loss of shop units to other uses, with a particular emphasis on the town centre of the Coalville Urban Area.

### 3.5 Transport and accessibility

3.5.1 Focusing upon transport and accessibility the issues set out below emerged:

- Due to the rural character of the District, settlements are dispersed and hence development ought to be located where it would help reduce car use and where people are not disadvantaged by not driving.
- The East Midlands Strategic Distribution centre transport network must be maintained as a rail freight hub.
- There is a need to reduce the high car dependency levels across the District and encourage more people to travel by foot, bike or bus with benefits for carbon emissions as well as improve the health of residents, helping to tackle obesity.
- Improvements to safe and direct cycling routes are required across the District, taking into account the high levels of existing traffic deterring other road users as a result of safety concerns.
- Further planned growth at East Midlands Airport needs to ensure that accessibility by public transport is addressed.
- Improvements in public transport accessibility in the main towns and villages, including evening and weekend services, in particular in those that will be the focus for housing growth, would benefit existing and new residents.
- Some villages have very limited local services, improving and maintaining existing provision will help reduce people's need to drive.

### 3.6 Air quality and noise

3.6.1 In terms of air quality and noise the following sustainability issues were recorded:

- There are five AQMA identified in the Local Plan area for which there is a need to avoid further deterioration and which is an essential consideration for new development particularly in terms of potential cumulative effects.
- There is the potential for adverse impacts on wellbeing if inappropriate new development is located near a major source of noise, including the airport and new roads.

### 3.7 Climate change

3.7.1 The following issues associated with climate change were identified:

- High carbon emissions per head characterise the District. Where possible emissions will need to be addressed in the design and delivery of new development and solutions for existing development.
- There is little renewable energy generated in the District and opportunities to increase capacity, both major renewable development and micro-renewables, should be sought.
- Some parts of the District are at very high risk of flooding. Advice and guidance from the NPPF, Environment Agency and Lead Local Flood Authority (Leicestershire County Council) will need to be followed to ensure development does not increase the risk of flooding on or off-site and reduces flood risk elsewhere where feasible.
- It is important to become more resilient to the wider effects of climate change through adaptation measures. Green Infrastructure presents opportunities to address multiple issues through multifunctional spaces.

### 3.8 Biodiversity and geodiversity

3.8.1 Within the biodiversity and geodiversity five issues have been recorded:

- The District has few habitats that are of national status or above and therefore needs to protect and enhance the assets that do exist.
- A detailed evidence base of the nature conservation assets exists with the potential to be useful in development planning and protecting/enhancing these assets.
- The River Mease SAC is at risk from adverse effects from waste water treatment outflows that have introduced elevated level of phosphates into the river. This may have implications of the deliverability of housing in the area until additional treatment is available at local waste water treatment works.
- Protect existing areas designated for the geological importance from harm.
- Make use of Green Infrastructure to help protect and enhance wildlife habitats and the connections between them.

### 3.9 Landscape and land

3.9.1 In terms of landscape and land, the following sustainability issues emerged:

- The District has a varied landscape and development should respect its landscape setting and make a positive contribution to the relationship of rural and urban areas.
- The National and Charnwood Forests are major assets and helping deliver their objectives could have considerable potential in enhancing the character of the District
- Despite being a rural District, there is a need to deliver new usable open space to meet existing and new resident's needs. A variety of types of open space should be provided in towns and villages, including children's play space and allotments. New residential development should help deliver new open space, including children's play space, to meet the needs of residents.
- The District has relatively few areas that are identified as the best and most versatile in terms of agricultural productivity, therefore there is a need to protect the soil resource.

### 3.10 Cultural heritage

3.10.1 The following issues emerged for the theme of cultural heritage:

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- Ensure development in or adjacent to conservation areas or listed buildings (and their settings) respects the character and context and enhances the quality of the built environment.
- Deliver high rated schemes based on the ourplace™ scheme or other national housing standards, this should include architectural quality and creation of a 'liveable' place.
- There is significant potential for archaeological artefacts and features throughout North West Leicestershire. New development presents the potential for archaeological features to be discovered, but at the same time could have adverse effects if such features were damaged or lost.

### 3.11 Water

3.11.1 Focusing upon water supply and quality, the following emerged:

- New development should incorporate measures to ensure that water is used efficiently, to help reduce the water demand for the district.
- Protect the River Mease from any further deterioration, including through the Developer Contribution Strategy and implementation of restoration and enhancement measures.
- There may be a need for the capacity at sewage treatment works to be increased to support new development.
- The effective use of Sustainable Urban Drainage Systems can help to protect and enhance water quality.

### 3.12 Waste and minerals

3.12.1 In terms of waste and materials the following issues were recognised:

- Deliver a waste management system that accords with the waste hierarchy and reduces the overall quantity of waste going to final disposal.
- Help the Council improve municipal and commercial waste recycling, with the aim of moving NWL in the best performing quartile of local authorities.
- Locate development in recognition of the need to safeguard mineral resources, including sand and gravel, igneous rock and brickclay.

### 3.13 Consultation on the scope of the SA

- A draft Scoping Report was published as a 'consultation document' in September 2014. The Statutory bodies (Historic England, the Environment Agency and Natural England), and other stakeholders were given five weeks to provide feedback on its content and approach.
- Following this period of consultation, the comments on the draft Scoping Report were taken into consideration and changes made were documented in an appendix to the Scoping Report (which can be viewed in **Appendix E**, which contains the Full Scoping Report).

3.13.1 In response to comments, the following notable changes were made.

- The contextual review was updated to include recommended documents relating to heritage, green infrastructure, water, open space, and biodiversity in particular.
- Heritage at Risk was included as part of the baseline position.
- Sub objectives were added to the SA Framework to capture specific issues such as; pollution to watercourses; the potential for enhancing water quality; achieving a reduction in surface water run-off; consideration of natural heritage assets such as parks and gardens; water efficiency, protection of soils.

3.13.2 The final Scoping Report was published on the Council's website in February 2015. It should be remembered that the scope of the SA will continually evolve. As the Local Plan and SA processes progress, so the scope of the SA will be updated and any relevant findings will be presented in subsequent SA Reports.

## 4. SA Framework

### 4.1 The SA Framework

- 4.1.1 The SA framework is used to predict and evaluate the social, economic and environmental effects of proposed options and policies (and any reasonable alternatives) being considered. It is important that the assessment process is practical and manageable.
- 4.1.2 Drawing on the review of the policy context and baseline information (established through scoping), a range of key sustainability issues were established that identify what the SA should focus upon.
- 4.1.3 These key issues (as listed in Chapter 3) were used as a basis for establishing a series of sustainability objectives and subsidiary questions (to aid the assessment process) that together make-up the Sustainability Appraisal Framework. This appraisal framework has remained the same throughout the plan making process (i.e. the scoping updates have not lead to any significant changes to the key issue that should be the focus of the SA).

**Table 4.1:** The SA Framework

Headline	Objectives	Sub-Objective
<b>1. Housing</b>	Provide good quality homes that meet local needs in terms of the number, type and tenure.	<ul style="list-style-type: none"> <li>▪ Ensure a sufficient number of dwellings are provided to meet the needs of existing residents changing household size, reduce commuting and to match employment growth.</li> <li>▪ Increase the supply of affordable homes of the tenure and size to meet needs.</li> <li>▪ Provide market homes to meet needs and to match the economic growth aspirations of the wider area.</li> <li>▪ Provide homes that meet the lifetime needs of residents.</li> </ul>
<b>2. Health and Wellbeing</b>	Improve the health and wellbeing of the district's population and reduce inequalities.	<ul style="list-style-type: none"> <li>▪ Ensure all residents have equitable access to health services, taking into account the needs of an aging population.</li> <li>▪ Help everyone take active travel choices.</li> <li>▪ Use urban design and the provision of Green Infrastructure, open space and walking / cycling routes to support healthy choices.</li> <li>▪ Help design out crime from new development.</li> </ul>
<b>3. Communities</b>	Help create the conditions for communities to thrive.	<ul style="list-style-type: none"> <li>▪ Protect existing community facilities and ensure new facilities are built to support the needs of new housing development, including open space, leisure, schools and health services.</li> <li>▪ Involve local communities in the decisions that may affect them.</li> <li>▪ Plan for the District in the context of the wider region, including nearby areas of Leicestershire, Derbyshire and Nottinghamshire.</li> </ul>

Headline	Objectives	Sub-Objective
<b>4. Economy</b>	Support economic growth throughout the District and the provision of a diverse range of employment opportunities.	<ul style="list-style-type: none"> <li>▪ Support existing well performing employment sectors, such as storage and distribution and growth sectors including high tech manufacturing.</li> <li>▪ Support initiatives to improve the tourism and leisure sector, in particular in the National Forest and Charnwood Forest Regional Park.</li> <li>▪ Protect existing employment sites from change of use, especially where they support local employment needs.</li> <li>▪ Recognise the role of the District in a wider economic sub-area, not only within Leicestershire, but also into South Derbyshire.</li> <li>▪ Support and help protect the rural economy.</li> </ul>
<b>5. Employment</b>	Encourage jobs that match the skills and needs of local residents and help improve access to skills training.	<ul style="list-style-type: none"> <li>▪ Support new employment growth in all areas, including rural locations, where it will help meet a local need.</li> <li>▪ Maintain a diverse employment base, including growing the high skill job sector as well as lower skilled jobs to match the diverse job needs of the workforce.</li> <li>▪ Help ensure all children have access to a local school, and enhance opportunities for skills training throughout life.</li> </ul>
<b>6. Town and village centres</b>	Enhance the vitality and viability of existing town centres and village centres.	<ul style="list-style-type: none"> <li>▪ Maintain the District's town centres as the focus for new retail, services and office development.</li> <li>▪ Revitalise and re-new town centres in particular in Coalville.</li> <li>▪ Maintain the town centres as the retail focus primarily at Coalville and Ashby de la-Zouch and at other centres suitable to their level in a retail hierarchy.</li> <li>▪ Help protect and improve service provision in town, village and local centres to support existing communities and planned housing growth.</li> </ul>
<b>7. Travel</b>	Increase numbers of people walking, cycling or using the bus for their day-to-day travel needs, such as getting to work, school and to access services.	<ul style="list-style-type: none"> <li>▪ Ensure new development has public transport access and give priority to walkers and cyclists over car users.</li> <li>▪ Increase cycle use for commuting and access to services.</li> <li>▪ Reduce congestion in locations where it impacts on road safety, causes severance, or adversely impacts on the economy.</li> <li>▪ Use development to help secure better public transport, in particular links to nearby rail stations.</li> <li>▪ Help those who live and/or work in the District reduce their reliance on private car travel.</li> <li>▪ Encourage higher density development in locations with public transport access, or in areas that have a good provision of nearby jobs, services and facilities.</li> <li>▪ Consider the cumulative impacts and opportunities for growth on residents' ability to access services locally.</li> <li>▪ Help improve provision of local services, such as shops, GPs, public transport, and community service provision in the villages in the north of the District.</li> </ul>

Headline	Objectives	Sub-Objective
<b>8. Low carbon energy</b>	Reduce carbon emissions throughout the district through delivering renewable energy solutions.	<ul style="list-style-type: none"> <li>▪ Support decentralised (i.e. small and micro renewables) and low carbon energy generation.</li> <li>▪ Promote small scale non-grid energy generation and large scale grid schemes, where appropriately located, and helps reduce carbon dioxide emissions.</li> <li>▪ All new development should be built to high energy and water efficiency standards.</li> </ul>
<b>9. Flooding</b>	Development must not put people at inappropriate risk of flooding either on or off site and must seek and undertake opportunities to reduce the risk of flooding elsewhere where feasible.	<ul style="list-style-type: none"> <li>▪ Follow the sequential test in Planning Practice Guidance in the allocation of sites in flood risk areas.</li> <li>▪ Ensure new development does not exacerbate the risk of flood off-site, for instance through use of sustainable drainage.</li> <li>▪ Seek opportunities to reduce flood risk where feasible.</li> <li>▪ Seek to achieve a net reduction in rates of surface water run-off.</li> </ul>
<b>10. Biodiversity and Geodiversity</b>	Protect and enhance the District's biodiversity and protect areas identified for their geological importance.	<ul style="list-style-type: none"> <li>▪ Ensure that development respects biodiversity wherever it is found and seeks to enhance the quality, quantity and connectivity of habitats.</li> <li>▪ Protect the river Mease SAC catchment from adverse impacts as a result of development. Where screening indicates Habitats Regulations Assessment needs to be completed and appropriate mitigation/avoidance identified where found to be necessary.</li> <li>▪ Conserve and enhance the District's biodiversity assets, in particular through countering habitat fragmentation.</li> <li>▪ Enhance access to the natural environment, including integrating greater biodiversity into urban areas.</li> <li>▪ Protect geological designations.</li> <li>▪ Protect sensitive habitats from the adverse impacts related to air or water pollution.</li> </ul>
<b>11. Built and historic environment</b>	Conserve and enhance the character, diversity and local distinctiveness of the District's built and natural heritage.	<ul style="list-style-type: none"> <li>▪ Protect and enhance buildings, structures and natural features of recognised historic or architectural interest, including their settings.</li> <li>▪ Recognise, protect and enhance heritage assets of local importance.</li> <li>▪ Ensure new development respects the character of the historic environment.</li> <li>▪ Protect archaeological remains and record findings according to guidance.</li> <li>▪ Help deliver built environment improvements through high quality design.</li> <li>▪ Make use of the ourplace™ housing design standards.</li> <li>▪ Ensure all new development is designed to reflect its context.</li> <li>▪ Built design should help in creating vibrant places, making those approaching on foot a priority.</li> </ul>

Headline	Objectives	Sub-Objective
<b>12. Landscape</b>	Conserve and enhance the quality of the District's landscape character	<ul style="list-style-type: none"> <li>▪ Protect and enhance the character and distinctiveness of the district's landscape.</li> <li>▪ Help implement objectives for the National Forest and the Charnwood Forest Regional Park.</li> <li>▪ Enhance the transition for urban to rural at the edge of towns and villages.</li> </ul>
<b>13. Land and Soil</b>	Ensure land is used efficiently and effectively.	<ul style="list-style-type: none"> <li>▪ Prioritise remediation and redevelopment of previously developed land, whilst ensuring that any biodiversity interest is protected.</li> <li>▪ Protect undeveloped land from inappropriately located development.</li> <li>▪ Whenever possible protection of the best quality agricultural land.</li> <li>▪ Encourage higher density development to make the best use of available land.</li> <li>▪ Where land has the potential to be contaminated or is known to be contaminated ensure that suitable investigation and remediation is carried out to bring it back into use.</li> <li>▪ Encourage the highest density development in locations with good access by public transport and a range of services, including town centres.</li> </ul>
<b>14. Natural Resources</b>	Ensure the efficient use of natural resources, including reducing waste generation and promote re-use and recycling, supporting sustainable extraction and the reuse and recycling of minerals and aggregate resources and water resources.	<ul style="list-style-type: none"> <li>▪ Ensure new development incorporates space for waste sorting and storage to aid recycling.</li> <li>▪ Encourage sustainable construction making use of recycled and recyclable building materials.</li> <li>▪ Ensure the re-use of demolition waste.</li> <li>▪ Promote development of more sustainable waste treatment facilities, including sorting, recycling and reuse.</li> <li>▪ Ensure minerals deposits are not sterilised through inappropriately located development.</li> <li>▪ Ensure the highly efficient use of water.</li> </ul>
<b>15. Pollution</b>	Reduce air, light and noise pollution and manage contaminated land to avoid damage to natural systems and protect human health.	<ul style="list-style-type: none"> <li>▪ Help reduce contribution to air pollution by reducing car use.</li> <li>▪ Ensure new and existing communities are not adversely affected by poor quality air and noise pollution, either through their location or by causing a further deterioration.</li> <li>▪ Protect communities from harm related to ground and water pollution.</li> <li>▪ Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security.</li> <li>▪ Avoid air and water pollution and other disturbance that can have an adverse impact on areas of nature conservation importance, including the River Mease SAC.</li> <li>▪ Ensure development does not lead to the pollution of controlled waters, and where possible contributes to an improvement in the quality of waterbodies.</li> <li>▪ Promote the use of Green Infrastructure to help protect and enhance the quality of air, water and land.</li> </ul>

- 4.1.4 To add further structure and to aid in presenting the findings succinctly, the SA Objectives have been grouped into ten headline sustainability topics as detailed below in Table 4.2.
- 4.1.5 The SA objectives that are considered to be similar and likely to generate similar effects have been grouped together although the assessment considers the potential effects on these objectives individually. However, the use of headline topics seeks to reduce duplication and making the report easier for readers. In addition, grouping prevents the same issues being raised under different SA Objectives thus giving the impression of a wider range of negative or positive effects than is actually the case.

**Table 4.2:** SA topics and corresponding SA Objectives

Headline SA topic for presenting appraisal findings	SA Objectives covered	Link to SEA Directive
Housing	<b>SA1. Housing</b>	<i>Material assets</i>
Health and Wellbeing	<b>SA2. Health and Wellbeing</b>	<i>Human health</i>
Communities and town centres	<b>SA3. Communities SA6. Town centres</b>	<i>Population</i>
Economy and employment	<b>SA4. Economy SA5. Employment</b>	<i>Population</i>
Travel	<b>SA7. Travel</b>	<i>n/a</i>
Climate change	<b>SA8. Low carbon energy SA9. Flooding</b>	<i>Climatic factors</i>
Biodiversity and Geodiversity	<b>SA10. Biodiversity and Geodiversity</b>	<i>Biodiversity, fauna, flora</i>
Landscape and land	<b>SA12. Landscape SA13. Land and Soil</b>	<i>Landscape, soil</i>
Built and Natural Heritage	<b>SA13. Built and Natural Heritage</b>	<i>Cultural heritage</i>
Natural Resources	<b>SA14. Natural Resources</b>	<i>Material assets</i>
Pollution	<b>SA15. Pollution</b>	<i>Water, air, soil</i>

## 4.2 Site appraisal framework

- 4.2.1 A framework for assessing site options has also been developed using the SA Framework as a basis for identifying relevant criteria.
- 4.2.2 It is considered appropriate to assess sites using a range of quantitative data, as this allows for a consistent and objective comparison between different site options. This data can also be supplemented with qualitative assessments.
- 4.2.3 The site appraisal framework is set out in Table 4.3.

**Table 4.3: Site appraisal framework**

Criteria	Decision Rules	Comments and limitations
Deliverability of sites	<p>The site is considered to be available and/or achievable.</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	It is assumed that housing sites that are available and deliverable in the shorter term are more desirable in terms of helping to achieve a 5 year housing target.
Access to open space	<p>Within 800m walking distance of facilities.</p> <p>Within 1200m walking distance of facilities.</p> <p>More than 1200m walking distance of facilities.</p> <p>Not relevant for employment sites</p>	<1200m is considered a reasonable walking distance.
Access to local food shop	<p>Within 400m of a local food shop / scale of development would support new services.</p> <p>Within 800m of a local food shop.</p> <p>Within 1200m of a local food shop.</p> <p>Not relevant for employment sites</p>	(CIHT (2000) Providing for Journeys on Foot).
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport.</p> <p>More than 45 minute journey to a GP/Health centre on public transport.</p> <p>Not relevant for employment sites</p>	It is assumed that closer facilities will enable communities to better access healthcare, particularly those without access to a car. Information about the capacity of GP facilities has not been gathered, but it is recognised that if there is limited capacity at a nearby GP then the reality might be that the nearest GP is much further away.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	This assessment has been made by based upon surrounding land uses and the potential use on the site. The presence of industrial units, busy roads could potentially have amenity effects in terms of noise, visual, light and vibration.
Access to a village / community hall	<p>Within 800m walking distance of facilities.</p> <p>Within 1200m walking distance of facilities.</p> <p>More than 1200m walking distance of facilities.</p> <p>Not relevant for employment sites</p>	The Manual for Streets suggests that 'walkable neighbourhoods' will typically have access to a range of services and facilities within 800m (Department for Transport (2007) The Manual for Streets)
Loss of employment land	<p>Yes, employment land still in use.</p> <p>Yes, employment land not in use.</p> <p>No.</p>	It is assumed that the loss of employment land that is still in use could be potentially negative, as there may not be suitable replacement premises immediately available.
Proximity to public transport	<p>Ability to support expanded / new bus routes</p> <p>Regular bus service within 800m.</p> <p>Low frequency bus service within 400m.</p> <p>Regular bus service within 800m-1200m.</p> <p>Low frequency bus service within 400-800m.</p> <p>Bus service over 1200m away.</p> <p>Low frequency bus service more than 800m away.</p>	<p>The Manual for Streets suggests that 'walkable neighbourhoods' will typically have access to a range of services and facilities within 800m.</p> <p>'Regular' is considered to be a stop which is serviced 3 times in one hour. Low frequency is considered to be a stop which is serviced less than 3 times in one hour.</p> <p>It is assumed that a regular bus service will provide more choice, and may attract more passengers.</p>

Criteria	Decision Rules	Comments and limitations
Access to main/key employment areas in the local area	<p>&lt;800m from local sources of employment (i.e. business parks, industrial estates, local centres)</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p><i>Not relevant for employment sites</i></p>	Access has been measured to local employment opportunities as all housing site options are within either Ashby or Coalville, so it is preferable to identify which could benefit most from sustainable (i.e. walking/cycling) access to employment.
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities.</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school.</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant for employment sites.</i></p>	2000m is considered to be the maximum 'reasonable walking distance which could encourage less car use or shorter journeys by other forms of transport. The capacity of nearby primary schools ought to be taken into account to establish whether schools are capable of accommodating growth, and if not whether expansion would be possible. 1000m is considered an acceptable walking distance to schools. (CIHT (2000) Providing Journeys on Foot)
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1.</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%).</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%).</p>	Provided that a site is not wholly within a flood zone 2/3 it should be possible to avoid and/or mitigate impacts. However, proximity to zone 1 is preferable as it reduces the risk and potential cost of mitigation.
Impacts upon biodiversity on site.	Ecologist assessment – Qualitative assessment undertaken by Council officers.	A qualitative assessment to be undertaken by a suitably qualified ecologist.
Proximity to designated biodiversity and geodiversity sites	<p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>Over 400m from a SSSI, SAC or SPA.</li> <li>Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>Within 400m of a SSSI</li> <li>Within the River Mease Catchment</li> <li>Within 100m of a local wildlife site, priority species or habitats.</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>Contains or adjacent (50m) to a SSSI.</li> <li>Loss of Local Wildlife Site.</li> <li>Contains priority species.</li> <li>Significant development (&gt;3000 dwellings) in the River Mease Catchment</li> </ul>	<p>The distance thresholds used are greater for European sites, then SSSIs, then local sites to reflect their level of designation. This does not mean that effects are automatically more significant though.</p> <p>It is assumed that sites within or adjacent to (&lt;50m) a SSSI are more likely to have a direct impact. However, it is recognised that proximity does not necessarily equate to impacts as this is dependent upon the scheme design and type/condition of wildlife sites.</p>
Qualitative assessment of heritage impacts	<ul style="list-style-type: none"> <li>Is the site within a Conservation Area?</li> <li>Does the site adjoin a Conservation Area?</li> <li>Is there a Conservation Area within the settlement concerned and if so how does the site relate to it?</li> <li>Is there a listed building or Scheduled Monument on site?</li> <li>Does the site adjoin a listed building or Scheduled Monument?</li> <li>Is there a listed building or Scheduled Monument close to the site and if so how close and how does the site relate?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	The criteria combine a consideration of various heritage features to avoid potential duplication in criteria. E.g. an asset could be Listed, in a Conservation Area and also a Scheduled Ancient Monument.

Criteria	Decision Rules	Comments and limitations
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement.</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>Assessment drawn from the Landscape Character Sensitivity Assessment<sup>2</sup>.</p> <p>NB: This is an urban fringe assessment, and does not cover all parts of the District.</p>
Previously developed land	<p>Site is largely brownfield (&gt;70%).</p> <p>Site is a mix of brownfield and greenfield land.</p> <p>Site is largely Greenfield (&gt;70%).</p>	<p>There is an assumption that where appropriate development on brownfield land is more favourable than greenfield land.</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>Although there is little guidance, the loss of 20 hectares of best and most versatile land (Grade 1, 2, 3 and 3a) triggers consultation with DEFRA/Natural England, which can be considered significant.</p> <p>The loss of Grade 1 or 2 lands is also considered to be significant as this is a sensitive resource that cannot be replaced.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>No formal testing of traffic impacts will be undertaken, so there will be a degree of professional judgement taken in determining potential effects on air quality.</p>

<sup>2</sup> North West Leicestershire Settlement Fringe Assessment (2010)

## ***Part 2: Establishing and appraising alternatives***

## 5. Introduction (to Part 2)

### 5.1 Introduction

5.1.1 The 'story' of plan-making / SA is told within this part of the SA Report. Specifically, this part of the SA Report describes the following:

- How, prior to preparing the 'draft' Plan, there has been an appraisal of alternative approaches to addressing a range of plan issues; and precisely how the Council took account of these 'interim' SA findings when preparing the Plan;
- Why alternatives have not been considered for other plan issues; and
- How the SA findings have influenced the development of policies in the Proposed Publication Local Plan (i.e. through undertaking assessments before the Plan was finalised).

### 5.2 Identifying and appraising alternatives

5.2.1 The SEA Regulations<sup>3</sup> are not prescriptive with regards to what alternatives should be considered. They only state that the SA Report should present an appraisal of the "*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme*".

5.2.2 The following chapters describe how, as an interim plan-making / SA step, reasonable alternatives were considered for the following plan issues:

- The amount and distribution of housing and employment land (i.e. the spatial strategy);
- Strategic site options for housing and employment; and
- Affordable housing policy.

### 5.3 Structure of the alternatives appraisal

5.3.1 Each of the issues listed under 5.2.2 has been assigned its own chapter; structured as follows.

- Introduction;
- What are the reasonable alternatives?
- Unreasonable alternatives;
- Why has the preferred approach been selected?

5.3.2 An explanation is given as to how the selection of a preferred approach reflects the findings of SA (or not). Purple text highlights the Councils reasoning. To further illuminate this explanation Appendices A and B of this SA Report present the appraisal findings for housing distribution and site options appraisal.

---

<sup>3</sup> Environmental Assessment of Plans and Programmes Regulations 2004

## 6. Housing growth

### 6.1 Introduction

- 6.1.1 Of critical importance to the growth of housing is the Objectively Assessed Housing Need (OAHN) that was determined through a Strategic Housing Market Assessment (SHMA) for the Leicestershire Housing Market Area in 2014<sup>4</sup>.
- 6.1.2 Following the completion of the SHMA in 2014, the Leicestershire Authorities agreed a Memorandum of Understanding that each authority was able to accommodate the upper range of housing. For North West Leicestershire, this equated to 7,000 dwellings under a 'policy-off' scenario in total for the period 2011-2031.
- 6.1.3 An assessment of the future economic needs was undertaken in 2008 and updated in 2013 by the Public and Corporate Economic Consultants (PACEC)<sup>5</sup>. This report forecast the number of workplace jobs and those in Use Class B up to 2031. The findings suggested that there may be a shortage of local working age population to take advantage of the projected increase in jobs. Therefore, the Council estimated a full housing requirement of 10,700 dwellings over the Plan period, which is some 3,700 dwellings more than that forecast by the SHMA 2014.
- 6.1.4 Since publication of the draft Local Plan the Council undertook a housing requirement study<sup>6</sup> to look at the link between employment and housing, particularly now that the Strategic Rail Freight Interchange has been given the necessary consent. The work undertaken suggests that a figure of about 520 dwellings each year would be appropriate to meet housing needs (equating to a total of 10,400 dwellings over the plan period) and so is the revised OAHN

### 6.2 What are the reasonable alternatives

- 6.2.1 The starting point for determining the reasonable alternatives is to ensure that the OAHN are being met. A potential starting point would be to test the demographic need for 7,000 dwellings over the plan period. However, it is important to be mindful of existing commitments (developments with planning permission or resolution to grant permission) which as at 1 October 2015 stood at 11,207. However; the Council project that about 9,600 dwellings would be likely to be built from this source up to 2031.
- 6.2.2 With this in mind, it would not make sense to plan for a target lower than 9,600 dwellings<sup>7</sup>, as this amount of development would potentially come forward anyway.

Alternative A: Do not allocate further land on the basis that completions and commitments will deliver a significant proportion of the 10,400 requirement.

- 6.2.3 The first reasonable alternative would be to plan for development on the basis that there is no need to allocate further development given that committed development could deliver a significant portion of housing needs for the District. The remaining needs could be met through windfall development. or by relying upon higher rates of delivery than anticipated.

- 6.2.4 Alternative B: Allocate additional housing land to meet the revised OAHN

A second reasonable alternative would be to meet the revised OAHN identified by the council. Therefore, under this approach, there would be a need to provide an additional 800 dwellings on top of commitments and completions (9,600) to ensure that the target of 10,400 is achieved. This approach is consistent with the preferred approach to housing growth set out by the Council in the Proposed Publication Local Plan.

<sup>4</sup> Leicester and Leicestershire Strategic Housing Market Assessment (June, 2014) Prepared by GL Hearn

<sup>5</sup> Leicester and Leicestershire HMA Employment Land Study (2008), see [https://www.nwleics.gov.uk/files/documents/pacec\\_leicester\\_and\\_leics\\_hma\\_employment\\_land\\_study\\_november\\_2008/Pacec%20Leicester%20and%20Leics%20HMA%20Employment%20Land%20Study%20-%20November%202008.pdf](https://www.nwleics.gov.uk/files/documents/pacec_leicester_and_leics_hma_employment_land_study_november_2008/Pacec%20Leicester%20and%20Leics%20HMA%20Employment%20Land%20Study%20-%20November%202008.pdf)

<sup>6</sup> Report for North West Leicestershire, Review of Housing Requirements (2011-31), (April 2016) prepared by JG Consulting

<sup>7</sup> At draft Plan stage, commitments and completions were calculated at 9100 dwellings. The alternative tested at this time was based on this figure. The alternatives assessment has been updated to take account of the updated calculations.

## Alternative C – Higher levels of housing growth

- 6.2.5 In representations to the Council, Gladman Developments contend that the appropriate housing land requirement for the District should be 637 dwellings per annum (amounting to a total of 12,760 dwellings). Though the Council are committed to using the robust evidence presented in the JG Consulting study it is considered helpful to present the sustainability implications of planning for housing at such a level. This has therefore been identified as a third reasonable alternative, requiring a further 3,160 dwellings to be planned for above commitments and completions at 1 October 2015.

### 6.3 Unreasonable alternatives

- 6.3.1 At draft Plan stage, the Council considered that it would be unreasonable to plan for a significantly increased amount of housing (above the OAHN). The rationale behind this was that there was no evidence to plan for more housing than the full OAHN (which already takes economic factors and other policy factors into account).
- 6.3.2 In light of consultation feedback, the Council now consider that it is reasonable to test an alternative that exceeds OAHN.
- 6.3.3 The SA findings for each reasonable alternative are presented in full within **Appendix B**.

### 6.4 Why has the preferred approach been selected?

- 6.4.1 The Council's preferred approach is broadly in-line with Alternative B.
- 6.4.2 The National Planning Policy Framework (NPPF) requires that the "Local Plan meets the full objectively assessed needs for market and affordable housing ..." it also advises that Local Planning Authorities should have a clear understanding of housing needs across a housing market area through the preparation of a Strategic Housing Market Assessment (SHMA).
- 6.4.3 Whilst the SHMA provides an Objectively Assessed Need (OAN), figure of 350 dwellings per annum for the period 2011-2031 (7,000 dwellings in total), to accord with national policy advice it is necessary to take account of evidence in relation to economic growth potential.
- 6.4.4 The employment requirements to be met in the Local Plan are derived from a study undertaken by the Public and Corporate Economic Consultants (PACEC) on behalf of the Leicester and Leicestershire Enterprise Partnership (LEEP) in 2013.
- 6.4.5 In respect of B8 uses (Storage and Distribution) the PACEC study predicts an increase of 3,400 jobs to 2031. There is permitted development for the development of a Strategic Rail Freight Interchange (SFRI) west of Junction 24 of the M1 and north of East Midlands Airport (the East Midlands Gateway Rail Freight Interchange). This envisages the creation of about 7,400 jobs, mostly in the B8 Use Class.
- 6.4.6 Clearly not all of the jobs created by the East Midlands Gateway Rail Freight Interchange would be over and above that forecast by PACEC. Some of the jobs would be included within the PACEC forecast of 3,400 jobs for B8 Use Class. This is still significantly more jobs in the B8 Use Class than that forecast by the PACEC study. Particularly as consent has now been given for Rail Freight Interchange, it is considered prudent to consider a greater number of jobs in the B8 Use Class than that forecast by the PACEC study when considering housing requirements.
- 6.4.7 In order to accommodate to ensure that the economic growth outlined above, the Local Plan should seek to ensure that future growth in housing is sufficient to meet these economic needs. Alternative B does this.
- 6.4.8 Alternative A has been discarded, as the housing requirement of 10,400 dwellings would not be met. Although this approach has the fewest environmental implications, it would not help to achieve the plan objectives with regards to housing and employment growth, and is therefore not considered to be an appropriate approach.

Alternative C has been discarded as it presents a scale of growth that is not justified by the evidence and would be difficult to deliver. The SA demonstrates that Alternative C would have the greatest potential for economic growth and social development. However, it is clear that this would not benefit all communities and may cause negative effects on health and wellbeing for some communities. The effects upon the environment could also be significantly worse than Alternative B.

## 7. Housing distribution

### 7.1 Introduction

- 7.1.1 As described in Chapter 6, the Council has identified a minimum housing requirement of 10,400 dwellings over the plan period. This is supported by robust evidence and an appraisal of alternative growth strategies (see Chapter 6) which concluded that Alternative B was the preferred approach for housing growth.
- 7.1.2 The majority of the housing target will be delivered through existing commitments; with the Council projecting that about 9,600 dwellings would be likely to be built from this source up to 2031. Provision for an additional 800 dwellings is therefore required to ensure that a target of 10,400 is achieved.
- 7.1.3 Another factor that needs to be acknowledged is that since the consultation on the draft Plan, planning permission was permitted in January 2016 for 605 dwellings at Money Hill in Ashby de la Zouch. This is part of a larger potential allocation which has been assessed as one of a number of site options (See 7.2 below). This development has not been included in the calculations for the housing target, which is based on a base date of 1 October 2015. However, it will clearly contribute towards increased housing delivery over the plan period. Therefore, planning for an additional 800 dwellings could lead to the OAN potentially being exceeded.
- 7.1.4 Nevertheless, the strategic appraisal does not take account of the Money Hill permission so as to not prejudice where further development needs could be delivered.
- 7.1.5 The Council considers that planning for a modest overprovision in housing will help to provide flexibility and ensure that the housing target of 10,400 dwellings is achieved.

### 7.2 What are the reasonable alternatives?

- 7.2.1 In determining the reasonable alternatives for delivering the spatial distribution of housing, it is important to establish whether they are realistic and deliverable. It is also appropriate to have regard to the settlement hierarchy that has been established, to ensure that the distribution of development is broadly in-line with the Plan Vision.
- Coalville (Principal Town);
  - Ashby de la Zouch and Castle Donington (Key Service Centres);
  - Measham, Ibstock, Kegworth (Local Service Centres);
  - Sustainable Villages and smaller settlements.
- 7.2.2 The following alternatives have been identified as being potentially reasonable approaches for delivering the outstanding housing need across the District. Although these alternatives are based upon a residual need of 800 dwellings, the appraisal also considers potential sites which would deliver more than the residual requirement and so would allow for flexibility in the different spatial approaches and to reflect the opportunities for strategic extensions at some settlements (for example within Ashby de la Zouch and Coalville)

#### Alternatives for delivering a minimum of 800 dwellings

**1a. Focus on Coalville Urban Area** – Under this approach, all of the additional housing (800 dwellings) would be allocated to the Coalville urban area<sup>8</sup>. This reflects the role of Coalville as this is the principal location for growth and the highest level of the settlement hierarchy. This additional growth would also ensure that the proportion of overall homes (compared with the district total) in Coalville does not decrease over the plan period compared to that recorded by the 2011 Census (as it would if the remaining housing need was distributed elsewhere).

**2b. Focus on Ashby de la Zouch** – Under this approach, all of the additional housing would be allocated to Ashby de la Zouch. This reflects the town's position as a Key Service Centre in the

---

<sup>8</sup> NB: Following the appraisal of these reasonable alternatives, planning permission has been granted for 650 dwellings at Money Hill in Ashby de la Zouch. If planning to meet a target of 10,400 dwellings, this would reduce the residual requirement to only 450 dwellings. The alternatives assessment is based upon a base date of October 2015, which is the base date for the housing figures set out in the Local Plan. This also ensures that the alternatives assessment is not prejudiced by the planning permission at Money Hill.

Settlement Hierarchy. Without this additional growth in Ashby the rate of growth for Ashby over the Plan Period would be lower than the rate of growth for each of the Local Service Centres, which does not strictly reflect its role in the settlement hierarchy. Ashby also provides several large strategic sites that could be developed as sustainable urban extensions meeting (or exceeding) the full amount of additional housing required.

**2c. Focus on the main towns** – Under this approach the additional housing would be distributed between the ‘key Settlements’, applying the principles of the settlement hierarchy, but taking into account land supply and constraints. This would mean a rough split as follows: Coalville (290) Ashby de la Zouch (170) Castle Donington (50 – due to constraints) Ibstock (130), Kegworth (110) and Measham (50).

**2d. Dispersal option** – Under this approach, the majority of development would be directed to the Local Service Centres and the Sustainable Villages (rest of district) to maintain the proportion of dwellings provided in these areas. If the residual housing need was met elsewhere, the proportion of homes in sustainable villages will decrease over the plan period. The distribution under this alternative could be broadly as follows: 380 dwellings split more thinly between the main settlements - Ibstock (50); Kegworth (30); Measham (40); Ashby de la Zouch (80); Coalville (130); and Castle Donington (50). For the rest of district / Sustainable Villages, the split could be as follows (based on SHLAA site availability) - Appleby Magna (65); Albert Village (45); Blackfordby (40); Coleorton (25); Donnithorpe (40); Moira (30); Ravenstone (40); Swannington (40); Heather (40); Diseworth (25). Worthington (10), Breedon-on-the-Hill (20),

**E. Coalville and Ashby de la Zouch** – This approach would split housing needs between the Principal town of Coalville and Ashby de la Zouch, which is the next largest settlement capable of accommodating significant growth. This is in line with the settlement hierarchy by providing for a large portion of additional growth within Coalville, but directing the residual need to Ashby de la Zouch. Under this approach the broad split would be as follows: Coalville (450), Ashby de la Zouch (350).

## 7.3 Unreasonable alternatives

7.3.1 The following further alternatives were considered, but were determined to be unreasonable for the reasons outlined below.

**A new settlement** – No opportunities for a new settlement have been promoted. The proposed scale of growth is not considered substantial enough to support significant new facilities either.

**Focus on the north** – Given the increase in jobs that are likely to be available to the north associated with the East Midlands Gateway, it seems sensible to direct further growth to the north at settlements including Castle Donington, Kegworth and sustainable villages. This would in theory help to match new homes to those areas where job growth is anticipated to be highest. However, there is not enough land identified to deliver 800 dwellings in this location. There are also significant constraints associated with flood risk and the East Midlands Airport.

**Direct all growth to sustainable villages** – This would be difficult to achieve and would require sites in most villages to be built to high densities. This level of growth in the sustainable villages would also be contrary to the settlement hierarchy and would see an increase in the proportion of housing in ‘rural areas’ compared to the position at the 2011 Census, which would be contrary to the spatial strategy.

**Distribute development to Coalville and / or Ashby de la Zouch and the sustainable villages.** This approach starts from the top of the hierarchy but then skips a layer (*Local Service Centres*) of the settlement hierarchy with no justification or rationale. This approach is therefore not considered to be a reasonable alternative.

## 7.4 Why has the preferred approach been selected?

- 7.4.1 The preferred approach is to focus the majority development at Ashby de la Zouch as it is the second largest settlement within the district with an extensive range of services and facilities and is identified within the settlement hierarchy as a main town. Ashby de la Zouch has not seen as much growth in recent years as the principal town Coalville and the other main towns within the district Castle Donington and Kegworth. Therefore by directing growth to Ashby de la Zouch this reflects its position in the settlement hierarchy. Ashby de la Zouch has a buoyant housing market and is attractive to both developers and potential purchasers. The Council has to be sure that what is proposed within the local plan can be delivered in order to meet the districts housing needs.
- 7.4.2 Directing all growth to Coalville, would support the growth and regeneration at Coalville and would deliver positive effects on health and well-being and employment. However, this option has been discounted as Coalville has already seen a large number of commitments and it is considered that the housing market in Coalville may not be robust enough to support additional development. Land values are lower in Coalville than other parts of the district and viability has been an issue for some sites, in addition demand for housing in this area of the district is lower. Therefore by directing further development to Coalville could potentially saturate the housing market.
- 7.4.3 Focusing development on the main towns including Coalville, Ashby de la Zouch, Ibstock, Kegworth, Castle Donington and Measham. Whilst this would have a positive effect in supporting local economies and employment and provide benefits to a number of town and local centres it is not the preferred alternative due to the availability and suitability of sites within the SHLAA that do not already have commitments. There are significant constraints at Castle Donington in relation to flood risk to the north, proximity to East Midlands Airport and Donington Park to the south; whilst development further east would threaten settlements such as Lockington and Hemington. There are again the issues of delivering further housing than is already committed within Coalville and by directing further growth to Kegworth, Ibstock and Measham when taking account of what is already committed wouldn't conform to the settlement hierarchy.
- 7.4.4 Dispersing development around the district to smaller settlements would (with an additional 1100 dwellings) have an adverse effect on the landscape and the built environment. It is also least attractive in terms of accessibility, and would increase reliance on car travel to access jobs and services. Furthermore, whilst there are sites identified within the SHLAA in each of the settlements concerned; these settlements are not as sustainable as Ashby de la Zouch, nor do they offer the opportunity for a strategic mixed-use development.

### Does the preferred approach reflect the SA findings?

- 7.4.5 The SA findings (presented in full in **Appendix B**) are broadly reflected in the preferred approach.
- 7.4.6 With the exception of Alternative D (which performs poorly), each of Alternatives A, B and C have a mix of positive and negative effects. Each is more positive or negative in certain aspects than the others, and it is therefore difficult to draw conclusions about which option is the 'most sustainable' overall.
- 7.4.7 Alternative A scores particularly well by supporting growth and regeneration at Coalville (which has good accessibility) and delivers positive effects on health & wellbeing and employment. However, this alternative does have potential for negative effects on landscape and it is unclear whether substantial housing growth could be delivered at Coalville.
- 7.4.8 Alternative C would have a positive effect in supporting local economies and employment and provide benefits for town centres. However, it scores poorly in terms of potential effects on landscape character and biodiversity.
- 7.4.9 Alternative B, although likely to have a positive effect on the economy, town centres and wellbeing, would be to a lesser extent compared to Alternatives A and C. However, this alternative would be less likely to have an effect on environmental factors such as biodiversity, landscape and pollution.

## 8. Site appraisal: Ashby de la Zouch

### 8.1 Introduction

- 8.1.1 It has been considered necessary to allocate sites in the Plan to meet the planned housing target of 10,400 dwellings. Allocating sites helps to provide more certainty that the developments will come forward in the Plan period, and hence demonstrate that the spatial strategy is deliverable.
- 8.1.2 It is important to test the sustainability constraints and opportunities associated with potential site options to establish which locations would be most appropriate to accommodate growth.

### 8.2 What are the reasonable alternatives?

- 8.2.1 As described in Chapters 6 and 7, the majority of housing will be delivered through existing commitments and completions, leaving a residual housing need of 800 homes.
- 8.2.2 A number of spatial options were identified and tested through the SA to help determine how this residual housing requirement could be distributed across the district. As set out in Chapter 7, the preferred approach of the Council to the strategic distribution of housing was to focus the majority of additional growth to Ashby de la Zouch, which was identified as a broadly sustainable location for growth.
- 8.2.3 It is also important to acknowledge that planning permission has already been granted at Money Hill for 605 dwellings. Therefore, an element of this residual housing has already been committed. The Council consider that completion of this strategic site offers an attractive and appropriate approach to delivering the outstanding housing needs whilst securing enhancements to community infrastructure. To build out the site, it is estimated that an additional 1145 dwellings could be delivered over and above this permission (a total of 1750). However, only 1500 dwellings would be expected to be delivered in the plan period (an additional 895 dwellings above the 605 permitted).
- 8.2.4 Given that there are other site alternatives in Ashby de la Zouch, it was deemed helpful to appraise a range of alternative site options to compare how they perform in terms of sustainability, and whether they would be better alternatives within the broad location of Ashby de la Zouch (*rather than the build out of Money Hill*).
- 8.2.5 With the housing options limited to sites within Ashby de la Zouch, the following site options have been appraised in the SA to identify how they perform in terms of sustainability. These sites were identified through the SHLAA (2014 and 2015) and exclude sites that have planning consent or where there is a resolution to grant consent.

Reference	Site Name
A5	Money Hill, Ashby de la Zouch
A7	Packington Nook, Ashby de la Zouch
A14	Sports Ground, Lower Packington Road, Ashby de la Zouch
A17	Land at Dents Road, Ashby de la Zouch
A18	Land at Junction 12 of the A42
A20	Land East of Mill Farm, Ashby de la Zouch
A21	Land East of Western Close, Ashby de la Zouch
A22	Arla Dairy, Smisby Road, Ashby de la Zouch
A23	Former Playing Field, Prior Park
A24	Ivanhoe Equestrian Centre
A25	North of Moira Road

- 8.2.6 An appraisal of each of these sites options has been undertaken using the site appraisal framework. A summary of the findings is presented below in section 8.3. **Appendix C** includes a proforma for each site setting out the findings of this appraisal in further detail.
- 8.2.7 It is important to acknowledge that the Money Hill site is identified as having the potential to deliver up to 1750 dwellings (though only 1500 is anticipated to be delivered in the plan period). This would

be a further 895 dwellings within Ashby de la Zouch (in addition to the 605 dwellings already granted planning consent at Money Hill).

8.2.8 Therefore, the site options have been tested in the context of being able to deliver up to 895 dwellings.

8.2.9 To deliver this quantum of development in Ashby de la Zouch, the choice essentially comes down to the following broad alternatives.

- Complete the strategic extension to the North East at A5: Money Hill;
- A strategic extension to the South at A7: Packington Nook (plus a combination of adjacent sites A14, A18, A20, A21
- A combination of multiple sites in the urban area and urban fringe, plus smaller scale development at Packington Nook

8.2.10 Table 8.1 and Table 8.2 summarise the SA findings for the site options both individually and collectively as would be required to deliver the identified amount of housing. **Appendix C** contains individual appraisal proformas for each site option.

**Table 8.1** Summary of site appraisal findings for Ashby de la Zouch

Site ID	Site Name	Deliverability	Access to open space	Access to food shop	Access to GP/Health Centre	Amenity	Access to a village/community hall	Loss of employment land	Proximity to public transport	Access to key employment sites	Access to primary school	Access to secondary school	Fluvial flood risk	Impacts upon biodiversity on site	Proximity to bio and geo diversity	Heritage impacts	Landscape impact	Previously Developed Land	Agricultural Land Classification	Air quality / congestion
A5	Money Hill	Green	Green	Red	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green
A7	Packington Nook	Green	Green	Red	Green	Green	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Red	Red	Green
A14	Sports Ground, Lower Packington Road	Green	Green	Red	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Red	Red	Green
A17	Land at Dents Road	Green	Green	Green	Green	Green	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green
A18	Land at Junction 12 of the A42	Green	Green	Red	Green	Green	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Red	Red	Green
A20	Land east of Mill Farm	Green	Green	Red	Green	Green	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Red	Red	Green
A21	Land to the east of Western Close	Green	Green	Red	Green	Green	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Red	Red	Green
A22	Arla Dairy, Smisby Road	Green	Green	Red	Green	Green	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green
A23	Former Playing Field, Prior Park	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Red	Red	Green
A24	Ivanhoe Equestrian Centre	Green	Green	Red	Green	Green	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Red	Red	Green
A25	North of Moira Road	Green	Green	Red	Green	Green	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Red	Red	Green

**Table 8.2** Summary of effects

Sites	Summary of effects
<b>Extension to the North East of Ashby de la Zouch</b>	
<p>A5      <i>Money Hill</i></p>	<p>Development at Money Hill would be easier to achieve successful mitigation in terms of landscape compared to development to the south, but there is potential for negative effects on views from atop Ashby Castle. There are also fewer constraints with regards to flood risk and potential effects on amenity. Access to services is similar to development at Packington Nook, although Money Hill is better related to employment areas and the town centre. It should be recognised that these are large sites that will have variable accessibility throughout though.</p>
<b>Extension to the South of Ashby de la Zouch</b>	
<p>A7      <i>Packington Nook</i>  A14     <i>Sports Ground, Lower Packington Road</i>  A18     <i>Land at Junction 12 of the A42</i>  A20     <i>Land east of Mill Farm</i>  A21     <i>Land to the east of Western Close</i></p>	<p>Development on sites to the south would be more likely to have a significant negative effect on landscape character (particular to deliver 895 dwellings), given the low potential to achieve mitigation highlighted in the landscape character assessment. Development on A18 would involve the loss of Grade 2 agricultural land (which would not occur at A5 Money Hill). Although mitigation and avoidance would be possible, sites A7, A20 and A21 would also be at a greater risk of flooding compared to development at 'Money Hill'. Development to the south could be affected by noise from the A42, although mitigation measures should be available.</p>
<b>A combination of smaller sites in the urban area and urban fringe</b>	
<p>A17     <i>Land at Dents Road</i>  A22     <i>Arla Dairy, Smisby Road</i>  A23     <i>Former Playing Field, Prior Park</i>  A24     <i>Ivanoe Equestrian Site (Part of Money Hill)</i>  A25     <i>North of Moira Road</i></p>	<p>A17 and A22 are both brownfield sites within the urban area that are fairly well related to the town centre. Development could be achieved without having a significant effect on the environment, but there could be some amenity issues associated with surrounding land uses and there would be a loss of employment land. A24 falls within the broader opportunity area for an urban extension at Money Hill, and would be less attractive as an individual site for development without the supporting infrastructure associated with the build out of Money Hill as a comprehensive development.</p> <p>A23 is a small site within the urban area. Development of this site could potentially affect the setting of Ashby Castle.</p> <p>A25 is a greenfield site option on the urban fringe.</p> <p>Together, a mix of A17, A22, A23 and A25 could potentially deliver up to approximately 500 dwellings, which (together with the permitted development at Money Hill for 605 dwellings) could potentially deliver the Council's proposed target of 10,400 dwellings. However, such an approach would mean that the Money Hill site would not be built out, and the supporting infrastructure that this would bring may not be viable.</p> <p>Sites A22 and A17 are on brownfield land in the urban area and are not sufficient to meet the residual housing target on their own. However, these could be allocated in addition to either of the strategic sites identified above.</p>

### 8.3 Why has the preferred approach been selected?

- 8.3.1 In order to reach the preferred site allocation the remaining sites within Ashby de la Zouch in the SHLAA without planning permission have been appraised to assess the sustainability of the sites; in particular if they relate well to existing services and facilities, employment facilities and whether they can be easily accessible by public transport, walking and cycling. The sites are also assessed against a set of environmental constraints for example the impact of development on biodiversity and the landscape.
- 8.3.2 The preferred site to the North of at Ashby de la Zouch (A5 - Money Hill) scores well in relation to accessibility, due to the southern part having good access to the town centre, the Tesco's site and existing employment sites. As part of the site appraisal it was identified that the landscape at land to the North of Ashby (Money Hill) has moderate potential to accommodate change through securing mitigation measures. There are no known highway constraints or viability issues which could result in the site not being deliverable over the plan period.
- 8.3.3 Sites A22 and A24 have been incorporated into the allocation at Money Hill (A5).
- 8.3.4 An extension to the south of Ashby, would include Packington Nook (A7) and further allocations from A14, A18, A20 or A21. These sites have all been assessed as being less accessible than the Money Hill site, as they are located further away from the town centre, creating difficulties in terms of transport and access to services by foot. There are no shops or community centres near to the sites to meet day to day activities and the sites are not located near to Ashby's main employment activities which are concentrated to the north of the town. There are also issues in relation to noise due to the proximity of the site to the A42
- 8.3.5 Parts of the Packington Nook site have already been subject to two planning applications which have been refused at appeal. In response to a planning application the Highway Authority considered that development of the site may have a negative impact on the existing highway and transportation network within the surrounding area.
- 8.3.6 Despite the Dents Road site (A17) being promoted by planning consultants on behalf of a landowner, it has not been allocated as there is currently no known developer interest and the industrial unit on site is still in use. Furthermore, it would only deliver a small amount of housing.
- 8.3.7 Site A23 is small scale and on its own would only meet a small portion of housing needs. Furthermore, it is within close proximity to Ashby Castle and is thought likely to have significant negative effects upon the setting of this heritage asset.
- 8.3.8 Site A25 would Site A25 is not as well related to the town centre and all its services and facilities, including a leisure centre and secondary schools, or the main employment sites which are located on the eastern side of the town . There are also concerns about the potential impact upon the small group of dwellings known as Shellbrook which potentially would be subsumed in to Ashby.

## 9. Site appraisal: Coalville urban area

### 9.1 Introduction

- 9.1.1 Although the preferred strategy (Alternative B) does not include development in Coalville. The Council has deemed it appropriate to consider how it should deal with the two outstanding housing allocations within the existing adopted Local Plan. One of these sites is deemed unsuitable for development due to issues with deliverability, whilst the other only provides capacity approximately 100 homes. Therefore, allocation of this site would be negligible in the context of the broad distribution of development to Ashby de la Zouch.
- 9.1.2 The two existing allocated sites are land at Wentworth Road (Policy H4e in the adopted Local Plan) and what is referred to as Broom Leys Road (Policy H4d in the adopted Local Plan). The latter is the remnant of larger sites developed in the 1990's and it would be more accurate to refer to it as being off Waterworks Road.
- 9.1.3 The Wentworth Road site was originally identified in the Coalville District Plan in the late 1970's. There is no evidence to suggest that this site will come forward for development and therefore it is not proposed to retain this allocation. The land at Waterworks Road is owned by the District Council and the intention remains for the site to be developed for housing, with a capacity of approximately 100 dwellings.
- 9.1.4 Rather than rolling this allocation forward automatically (*without consideration of other alternatives in the Coalville urban area to deliver a similar scale of housing*), it has been deemed appropriate to identify and compare alternative site options.

### 9.2 What are the reasonable alternatives?

- 9.2.1 The Council has identified the following site options as reasonable alternatives to Waterworks Road (which would deliver approximately 95 dwellings) within the Coalville urban area. **Appendix C** contains individual appraisal proformas for each site option.

**Table 9.1** Summary of site appraisal findings for Coalville

Site ID	Site Name	Deliverability	Access to open space	Access to local centre or food shop	Access to GP/Health Centre	Amenity	Access to a village/community hall	Loss of employment land	Proximity to public transport	Access to key employment sites	Access to primary school	Access to secondary school	Fluvial flood risk	Impacts upon biodiversity on site	Proximity to bio and geo diversity	Heritage impacts	Landscape impact	Previously Developed Land	Agricultural Land Classification	Air quality
C19	Stephensons Green	Green	Green	Yellow	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow	Green	Red	Red	Green	Green	Red	Yellow	Yellow
C46	Broomleys Farm	Green	Green	Yellow	Green	Yellow	Red	Green	Green	Yellow	Green	Yellow	Green	Yellow	Yellow	Green	Green	Red	Yellow	Yellow
C57	South of Loughborough Road	Green	Green	Red	Green	Green	Green	Green	Green	Yellow	Yellow	Red	Green	Red	Green	Green	Red	Green	Green	Yellow
C67	Waterworks Road	Green	Green	Yellow	Green	Yellow	Red	Green	Green	Red	Yellow	Yellow	Green	Green	Yellow	Green	Green	Red	Green	Yellow

### 9.3 Unreasonable alternatives

9.3.1 The Council has also considered the following alternative, but it was ultimately determined to be unreasonable.

#### **Allocate sites in a different settlement to Coalville**

9.3.2 There are a range of site options available across the district that could be allocated. However, the purpose of this allocation is not simply to provide additional housing within Coalville (or indeed the district as a whole). This site is a long-standing opportunity that the Council wishes to roll-forward from the Adopted Plan into the new Local Plan. The housing target of 10,400 is already being met through the preferred strategy of directing further growth to Ashby de la Zouch, and so deliverability of the plan does not depend upon this site being brought forward.

9.3.3 Furthermore, Coalville is the principal town and top of the settlement hierarchy. Any further development beyond that set out within the spatial strategy, should therefore be focused in this area before looking to settlements further down the hierarchy. Given that three reasonable alternative site options have been identified in the Coalville urban area, it is considered unnecessary to explore site options beyond Coalville.

### 9.4 Why has the preferred approach been selected?

9.4.1 The land at Waterworks Road is owned by the District Council and it remains our intention for the site to be developed for housing.

9.4.2 Compared to the preferred site, site C57 is not as well related to services and facilities and also has impacts upon a sensitive landscape (the Charnwood Forest) and biodiversity features. It would not, however, be likely to have the same impact upon Air Quality Management Areas as the other potential sites (including the preferred site).

9.4.3 Sites C19 and C46 score similar to each other (and to the preferred site) which reflects the fact that they are adjoined. Both sites are adjudged to have negative impacts upon bio diversity and geo diversity and also in terms of the loss of higher grade agricultural land when compared to the preferred site. However, they are better related to key employment opportunities. Whilst not reflected in the SA Framework, both sites are also located within an area where development would result in the coalescence of Coalville and Whitwick contrary to local expressed opinions.

## 10. Site appraisal: Employment land options

### 10.1 Introduction

- 10.1.1 The Council has identified a residual requirement of approximately 6 hectares to meet the identified needs of 96 ha over the plan period. This takes account of existing commitments and an allowance for employment losses to other uses.
- 10.1.2 In deciding which site (or sites) should be allocated to address this shortfall the Council have had regard to a range of site options which have previously been notified as part of an Employment Land Availability Assessment (ELAA) we undertook in 2013/14.

### 10.2 What are the reasonable alternatives?

- 10.2.1 The following alternatives have been identified by the Council as reasonable site options for the delivery of employment land. **Appendix C** contains individual appraisal proformas for each site option.

**Table 10.1: Summary of site appraisal findings for employment land**

Site ID	Site Name	Deliverability	Amenity	Loss of employment land	Proximity to public transport	Fluvial flood risk	Impacts upon biodiversity on site	Proximity to bio and geo diversity	Heritage impacts	Landscape impact	Previously Developed Land	Agricultural Land Classification	Air quality
E1	Pegasus Park Extension	Green	Green	Green	Green	Green	Yellow	Red	Green	Green	Red	Yellow	Yellow
E5	ELAA Measham Road	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow	Red	Red	Red	Green
E6a	North Pretoria, Whitehill Road	Green	Yellow	Green	Green	Green	Yellow	Green	Yellow	Red	Red	Red	Green
E6b	South Pretoria, Whitehill Road	Green	Green	Green	Green	Green	Green	Green	Yellow	Red	Red	Red	Green
E9	Rycroft Road	Yellow	Green	Green	Green	Red	Yellow	Green	Yellow	Red	Red	Yellow	Green
E10	Stephenson College	Green	Yellow	Green	Green	Green	Yellow	Red	Green	Red	Red	Yellow	Yellow
E11	TNT Premises	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Red	Red	Green	Yellow
E12	Bardon Aggregates Land	Green	Yellow	Green	Green	Green	Yellow	Green	Green	Red	Red	Yellow	Yellow
E13	Opposite 25 Grace Dieu Road	Yellow	Green	Green	Green	Green	Yellow	Green	Yellow	Red	Red	Red	Yellow
E16	TNT Depot East of A42	Green	Green	Green	Green	Green	Red	Red	Yellow	Red	Red	Red	Green
E17	North of Ashby, Moneyhill	Green	Yellow	Green	Green	Red	Yellow	Green	Yellow	Red	Red	Red	Green
E18	Swains Park Industrial Estate	Green	Green	Green	Yellow	Green	Red	Red	Green	Yellow	Green	Green	Yellow
E19	North of Derby Road	Green	Green	Green	Green	Green	Yellow	Green	Green	Red	Red	Yellow	Yellow
E20	Redhill Farm, 97 Top Street	Green	Yellow	Green	Yellow	Green	Yellow	Green	Red	Yellow	Red	Red	Green
E21	Land at Hermitage Industrial Estate	Green	Green	Green	Green	Green	?	Green	Green	Green	Green	Green	Yellow
E22	Land at Vulcan Way	Yellow	Green	Green	Green	Green	?	Green	Green	Green	Green	Green	Yellow
E23	Land at Snibston Museum	Green	Green	Green	Green	Green	?	Green	Yellow	Green	Green	Green	Yellow
E24	Land west of S.Leicestershire Industrial Estate	Yellow	Green	Green	Green	Green	?	Red	Green	Red	Red	Yellow	Yellow
E25	Land off Beveridge Lane	Green	Green	Green	Yellow	Green	?	Green	Green	Green	Red	Yellow	Green
E26	South of Interlink Park	Green	Green	Green	Green	Green	?	Green	Green	Yellow	Red	Red	Yellow

### 10.3 Why has the preferred approach been selected?

- 10.3.1 Having regard to the settlement hierarchy this identifies Coalville Urban Area as the Main Town and so was the first place to be looked at. Whilst there are a number of potential sites within the Coalville Urban Area 31.79 Ha of employment land is already identified as commitments to be delivered within the plan period.
- 10.3.2 In accordance with the settlement hierarchy the next places to consider were Ashby de la Zouch and Castle Donington. Whilst the ELAA identifies a number of potential sites in the vicinity of Castle Donington it is considered that in view of the fact that there is already a significant amount of employment in this area, along with the consented Strategic Rail Freight Interchange that additional employment would represent an imbalance with housing provision in the locality.
- 10.3.3 In terms of Ashby de la Zouch two potential sites are included in the ELAA – south of Ashby and north of Ashby. It is considered that land at north of Ashby (Money Hill) would be the more appropriate of the two sites.
- 10.3.4 Land to the North of Ashby de la Zouch is the preferred site for employment as this will help to balance out the loss of employment which has occurred in Ashby in recent years. The provision of employment as part of a strategic, mixed use development would represent a sustainable form of development and would relate to well existing employment areas which are largely concentrated on the eastern side of Ashby de la Zouch.
- 10.3.5 On the basis of this assessment the Council concluded that it would be most appropriate to allocate land north of Ashby de la Zouch as part of a comprehensive development involving housing.
- 10.3.6 The Money Hill site scores as one of the poorest sites in the SA due to the loss of agricultural land, presence of local biodiversity assets and flood risk on part of the site and potential effects on the setting of Ashby Castle. However, the Council consider that some of these issues can be overcome due to the strategic nature of the site. Site layout and design would be capable of avoiding areas of flood risk and biodiversity value. Though there could be some effects on landscape character, mitigation ought to ensure that effects are not significant.

# 11. Affordable housing

## 11.1 Introduction

- 11.1.1 The first step when considering how to discharge the requirement to appraise 'reasonable alternatives' is to ask the question: Alternatives for what?
- 11.1.2 It is obviously the case that there is a reasonable need to consider alternatives in relation to the spatial strategy (i.e. the approach to site allocation), given that there is a difficult, and in all likelihood contentious, choice to be made between alternatives.
- 11.1.3 Affordable housing is one issue for which it is possible to define alternative provision; however, it is not clear that there is necessarily a choice to be made. It is not considered to be beneficial to formally appraising alternatives to the affordable housing target for different settlements. This matter is considered further, below.

## 11.2 What are the reasonable alternatives?

### Outline reasons for not appraising alternatives for Affordable Housing

- 11.2.1 Affordable housing is a major issue for the Local Plan. The Strategic Housing Market Assessment (SHMA<sup>9</sup>) study completed to inform the Local Plan estimated the level of annual need for affordable housing over the period 2011-2031 was 212 dwellings. This means that there is a need for about 40% of the number of new homes delivered over the plan period (520 per annum) to be affordable. However, achieving this amount of affordable housing is a challenge.
- 11.2.2 In the period April 2011 to October 2015 some 281 affordable dwellings were built out of an overall total of 1,028 which equates to 27% of all new builds. The implication of this under-supply between 2011 and 2031 is a need to deliver above 40% for the remainder of the plan period, if affordable housing needs are to be met.
- 11.2.3 The Council could consider setting a blanket requirement of 40% (or higher) across the District; however, such a policy is undoubtedly unrealistic (i.e. 'unreasonable' as an option). In many instances a 40% requirement would make development unviable, and the effect would be that fewer homes would be built (i.e. fewer market homes, and in turn fewer affordable homes given that affordable homes are mainly delivered through cross subsidy achieved through the development of market homes).
- 11.2.4 Quite simply, the Council must set a policy that will maximise affordable housing delivery, whilst not negatively impacting on development viability to the extent that developers will be dissuaded from building homes in the District. As such, the decision regarding affordable housing policy must be guided by technical evidence regarding development viability locally. There is no need for the decision to be guided by Sustainability Appraisal. It is not the case that there are draw-backs, in terms of any sustainability objective, to maximising delivery of affordable housing.

## 11.3 Why has the preferred approach been selected?

- 11.3.1 The need for affordable housing was one of the issues considered in the SHMA. This identified that in North West Leicestershire the estimated level of annual need for affordable housing over the period 2011-2031 was 212 dwellings. This equates to about 60% of the highest Objectively Assessed Need (OAN) identified in the SHMA for the same period (350 dwellings each year) and about 40% of the revised OAN which we have concluded we need to make more provision for (520 dwellings each year).
- 11.3.2 It is important to note that the number of affordable homes that can be provided is constrained by both available public sector funding and the amount of cross subsidy that can realistically be achieved from increased land values associated with planning permissions for general market housing. In the recent and current market condition, the number of affordable homes which can be delivered is linked with the development of market homes and if planning policies push for too high a quota of affordable homes it may both reduce the overall number of homes built, and the proportion of those that are affordable. It is recognised that the higher percentage of affordable housing that can

<sup>9</sup> Leicester and Leicestershire Strategic Housing Market Assessment (June, 2014) prepared by GL Hearn, see [http://www.nwleics.gov.uk/files/documents/leicestershire\\_shma\\_report/Leicestershire%20SHMA%20Report%20%20June%20%28Final%29%20reduced.pdf](http://www.nwleics.gov.uk/files/documents/leicestershire_shma_report/Leicestershire%20SHMA%20Report%20%20June%20%28Final%29%20reduced.pdf)

be provided is positive from a socio economic perspective, however the Council has to be sure that both market and affordable housing can be delivered over the plan period.

11.3.3 Therefore a separate viability study has been undertaken which looked at the potential impact of all of the policies in the draft Local Plan upon the viability of new development. The report establishes six market value areas covering twenty eight development site archetypes, as a representative sample of sites likely to come forward. These different archetypes have been tested for delivery and viability against draft Local Plan policies considered to have a direct or indirect effect on development viability.

11.3.4 The report considered that variable 1 was the best fit with the results of the modelling undertaken. Table 11.1 below sets out the different variables that were tested in the viability study. Though this viability testing related to the draft Local Plan policies, the findings are still relevant to the Proposed Publication version of the Plan with regards to affordable housing.

**Table 11.1 – Affordable housing variables tested in the viability study**

Settlement	A standard rate across the district (10 or more dwellings)					Variable rates by settlement			
	0%	20%	25%	30%	60%	Variable 1	Variable 2	Variable 3	Threshold
Ashby de la Zouch						30%	25%	40%	15 or more
Castle Donington						30%	25%	30%	15 or more
Coalville Urban Area						20%	15%	20%	15 or more
Ibstock						20%	15%	20%	11 or more or 1,000sqm (gross) floor space
Kegworth						30%	25%	30%	11 or more or 1,000sqm (gross) floor space
Measham						30%	25%	30%	11 or more or 1,000sqm (gross) floor space
All other settlements						30%	25%	25%	11 or more or 1,000sqm (gross) floor space

## 12. Alternatives for other plan issues

### 12.1 Introduction

- 12.1.1 Thematic planning policies (for example, to consider issues such as 'design' and 'environmental protection') can be prepared on the basis of a robust evidence base without the need to rigorously assess a series of options as part of the SA at each stage of policy development.
- 12.1.2 A range of options are often presented at an early stage to invite input from stakeholders on what approaches they would prefer. This is a useful exercise, but it is not always productive or necessary to undertake detailed sustainability appraisal on such 'options'. Rather, the sustainability appraisal framework can be used to help guide policies as they develop, so that the principles of sustainability are 'frontloaded'. Sustainability Appraisal can then be used more purposefully to inform policy approaches at a later stage of plan development when there is more policy detail (i.e. the 'preferred options').
- 12.1.3 For these reasons, it has not been considered necessary or proportionate to undertake an assessment of alternative policy approaches relating to the following issues:
- Heritage;
  - Design;
  - Environmental protection;
  - Climate change;
  - Infrastructure provision; and
  - Town centres.

***Part 3: Appraisal of the Plan and  
recommendations***

## 13. Methodology

### 13.1 Determining effects

- 13.1.1 Chapter 13 outlines the methodology for undertaking appraisals, with the findings presented in Chapter 14. Chapter 15 then discusses overall conclusions at this stage.
- 13.1.2 The appraisal uses the SA framework as a basis for identifying and evaluating any 'likely effects' on the baseline / projected baseline associated with the Plan approach. The baseline position is established in the Scoping Report (attached in full as **Appendix E**), with the key issues summarised in Chapter 3 of this SA report (updated as necessary).
- 13.1.3 The task of forecasting effects is inherently challenging due to:
- The high level nature of the policy measures under consideration;
  - Being limited by definition of the baseline and (in particular) the future baseline;
  - The ability of developers to design out/mitigate effects during the planning application stage.
- 13.1.4 In light of this, where likely significant effects are anticipated this is presented with an accompanying explanation of the assumptions made<sup>10</sup>.
- 13.1.5 It should be noted that effects are predicted based upon the criteria presented within the SEA Regulations<sup>11</sup>. So, for example, account is taken of the nature of effects (including magnitude, spatial coverage and duration), the sensitivity of receptors, and the likelihood of effects occurring as far as possible. The potential for 'cumulative' effects is also considered.<sup>12</sup> These effect 'characteristics' are described within the appraisal as appropriate under each sustainability topic. A table is presented under each topic summarising the predicted effects and their characteristics (i.e. namely whether they are significant or not).

### 13.2 Presenting findings

- 13.2.1 The appraisal of the Proposed Publication Plan is set out below within a series of appraisal tables and accompanying discussion about the effects of the Plan.
- 13.2.2 The effects are identified taking into account characteristics including magnitude, scale, duration, frequency and reversibility (i.e. the 'extent' of the effects), the sensitivity of receptors, and the likelihood of effects occurring. To provide an audit trail of how the effects of each Plan chapter has been identified, the appraisal tables set out the nature of the effects, which have then been used to determine the significance of the effects.
- 13.2.3 For each SA topic, an appraisal table has been completed using the definitions presented in table 13.1. Further detail is provided through a discussion of effects for each Plan Chapter.

---

<sup>10</sup> As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>):

*"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."*

<sup>11</sup> Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

<sup>12</sup> In particular, there is a need to take into account the effects of the Local Plan acting in combination with the equivalent plans prepared for neighbouring authorities. Furthermore, there is a need to consider the effects of the Local Plan in combination with the 'saved' policies from the [Old Local Plan].

**Table 13.1** Determining the effects of the Local Plan chapters

<b>P</b> = Permanence. This is an assessment of whether the effects would be permanent (P), or temporary / reversible (T).
<b>I</b> = This is an assessment of the nature and extent of the effects (i.e. The influence on the baseline position that the effects could have). This takes account of the magnitude of effects and the sensitivity of receptors.
<b>L</b> = Likelihood. This is an assessment of how likely it is considered that the effects will occur. The likelihood is determined as either low, moderate, or high.
<b>S</b> = An assessment of the significance of effects in light of the effect characteristics.
<p> <span style="color: green;">↑</span> Positive effect                      <span style="color: green;">↑</span> Significant +ve effect  <span style="color: red;">↓</span> Negative effect                        <span style="color: red;">↓</span> Significant -ve effect  <span style="color: grey;">↔</span> No effect / neutral                  <span style="color: grey;">?</span> Uncertainty </p>
<i>*In some instances it may be appropriate to present both positive and negative effects against the same SA Objective. This reflects the fact that a policy/the Local Plan could have positive effects on an SA objective in one respect, or in one geographical area, and negative effects in other respects / or different areas.</i>

- 13.2.4 The appraisal tables do not present a separate score for each individual policy. (This can be found in **Appendix D**). In many instances, there is little to say about the effects of individual policies, as in isolation the effects are not significant.
- 13.2.5 Therefore, the discussion in this part of the SA Report summarises the cumulative/synergistic effects of the policies together within specific sections of the Plan to deliver a proportionate and robust approach to communicating the effects of the draft Local Plan.
- 13.2.6 Where appropriate, a commentary of the effects of relevant policies is also provided for each sustainability topic and an analysis of the policies is grouped together into the relevant chapters of the Plan.
- 13.2.7 Table 13.2 below sets out the key chapters and policies within the draft Local Plan.

**Table 13.2** Policy content within the draft Local Plan.

Chapter	Policy	
<b>Spatial Strategy</b>	S1	Future housing and economic development needs
	S2	Settlement Hierarchy
	S3	Countryside
<b>Design</b>	D1	Design of new development
	D2	Amenity
	D3	Telecommunications
<b>Housing</b>	H1	Housing provision: planning permissions
	H2	Housing provision: resolutions
	H3	Housing provision: new allocations
	H4	Affordable Housing
	H5	Rural Exception Sites for Affordable housing
	H6	House types and mix
	H7	Provision for Gypsies and Travellers and Travelling Showpeople
<b>Economy</b>	Ec1	Employment provision: Permission
	Ec2	Employment provision: new allocations

Chapter	Policy		
	Ec3	Existing employment areas	
	Ec4	East Midlands Airport	
	Ec5	East Midlands Airport: Safeguarding	
	Ec6	East Midlands Airport Public Safety Zones	
	Ec7	Donington Park	
	Ec8	Town and Local Centres: Hierarchy and Management of Development	
	Ec9	Town and Local Centres: Thresholds for Impact Assessments	
	Ec10	Town and Local Centres: Primary Shopping Areas – Non-Shopping Uses	
	Ec11	Town and Local Centres: Primary Shopping Areas – Hot Food Takeaway Balance	
	Ec12	Local Centres	
	Ec13	Tourism development	
	<b>Infrastructure and services</b>	IF1	Development and Infrastructure
		IF2	Community and Cultural Facilities
IF3		Open Space, Sport and Recreation facilities	
IF4		Transport Infrastructure and new development	
IF5		The Leicester to Burton Line	
IF6		Ashby Canal	
IF7		Parking provision and new development	
<b>Environment</b>	En1	Nature Conservation	
	En2	River Mease Special Area of Conservation	
	En3	The National Forest	
	En4	Charnwood Forest	
	En5	Areas of Separation	
	En6	Land and air quality	
<b>Heritage</b>	He1	Conservation and enhancement of North West Leicestershire's historic environment	
	He2	Shopfront Design	
<b>Climate change</b>	Cc1	Renewable Energy	
	Cc2	Water - Flood Risk	
	Cc3	Water - Sustainable Drainage Systems	
<b>Implementation and monitoring</b>	IM1	Implementation and monitoring of the Local Plan	

### 13.3 Changes to the Pre-Submission version of the Plan

- 13.3.1 Following consultation on the draft Plan, the Council has made a number of changes to the policies in the Plan to take account of new evidence, consultation feedback and the findings of the interim SA Report. There are therefore some differences between the appraisal of the Plan within the interim SA Report and the appraisal of the Plan undertaken at this stage.
- 13.3.2 Some specific comments were received regarding the interim SA Report. These comments are summarised at **Appendix F**, with a discussion of how comments have (or have not) been taken into account in the SA.

## 14. Appraisal findings

### 14.1 Housing

Local Plan chapters / policies	SA1. Housing			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	P	Mod	High	↑
<b>Design</b> (Policies D1-D2)	P	Mod	High	↑
<b>Housing</b> (Policies H1-H7)	P	Mod	High	↑
<b>Economy</b> (Policies EC1-EC13)	P	Low	Low	↔
<b>Infrastructure and services</b> (Policies IF1-IF7)	/	/	/	↔
<b>Environment</b> (Policies EN1-EN6)	/	/	/	↔
<b>Heritage</b> (Policy He1-He2)	/	/	/	↔
<b>Climate change</b> (Cc1-Cc3)	/	/	/	↔
<b>The Local Plan ‘as a whole’</b>				↑

#### The Spatial Strategy

- 14.1.1 By planning for a minimum of 10,400 dwellings (Policy S1), it is likely that the housing needs arising in the District will be met in full. A large proportion of these needs are already committed, which means that the likelihood of development being delivered should be increased (than if planning consent had to be sought).
- 14.1.2 The housing target in the Local Plan is some 3,400 higher than that identified in the SHMA. However, the Council consider that it is appropriate to increase the housing target to take account of local economic growth and other factors such as the delivery of affordable housing. Planning for this higher level of housing will help to ensure that in-commuting is reduced and better match local job opportunities to housing delivery, which is considered to be a **significant positive effect**.
- 14.1.3 Of the additional 3,400 dwellings, the Plan has identifies the need to allocate 800dwellings at ‘new’ strategic sites as existing planning permissions and resolutions to grant planning permission already account for most of the housing need.
- 14.1.4 The distribution of housing is to a large extent already determined by those sites that have planning permission, or where resolution to grant permission has been established. This does, however accord with the settlement hierarchy set out in policy S2 which seeks to direct development to the larger settlements that are better served by community facilities and transport links. In this respect, housing needs are likely to be met where they arise, and where housing is closer to jobs and services.
- 14.1.5 Because a large proportion of the housing needs for the district have already been ‘accounted for’ by ‘committed sites’, control over further development proposals will be needed to ensure that the level of housing is appropriate to each settlement.
- 14.1.6 Policy S3 is positive as it allows for housing to be delivered in rural areas at an appropriate scale and form. The effect on the baseline is considered to be **neutral**.

## Design

- 14.1.7 Policy D1 encourages development to achieve a good standard of design; which includes the principle of delivering housing that is adaptable to the lifetime needs of occupiers. This will help to improve the quality of future housing. The design of development is likely to be improved by the Local Plan and policy D1 in particular, as a 5 year supply can be demonstrated, which will mean that the need to deliver housing does not override other important factors. A **significant positive effect** is predicted, as it is expected that all new development would be higher quality than that achieved over the last 10 years.

## Housing

- 14.1.8 Policies H1-H3 allocates sites that are important to the delivery of the minimum housing target. In addition to committed sites, an additional allocation is included in H3 at Ashby de la Zouch, which will help to ensure that housing is delivered in an accessible location in-line with the settlement hierarchy. H3 will also deliver affordable housing in an area of relatively high house prices compared to the District average. A **significant positive effect** on the baseline is predicted.
- 14.1.9 Policy H4 will ensure that affordable housing will be provided through new development, as far as is viable, and having regard to the needs within particular settlements. This will have a **not significant positive effect** in ensuring that local residents have greater access to affordable housing.
- 14.1.10 Policy H5 allows for affordable housing (and where necessary market housing) as an exception in rural areas, which will have a positive effect for local communities in villages across the district. This will contribute to a **not significant positive effect** on the baseline position
- 14.1.11 In combination, the housing policies are considered likely to have a **significant positive effect** on the baseline.

## Economy

- 14.1.12 The overall amount of housing that is allocated in the draft Plan takes account of the likely demand for housing that employment opportunities might generate. The housing and employment policies are therefore complimentary in this respect.
- 14.1.13 It is anticipated that significant employment opportunities will be realised in the north of the District (associated with the East Midlands Enterprise Gateway), which suggests that housing would be well placed (to access jobs) in settlements to the north, or those with good access to local services such as Coalville and Ashby se la Zouch. There are substantial commitments in Castle Donington and a more modest level of growth expected in Kegworth. Further development in these settlements could be beneficial in terms of access to employment, but there are constraints to development, and a lack of available land.
- 14.1.14 Ec2 promotes a mixed use development in Ashby de la Zouch, which will deliver housing in close proximity to local employment opportunities. Although it is unlikely that all jobs will be taken up by local residents, this would have some positive effect in providing an opportunity to reducing the need to commute for local residents
- 14.1.15 Policies Ec10-Ec12 support the use of upper floors in town centre properties for residential use, which will help to deliver housing in accessible locations. A **not significant positive effect** is predicted, as only a small amount of housing would be anticipated in town centres.

## Infrastructure and services

- 14.1.16 Policies IF1-IF4 and IF7 would help to deliver the infrastructure that is required to support new housing development. This is positive in terms of ensuring that housing is accessible to jobs and services. Whilst infrastructure requirements can affect the viability of developments, Policy IF1 recognises this and states that viability will be taken into consideration when determining what contribution developments should make to infrastructure improvements.

14.1.17 Overall, these policies are expected to have a **neutral effect** on whether the housing needs of the District are delivered.

#### Environment

14.1.18 The environmental policies in the Local Plan, particularly Policy En1 will help to create more attractive surroundings for new housing

14.1.19 Whilst the requirement to enhance green infrastructure and natural habitats may add to development costs, this is unlikely to affect viability. A **neutral effect** is predicted.

14.1.20 Policies that restrict housing development in certain locations (such as En2 and En5) are considered unlikely to affect the delivery of housing to meet identified needs across the District. This is because the majority of housing has already been accounted for through the allocations in policies H1-H2. The SHLAA (2014 and 2015) also demonstrates that there is capacity to develop further sites outside of such sensitive areas should a greater need for housing arise in the future.

14.1.21 For these reasons discussed above, the 'environmental' policies are considered likely to have a **neutral effect** on the baseline position with regards to housing provision.

#### Heritage

14.1.22 Application of Policy He1 will help to ensure that new housing is attractive and fits the character of the settlement where it is built. Although better quality, sensitive design can be more expensive, this is not anticipated to have a significant effect on the ability to deliver new housing or on the sites identified in policies H1-H3, therefore a **neutral effect** on the baseline is predicted.

#### Climate change

14.1.23 Policy Cc2 requires that development is located appropriately with regards to flood risk. Although this might restrict housing development in some areas, this principle is established by the NPPF anyway, so the effects of the Local Plan are predicted to be **neutral** in this respect.

14.1.24 Policy Cc2 requires that development does not increase flood risk on or offsite. This is not likely to have a significant effect on the costs of development, and so a **neutral effect** on housing is predicted.

#### Cumulative and synergistic effects on housing (i.e. effects of the Local Plan 'as a whole')

14.1.25 The spatial strategy (with supporting housing policies) will have a **significant positive effect** on the baseline by seeking to meet the full objectively assessed housing need for the district (which takes into account the need to support economic growth). Given that a large proportion of this housing is already committed, the likelihood of this housing being delivered is considered to be high (although market factors will clearly be important). A further strategic housing allocation in Ashby de la Zouch will also help to deliver affordable housing in an area of relatively high house prices, which is positive for local communities in this area.

14.1.26 In general, the development management policies in the plan are supportive of housing growth, and are likely to add to the attractiveness of development, rather than act as a barrier.

14.1.27 On balance, the plan is considered likely to have a **significant positive effect** on the baseline position.

## 14.2 Health and wellbeing

Local Plan chapters / policies	SA2. Health and wellbeing			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	P	Low	High	↑
<b>Design</b> (Policies D1-D3)	T	Low	Mod	↑
<b>Housing</b> (Policies H1-H7)	P	Mod	Mod	↑
<b>Economy</b> (Policies EC1-EC13)	P	Mod	Low	↑
<b>Infrastructure and services</b> (Policies IF1-IF7)	P	Mod	Low	↑
<b>Environment</b> (Policies EN1-EN6)	P	Low	Mod	↑
<b>Heritage</b> (Policy HE1-HE2)	/	/	/	↔
<b>Climate change</b> (CC1-CC3)	T	Low	High	↑
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↑

### The Spatial Strategy

- 14.2.1 Policy S2 identifies a general principle that those settlements higher up the hierarchy will take more growth than others and that the type of development proposed is appropriate to the scale and character of these settlements and its place in the hierarchy. The delivery of this policy ought to ensure that new development is directed towards the settlements that have sufficient health and community services and facilities to meet the needs of an increased population, including the Principal Town (Coalville), Key Service Centres (Ashby de la Zouch and Castle Donington) and Local Service Centres (Ibstock, Kegworth and Measham). This policy would help to maintain health and wellbeing in North West Leicestershire, particularly when delivered alongside Policy IF2, which sets out the need to deliver community infrastructure (including health services) required to support new development. A **not significant positive effect** is predicted.
- 14.2.2 Policy S3 sets out the need to protect the areas of North West Leicestershire that are designated as Countryside on the Policies Map for "the sake of its intrinsic character and beauty, the diversity of its landscape and to ensure it may be enjoyed by all. The implementation of this measure ought to ensure that the wellbeing of the population of North West Leicestershire and surrounding areas is protected through ensuring that areas of countryside are available for their enjoyment. This policy would have a **not significant positive effect**.

### Design

- 14.2.3 Design policies should be beneficial to communities by ensuring that amenity issues do not arise, and developments are designed to be accessible, attractive and flexible to changes to suit the different needs of social groups over their lifetime. A **not significant positive effect** is predicted, as the magnitude of effects is not likely to be substantial, and only affects people living in new homes or surrounding areas.

### Housing

- 14.2.4 The plan identifies the need for a minimum of 10,400 dwellings over the plan period throughout North West Leicestershire (Policy S1). The provision of new homes over the plan period is likely to support health and wellbeing through ensuring there are sufficient homes throughout the area. More specifically, Policy H4 highlights that the provision of affordable housing on new housing developments will be required where a certain threshold is met (as specified in the policy wording).

The provision of affordable housing over the plan period ought to ensure that the requirements of those in most need of housing are met, which would have a **not significant positive effect** on health and wellbeing.

- 14.2.5 Policy H7 of the plan identifies the accommodation needs of Gypsies and Travellers and Travelling Showpeople between 2012 and 2031 will be met.
- 14.2.6 The policy states that proposals for new sites or extensions to existing sites are to be: located in or near an existing settlement which has access to a range of services and welfare facilities and public transport: and compatible with landscape, environment and biodiversity as well as the physical and visual character of the area. Inclusion of these measures is likely to ensure that: inhabitants of the new sites/ extensions should have access to health and community services. Also, the landscape, environment and biodiversity in North West Leicestershire ought to be protected for the enjoyment of the population. This policy would have a **not significant positive effect**.

#### Economy

- 14.2.7 The plan identifies a requirement for 96 hectares of employment land throughout North West Leicestershire (Policy S1). A series of employment sites with planning permission are identified in Policy EC1. The delivery of these sites would contribute towards providing employment opportunities which should have a **positive effect** on the wellbeing of the nearby communities. However, it should be noted that the majority of this land is already 'committed', so the effects are **not considered to be significant**.
- 14.2.8 Policy Ec2 allocates 10ha of employment land at Ashby de la Zouch, which ought to have a positive effect on the health of residents that benefit from access to a job due to increased employment opportunities in this area. A **significant positive effect** is predicted.
- 14.2.9 Policy EC11 sets out measures aimed at controlling the development of takeaways within the town and local centres throughout the District. Implementation of this policy should have a **not significant positive effect** on health as by making takeaways less accessible this could contribute to a reduction in the levels of unhealthy eating; thus contributing to a healthier population.

#### Infrastructure and services

- 14.2.10 As highlighted above, Policy IF1 sets out the need to deliver community infrastructure (including health services) required to support new development. This policy should have a **not significant positive effect** in terms of ensuring sufficient health care facilities are delivered as part of new development over the plan period.
- 14.2.11 Policy IF2 highlights that the loss of key community services and facilities (defined in the policy justification as "services required to meet the everyday needs of communities") will be resisted unless certain criteria (as outlined in the policy) are met. The policy also supports the improvement of community services and facilities and requires new development to provide or contribute to community facilities. This policy should have a **not significant positive effect** on the wellbeing of the local population through ensuring that key community services and facilities are provided over the plan period. The effects are not considered to be significant on levels of health and wellbeing as community centres and facilities will not be used by all members of the community, and this is only one factor that influences overall health and wellbeing.
- 14.2.12 The need to provide open space, sport and recreation facilities as part of new development of 50 or more dwellings is set out in Policy IF3.
- 14.2.13 Policy IF4 highlights that new development will be expected to contribute towards improvements to the provision of cycle links and public footpaths within and beyond sites to create a network of cycleways/footpaths across the district including linkages to key green infrastructure. In addition, Policy IF6 promotes the restoration of the Ashby Canal, which would provide a green gateway to the National Forest. Provision of these pedestrian/cycle linkages is likely to have a **not significant positive effect** in terms of promoting the use of active travel throughout North West Leicestershire. Whilst the policy could lead to improvements to cycle and walking links, the likelihood of changing travel behaviours is considered to be low, as a range of other factors are important.

### Environment

- 14.2.14 Policies EN1 – EN6 set out measures for the protection and enhancement of the natural environment throughout North West Leicestershire. The implementation of these policies ought to ensure that the wellbeing of the population of North West Leicestershire and surrounding areas is protected through ensuring that the natural environment is preserved and where possible enhanced. This policy could have a **not significant positive effect**.
- 14.2.15 The need to protect land and air quality as part of proposals for development in specific locations (as outlined in the policy) is set out within Policy EN6. In particular, the protection of air quality for proposals for development on land close to an Air Quality Management Area could have a **not significant positive effect** in terms of protecting the health of the local population.

### Heritage

- 14.2.16 The delivery of Policy He1 is unlikely to have an effect in terms of health and wellbeing.

### Climate change

- 14.2.17 Policies Cc2 and Cc3 both seek to improve flood management in the District. This could have a **not significant positive effect** on health and wellbeing by reducing the risk of flooding to vulnerable communities.
- 14.2.18 Policy Cc1 requires that renewable energy does not have unacceptable effects on amenity, with a specific requirement for wind schemes to have 'community support'. This is positive for wellbeing, as it ensures that communities are not affected by energy schemes.

### Cumulative / synergistic effects on health and wellbeing (i.e., effects of the Local Plan 'as a whole')

- 14.2.19 The Plan incorporates measures delivering **not significant positive effects** on the health and wellbeing of the District's population. The Plan aims to provide sufficient housing (including affordable housing) and employment opportunities for the District's population which would have a positive effect on their wellbeing. In addition, the Plan incorporates policies (including EN1-EN6, S3, and IF3), which aim to protect and enhance the natural environment, and open space throughout North West Leicestershire, which would have a positive effect in terms of promoting healthy lifestyles in the district.
- 14.2.20 A requirement to deliver new community services and facilities throughout North West Leicestershire and improve existing services and facilities (IF1 and IF2) should have a **not significant positive effect** on the health and wellbeing of the District's population through ensuring good access to key services and facilities.
- 14.2.21 Only Policy Ec2 in the Local Plan is determined to have a significant effect on the baseline by providing employment opportunities in Ashby de la Zouch. In combination however, there could be synergistic effects which could lead to a further **significant positive effect** on health and wellbeing in the longer term. For example, residents would be more likely to be able to access a job and affordable housing, have access to good quality environments and community facilities, and have better facilities for walking and cycling. Together, these factors could make a difference to health and wellbeing, which is the product of a complex relationship between multiple factors.

### 14.3 Communities, town and village centres

Local Plan chapters / policies	SA3. Communities and SA6. Town and Village Centres			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	P	Low	Mod	↑
<b>Design</b> (Policies D1-D3)	T	Low	Mod	↑
<b>Housing</b> (Policies H1-H7)	P	Low	Mod	↑
<b>Economy</b> (Policies EC1-EC13)	P	Mod	High	↑
<b>Infrastructure and services</b> (Policies IF1-IF7)	P	Mod	Mod	↑
<b>Environment</b> (Policies EN1-EN6)	/	/	/	↔
<b>Heritage</b> (Policies HE1-HE2)	T	Mod	Mod	↑
<b>Climate Change</b> (CC1-CC3)	T	Mod	Low	↑
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↑

#### The Spatial Strategy

- 14.3.1 The Spatial Strategy (through Policy S2) provides a focus on a settlement hierarchy and the suitability of development. This is closely aligned with the NPPF, which states local authorities should “focus significant development in locations which are or can be made sustainable”. The policy sets out the principle that settlements higher up the hierarchy will take more growth than those lower down. It also states that the type of development proposed needs to be appropriate to the scale and character of the settlement. Although the majority of development that will deliver the spatial strategy is already committed, the distribution of this development is broadly in-line with the proposed settlement hierarchy.
- 14.3.2 The Local Plan states that six urban areas will form the central part of the settlement hierarchy, accommodating the vast majority of new development. This approach should enable towns and villages to grow, but sustainably and appropriately. Policy S3, states development in the countryside should only be permitted where it will “not seriously undermine the vitality and viability of existing town and local centres”. This should further lead to a **not significant positive effect**, helping to maintain the existing vitality of towns and villages (and community spirit).

#### Design

- 14.3.3 The design policies should help to contribute to more attractive neighbourhoods and where development involves infill or regeneration in town centres, the fabric and character of these should be improved (ranging from new development to changes to shop front design). A **not significant positive effect** is predicted, as the influence of the policy on community cohesion and town centre vitality is unlikely to be substantial.

#### Housing

- 14.3.4 Policy H3 provides the detail for a new strategic allocation, including land north of Ashby de la Zouch. The policy requires provision of walking and cycling connections to Ashby town centre which ought to ensure good access to local services from this development.

14.3.5 Despite housing provision being largely accounted for by committed development, the location of future development (in-line with the settlement hierarchy) ought to help to consolidate and strengthen the role of the principal towns and key service centres. There will be a lower level of growth in the sustainable village and rural areas, but this is commensurate with the level of services these settlements provide and will help to preserve a sense of community.

14.3.6 Overall, the effects of the housing policies are considered likely to have a **not significant positive effect**.

#### Economy

14.3.7 Policies Ec1-Ec3 seek to retain key employment sites and allocate new employment land in accessible locations in and around the Principal Towns and Key Service Centres.

14.3.8 Policies Ec8 – Ec12 focus on promoting and protecting the town and local centres for shopping and other related uses and supporting the development of other complementary sectors such as tourism.

14.3.9 These policies align with the NPPF, as the Plan seeks to “support retail and main town centre development in accordance with the hierarchy of centres”. Policy Ec8 states that proposals for retail and other main town centre uses will be expected to be located within the designated town and local centres, with 7,300sqm of retail space explicitly identified for Coalville. Such policies ought to support the vitality of the Key Settlements and support retail development in Coalville which is well served by public transport.

14.3.10 Policy Ec9 complements Ec8 and requires proposals outside of town and local centres to be accompanied by an impact assessment to ensure the vitality of existing town centres are not compromised.

14.3.11 Policy Ec10 requires shops to be the predominant ground floor use in designated Primary Shopping Areas. It does acknowledge that some residential development would be suitable to add vitality at night, although this should be limited to the first floor of buildings. This should lead to a **not significant positive effect**. Policy Ec11 outlines the requirements for takeaway proposals; seeking to ensure clusters don't form which could lead to increased littering and disturbance in town and local centres as well as contribute towards obesity. This should lead to a **neutral effect** on the baseline.

14.3.12 Policy Ec12 states that non-shopping uses will be allowed in primary and secondary frontages, but only if it is demonstrated that there would be no negative impacts on the viability and vitality of the overall Primary Shopping Area. This should ensure that the function of town centres is not fundamentally altered, whilst offering flexibility for local centres to differentiate and take advantage of market opportunities. A **not significant positive effect** is predicted.

14.3.13 Policy Ec12 states that “planning permission will only be granted for the loss of shopping and other main town centres uses...if the premises have been vacant for at least 6 months with evidence of marketing”. Whilst losing local service centres is not ideal, appropriate action to allow regeneration should ultimately lead to a **not significant positive effect**.

14.3.14 Overall, the Town Centre policies are likely to help retain and attract visitors to town centres thereby having a **significant positive effect** on their viability and vitality over the plan period.

#### Infrastructure and services

14.3.15 Policy IF1 sets out the potential infrastructure that may be required to support new development. Securing community facilities, transport improvements and environmental enhancements could all have an indirect **not significant positive effect** on the function and appearance of town and local centres and the ability for communities to engage in activities.

14.3.16 Policy IF2 goes into further detail by stating that “the loss of key services and facilities will be resisted unless an appropriate alternative is provided.” This is inherently positive, as the loss of local services and facilities can have an adverse effect on the overall vitality and sustainability of communities.

- 14.3.17 Policy IF4 sets out requirements for new development to contribute to transport infrastructure. Whilst there is no specific reference to town centres or communities; the enhancement of strategic and local road improvements, public footpaths, cycle routes, and public transport services will enable greater connectivity to local service centres and town centres (thus supporting local shopping/spending). This ought to have a **not significant positive effect** on town centres.
- 14.3.18 Overall, the infrastructure policies would have a **not significant positive effect** on communities and town centres. There is scope for enhancements to the appearance of town centres and neighbourhoods, but as a much of the housing has already been committed, the amount of further development (and contributions to improvements) that would be secured is not considered to be substantial giving rise to a **neutral** outcome.

#### Environment

- 14.3.19 The environmental policies within the Plan (En1-En6) endeavour to protect and (in the case of new development) seek to enhance the quality of the natural environment. In the main, the effects on town centres would be expected to be limited. Policies En3 and En4 seek to support economic diversification in the National Forest and Charnwood Forest which could involve new sustainable visitor attractions as well as small scale employment opportunities. These policies could help to support the viability of Sustainable Villages such as Moira, Ravenstone and Heather and Key Service Centres such as Measham and Ibstock. Overall a **neutral effect** is predicted.

#### Heritage

- 14.3.20 Policy He1 seeks “to ensure the conservation and enhancement of North West Leicestershire’s historic environment”.
- 14.3.21 The attractiveness of towns and villages is partly accounted for by the character of the built environment, and therefore the policy should have a **not significant positive effect** in terms of maintaining and enhancing the character of settlements (and hence the attractiveness to visitors). The policy is considered to have a **not significant positive effect**, as it largely reflects the principles in the NPPF, which would ensure a degree of protection for the historic environment anyway. However, there are clear requirements set out in relation to the harm to heritage assets, which should ensure that development is fully justifiable where harm could occur.
- 14.3.22 The effects are considered temporary, because development could incrementally change the character of settlements.

#### Climate change

- 14.3.23 Climate change policies in the Plan are unlikely to have a significant effect on the function and appearance of town and local centres. Policy Cc1 could be expected to have a positive effect on communities, as there is a clause that seeks to ensure that any schemes will have ‘benefits’ for local residents due to low carbon energy schemes. For example, this could be through linking to district heating, or by using development contributions to enhance the local environment. This would lead to a temporary **not significant positive effect** on communities. The effects are not considered to be significant, as market factors will determine the amount of low carbon energy schemes that come forward, and it may not always be possible to link scheme benefits to local communities.

#### Cumulative/synergistic effects on communities, and town and village centres (i.e. effects of the Local Plan ‘as a whole’)

- 14.3.24 There is a strong focus in the Plan to ensure vitality and viability of existing town and local centres. By directing an appropriate level of growth to settlements, this should help to support local businesses, without having an undue effect on the character of settlements, which is important in terms of community identity and attracting visitors.

- 14.3.25 Growth at towns and villages may offer the opportunity to enhance community infrastructure through securing developer contributions. The Plan sets out an appropriate policy framework for achieving this.
- 14.3.26 Economic policies are likely to have a **significant positive effect** on the town and village centres baseline situation. In combination with other policies in the Plan, the overall effect would still be a **significant positive effect** on the town and village centres.

## 14.4 Economy and employment

Local Plan chapters / policies	SA4. Economy and SA5. Employment			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	P	Mod	Mod	↑
<b>Design</b> (Policies D1-D3)	/	/	/	↔
<b>Housing</b> (Policies H1-H7)	P	Low	High	↑
<b>Economy</b> (Policies EC1-EC13)	P	High	High	↑
<b>Infrastructure and services</b> (Policies IF1-IF7)	P	Mod	Mod	↑
<b>Environment</b> (Policies EN1-EN6)	P	Low	Mod	↑ / ?
<b>Heritage</b> (Policies HE1 – HE2)	/	/	/	↔
<b>Climate change</b> (CC1-CC3)	T	Low	High	↑
<b>The Local Plan ‘as a whole’</b> (i.e. cumulative effects)				↑

### The Spatial Strategy

- 14.4.1 The Spatial Strategy outlines that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as required by the NPPF. It aims to secure development that improves the economic, social and environmental conditions in the area.
- 14.4.2 Policy S1 outlines the need to deliver 96ha of land for employment purposes over the Plan period to 2031. This will help to ensure that appropriate job opportunities are provided to support local population growth. A **significant positive effect** is predicted as development would be expected to generate sufficient jobs to help improve access to employment opportunities both locally and in the wider district.

### Design

- 14.4.3 Design policies are unlikely to have a significant effect upon economic growth or job creation.

### Housing

- 14.4.4 The policies relating to housing are unlikely to have an effect on economy and employment directly, although the new homes, of which most have planning permission currently, will provide desirable places for workers to live. Having an improved housing offer, accessible to jobs, will enable people to live and work in North West Leicestershire, keeping the money within the district. Affordable housing will also enable this to continue. A **not significant positive effect** is predicted however due to most of the housing development being committed (hence, positive effects already being likely to occur in the absence of the plan).

## Economy

- 14.4.5 The Local Plan aligns with the NPPF, requiring “significant weight [to] be placed on the need to support economic growth through the planning system”. Whilst the majority of employment land identified for development in the plan already benefits from planning permission, Policy Ec2 does allocate part of Money Hill in Ashby de la Zouch as a new employment area. This will help to ensure that employment opportunities are created in Ashby de la Zouch, which will help to offset the effects on the economy caused by a number of factory closures in recent years in this area. A **significant positive effect** is predicted as development would be expected to generate sufficient jobs to help improve access to employment opportunities both locally and in the wider district.
- 14.4.6 Policy Ec3 states that the Primary Employment Areas defined on the Proposals Map will be retained for employment generating uses within the Use Classes B1, B2 and B8. These were subject to an assessment in 2010 to deem whether or not their status of retention was worthy.
- 14.4.7 Policy Ec4 covering the East Midlands Airport provides opportunities for controlled expansion which will further boost job opportunities to the north of the District. The safeguarding zone around the airport will limit some development; however this is beyond the control of the Local Plan due to the Aviation Policy Framework aerodrome safeguarding. A **not significant positive effect** is predicted, as growth at the airport is driven by other factors.
- 14.4.8 Policy Ec7 supports the development of Donington Park, which will help to cement the race track as a national and international visitor attraction. The extension would be likely to lead to an increase in employment opportunities that could benefit residents, and support increased spending in the local economy. A **significant positive effect** is predicted as the racetrack could contribute to the sub regional economy.
- 14.4.9 Policy Ec8 provides a focus on town and local centres, and allowing for an additional 7,300 sqm of retail floorspace in Coalville should help to boost the local economy (SA4) and job opportunities (SA5), leading to a **significant positive effect**.
- 14.4.10 Policy Ec13 states it will “maximise the potential of tourism in the District and increase tourist opportunities for visitors”. This policy should contribute to an increase in the number of visitors into towns and villages; bringing increased investment and employment opportunities in visitor related facilities. This should have a **not significant positive effect** for the economy and employment throughout the District, particularly in rural areas.
- 14.4.11 On their own, the majority of economic policies would have **not significant effects**, as they are either limited in their geographical influence, and/or their influence in securing inward investment. However, in combination, the policies would work together to provide a **significant positive effect**, by contributing to small improvements in a number of areas that contribute to the overall strength of the economy. Policy Ec2 would also have a **significant positive effect**.

## Infrastructure and services

- 14.4.12 Policy IF1 sets out the types of infrastructure that might be required to support new development. Securing enhancements to infrastructure such as the highways network and public transport links (detailed further in policy IF4 and IF5) will have a **not significant positive effect** in terms of improved accessibility in the district. This will help to ensure that residents have good access to education, training and job opportunities. Securing superfast broadband will also help to reduce the need to travel and improve the business offer of key employment sites.
- 14.4.13 As the Plan states, economic growth relies on an effective and efficient transport system to move goods and people from one place to another. Policy IF4 seeks to ensure that development will “incorporate safe and accessible connections to the transport network to enable travel choice for residents and commuters”.
- 14.4.14 The policy emphasis on effective movement should result in a positive effect for North West Leicestershire, as people will be able to move effectively and create good linkages between residential development and employment areas. This enables greater self-sufficiency, with money, goods and services retained locally, and ought to have a **not significant positive effect**.

14.4.15 Policies IF2 and IF3 seek to retain and enhance community services, open space and leisure facilities. This should contribute towards the creation of attractive environments for living and working, which can have a positive effect in retaining young workers.

14.4.16 A **not significant positive effect** is predicted. Whilst some infrastructure enhancements are already committed, there would be potential for further improvement through development contributions from new development.

#### Environment

14.4.17 The environmental policies contained within the Local Plan broadly align with the NPPF in that it recognises the need to ensure that planning contributes to conserving and enhancing the natural environment. Whilst conservation policies could be seen as a barrier to development, in terms of the economy and employment, the environmental policies in the Local Plan do not constrain development any more so than the NPPF. These policies are therefore likely to have a **neutral effect** in this respect.

14.4.18 Having said this, Policy En2 does seek to control development in the River Mease Catchment. This could restrict opportunities for locating certain employment uses (that generate discharges) in key settlements such as Ashby and Measham. At this stage, the **effects are uncertain**.

14.4.19 Conversely, policies En3 and En4 seek to take advantage of the economic opportunities offered by the natural environment in the National Forest and Charnwood Forest areas. Supporting increased opportunities for tourism, woodland economies, farming and rural diversification should lead to a positive and sustainable effect on the local economy in these areas by increasing local job opportunities, visitors and spending. Although **positive effects** have been recorded, these are not considered to be significant as the influence of the Plan on these factors is likely to be limited.

#### Heritage

14.4.20 The historic environment can play an important role in the visitor economy, and this is evidenced in places such as Ashby de la Zouch, which contain heritage attractions such as castle ruins. A loss of important features (or enhancement of such features) could have an effect on the levels of visitors to the district, and thus local jobs and levels of local spending.

14.4.21 Policy He1 seeks to protect and enhance the historic environment, and is therefore positive in this respect. However, the NPPF already provides protection for the historic environment, and the Plan is not considered likely to have any significant effects over and above the NPPF.

#### Climate change

14.4.22 Policy Cc1 identifies the Council's approach to considering proposals for renewable energy within the district. The policy is largely reflective of principles in the NPPF, NPPG and Ministerial Written Statement on Wind energy. Given that areas of potentially suitable wind development have been identified, the policy ought to support wind energy schemes and other forms of renewable and low carbon generation. Without such opportunity areas, it is likely to be more difficult for schemes to gain permission and/or community support. Consequently a not significant positive effect is predicted for the economy due to the positive effects of this employment sector, as well as helping to secure a more secure supply of energy for the County.

#### Cumulative/synergistic effects on Economy and Employment (i.e. effects of the Local Plan 'as a whole')

14.4.23 The Plan seeks to provide sufficient land to support employment opportunities throughout the District. There is also support for economic diversification in rural areas, increased visitor attractions and protection of good quality employment land.

14.4.24 The policies in the Plan seek to provide sufficient housing to support economic growth and to improve accessibility through infrastructure improvements. Overall, a **significant positive effect** is predicted.

## 14.5 Travel

Local Plan chapters / policies	SA7. Travel			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	P	Low	Low	↔
<b>Design</b> (Policies D1-D3)	T	Low	Mod	↑
<b>Housing</b> (Policies H1-H7)	P	Low	Low	↔
	P	Low	High	↓
<b>Economy</b> (Policies EC1-EC13)	P	Mod	Mod	↑
<b>Infrastructure and services</b> (Policies IF1-IF7)	P	Mod	Mod	↑
<b>Environment</b> (Policies EN1-EN6)	P	Mod	Mod	↑
<b>Heritage</b> (Policies HE1-HE2)	/	/	/	↔
<b>Climate change</b> (CC1-CC3)	/	/	/	↔
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↑

### The Spatial Strategy

- 14.5.1 Development is likely to lead to increased car trips, which has the potential to increase congestion on strategic highways routes and also through town centres. However, the majority of this development has already been committed, so the effects of the Plan are limited in this respect.
- 14.5.2 Further housing and employment development will predominantly be located in the Principal Towns and Key Service Centres (*as determined by committed development and the settlement hierarchy S2*). This ought to help ensure that growth is directed to areas that have better access to jobs, services and public transport links. Whilst this may help to encourage the use of public transport and reduce the length of trips, it also presents the possibility of increased congestion, particularly in larger centres such as Coalville, which already suffer from peak-time congestion issues. Overall, a **neutral effect** is predicted as the level of car use is expected to continue at a similar level in spite of the distribution of development in the Local Plan as proposed by Policy S2.

### Design

- 14.5.3 Policy D1 emphasises the need to meet design making principles, which include creating well-connected developments that are easy to get around and encourage sustainable and active modes of travel. This could reduce the need to travel by car, although the effects would **not be significant**, as the majority of development is already committed, and is reliant on current transport networks and patterns of travel. It is anticipated that new development would continue to generate car trips and the overall level of traffic would not be expected to be affected significantly by plan policies that seek to encourage walking and cycling.

### Housing

- 14.5.4 The spatial strategy relies upon a large number of 'committed' developments. Given that these developments have been granted permission, or there is a resolution to grant permission, it is assumed that there are **no significant impacts** anticipated on travel above that which has already been considered through the planning consent process. However, for 'committed' developments that have outline permission with a travel plan as a reserved matter, the Plan will help to ensure that transport effects are properly mitigated. This could be in the form of solutions such as cycle routes or walkways for pedestrians. Therefore, a **neutral effect** on the baseline is predicted.

14.5.5 New development in Ashby at Money Hill, will lead to an increased number of car trips, especially as public transport links are not strong outside of peak hours. This could have a **not significant negative effect** on travel (SA7). However, the policy will also promote walking and cycling links, and the site is generally well linked to the town centre, which could help to offset potential increases in car travel. The influence of the policy would be restricted to residents in the local area, some of which may not choose to walk or cycle anyway; therefore the effects are judged to be not significant.

#### Economy

- 14.5.6 The majority of proposed employment land identified in the Plan already benefits from planning permission. Therefore, (unless permissions expire) the Local Plan is unlikely to have a significant effect upon travel in respect of the location of these employment sites. Therefore a **neutral effect** is predicted in this respect.
- 14.5.7 Policy Ec2 allocates land north of Ashby de la Zouch (Money Hill) for new employment as part of a mixed use development. The policy highlights the need for the development to provide appropriate vehicular access, as well as cycling and walking links. This should help to ensure that new development has good access to jobs, essential services and local retail, which could have a **not significant positive effect** by encouraging the use of walking, cycling and public transport.
- 14.5.8 Policy Ec3 refers to existing and Primary Employment Areas. Employment areas were assessed independently in 2010, and to be considered a Primary Employment Area the site would have scored favourably in terms of accessibility by both road and public transport. As a result, the policy to retain Primary Employment Areas will maintain the current position in terms of accessibility to jobs. The effect is therefore considered to be **neutral**.
- 14.5.9 Policy Ec4 states that any growth to East Midlands Airport should be accompanied by improvements in public transport access and include other measures that will reduce the level of airport-generated road traffic (per passenger). Policy Ec7 highlights that any proposal that comes forward for development at Donington Park will need to incorporate public transport access improvements that will reduce event traffic.
- 14.5.10 These policies could help to mitigate congestion and traffic on the road, so that the overall effect on the baseline is **neutral**.
- 14.5.11 Policy Ec13 identifies that the Council will maximise the potential of tourism and increase tourist opportunities for visitors by enhancing the local environment and local distinctiveness. The policy states that “development of attractions and accommodation that are well connected to other tourist destinations and amenities, particularly by public transport, walking and cycling” is supported. These measures would lead to a **not significant positive effect** on travel to tourist destinations in North West Leicestershire. The effects are not considered to be significant, as it is not a certainty that the development of tourist opportunities will lead to improvements to public transport links.
- 14.5.12 Overall, the economic policies are likely to have a **not significant positive effect**, reflecting those positive effects discussed above.

#### Infrastructure and services

- 14.5.13 Policy IF1 identifies the type of infrastructure that would be required to support new development. In terms of transport, this includes highways, footpaths, cycleways, public transport and associated facilities. This policy would contribute towards enhancing transport connections over the Plan period.
- 14.5.14 Policy IF1 should also ensure that for further development, above and beyond committed proposals, the impact on existing infrastructure is acceptable and where it is not additional infrastructure will need to be provided.
- 14.5.15 Policy IF4 seeks to ensure that new development considers and makes provision for safe access to new development by all modes of transport. It also emphasises that non-car modes should be maximised and that the provision of cycling and walking links within and beyond a development should be an important element in the design. Strategic transport improvement schemes are outlined that support growth.

14.5.16 Policy IF7 on parking, whilst to some extent encouraging car use, does ensure adequate provision is made for future development. The policy states it is important that car parking is sensitively designed so not to be obtrusive and thus avoid congestion. Crucially, the policy strives for, in appropriate circumstances, to reduce car parking provision where proposed developments have, or are proposed to have, good access to other modes of transport. By proactively planning for car usage, but helping reduce it where possible, this policy may have a **not significant positive effect** on travel where it is applied within North West Leicestershire.

14.5.17 Overall, the infrastructure policies in the Plan are considered likely to have a **not significant positive effect** upon the baseline position.

#### Environment

14.5.18 Environmental policies in the plan will help to protect and enhance green infrastructure, which could have a **not significant positive effect**, by promoting opportunities for sustainable travel through cycling and walking links.

#### Heritage

14.5.19 Heritage assets can attract visitors, and so protection and enhancement of the historic environment could increase trips into the main settlements in the district. However, the additional visits would not be anticipated to be significant, and policy He1 would be expected to have a **neutral effect**.

#### Climate change

14.5.20 The policies relating to climate change are focused on managing flood risk and promoting low carbon energy schemes. It is unlikely that these factors would affect travel patterns.

#### Cumulative/synergistic effects on travel (i.e. effects of the local plan 'as a whole')

14.5.21 Increased development in the main towns is likely to lead to further travel by private car, which is the most prevalent form of travel in the District. In areas of greatest development such as Coalville and Ashby de la Zouch, this could lead to increased congestion at peak times.

14.5.22 As a large proportion of development has already been committed, infrastructure will have been secured that minimise impacts on transport. For any further development, the Plan directs housing and employment towards the main settlements which will help to ensure that existing facilities and public transport links will be in close proximity.

14.5.23 Plan policies encourage the development of sustainable modes of transport in new development, seek to ensure that infrastructure is upgraded as necessary, and also support the re-opening of the Leicester to Burton Line. These measures will each help to minimise additional car traffic and promote sustainable modes of travel.

14.5.24 Overall a **not significant positive effect** is predicted. Whilst the Plan will encourage shorter trips, and more sustainable modes of travel, the influence of the policies is not considered to be high; given that the majority of development (and mitigation) has already been established, and the predominant mode of travel would remain the private car.

## 14.6 Climate change (flooding)

Local Plan chapters / policies	SA9. Flooding			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	/	/	/	↔
<b>Design</b> (Policies D1-D3)	/	/	/	↔
<b>Housing</b> (Policies H1-H7)	/	/	/	↔
<b>Economy</b> (Policies EC1-EC13)	/	/	/	↔
<b>Infrastructure and services</b> (Policies IS1-IS7)	P	Mod	?	↑
<b>Environment</b> (Policies EN1-EN6)	P	Low	High	↑
<b>Heritage</b> (Policies He1-He2)	/	/	/	↔
<b>Climate change</b> (CC1-CC3)	P	Low	High	↑
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↑

### The Spatial Strategy

- 14.6.1 The Spatial Strategy focuses development in the District's main settlements of Coalville, Ashby de la Zouch, Castle Donington, Ibstock, Measham and Kegworth. The majority of development has already been 'committed' and it is assumed that there are no significant issues relating to flooding at any of these developments (or these would have been picked up or mitigated through the planning process). Further development will be directed by the settlement hierarchy, but there are some areas that would be constrained by flood risk where development may need to be mitigated or avoided such as Castle Donington and Kegworth in the north that could constrain further development. A **neutral effect** is predicted.

### Design

- 14.6.2 Policy D1 requires that development takes account of constraints and opportunities, which will need to involve consideration of flood risk. Whilst this is potentially positive, other Plan policies deal more explicitly with flood risk. The effects of this policy are therefore predicted to be negligible.

### Housing

- 14.6.3 The majority of housing development expected to come forward in the Plan period has already been determined through planning permissions or resolutions to grant permission. These decisions would have taken into account flood risk factors and are not anticipated to have any significant effects. In terms of additional development national policies dictate the management of flood risks such as north of Castle Donington which is a barrier to development and no further allocations are made to this area.
- 14.6.4 Policy H3 allocates land in Ashby de la Zouch for strategic housing development, but the risk of fluvial flooding on this site is not significant as it falls within Flood Zone 1.
- 14.6.5 Overall, housing policies will have a **neutral effect** on flood risk.

### Economy

- 14.6.6 Policies focused on the economy are considered unlikely to have an effect on flood risk. No new sites are proposed, with the exception of employment land as part of development at the Strategic

Site in Ashby de la Zouch. This site is not at risk of fluvial flooding, hence a **neutral effect** is predicted. Although there are commitments identified in the plan, these have already been through the planning process, so the effects on flooding are assumed to be acceptable.

#### Infrastructure and services

- 14.6.7 Policy IF1 highlights the need for development to be supported by appropriate infrastructure to mitigate its impact upon the environment and communities. The policy identifies the type of infrastructure required to support new development which includes water; flood prevention; and sustainable drainage. This policy is likely to have a **not significant positive effect** by ensuring new development is supported by adequate infrastructure, whilst not increasing flood risk. However, the precise nature of effects will be dependent upon schemes that are consented.

#### Environment

- 14.6.8 Policy En1 encourages the use of Sustainable Urban Drainage Systems (SUDs) to create wetland and marshland habitats, which should have a **not significant positive effect** in terms of contributing to managing flood risk.
- 14.6.9 Overall, the environmental policies should have a **not significant positive effect** on the baseline reflecting those issue discussed above. The principles of effective flood management would need to be achieved anyway to satisfy the requirements of the NPPF. The policies in the Local Plan do offer some additional encouragement for the use of natural drainage and green infrastructure though.

#### Heritage

- 14.6.10 The delivery of Policy He1 is unlikely to have an effect in terms of flood risk. Protecting and enhancing the historic environment could perhaps include measures to ensure that such features are well prepared for flooding where there are potential risks. However, this is not explicit in any Local Plan policies. A **neutral effect** is predicted.

#### Climate change

- 14.6.11 Policy Cc2 sets out the Council's approach to minimising the risk and impact of flooding over the Plan period. The policy reiterates guidance and policy set out in the NPPG and NPPF in terms of requirements for submission of a Strategic Flood Risk Assessment as part of development proposals. Therefore, the effects are **neutral** in this respect.
- 14.6.12 Policy Cc3 compliments Cc2 and En1, by identifying the need for SUDs in new development. The policy emphasises the need to link SuDS into wider initiatives and explains whilst it *"may add cost to a development, they will be necessary in many situations unless they can be proven unviable and an alternative way of addressing surface water can be found"*.

#### Cumulative/synergistic effects on flooding (i.e. effects of the Local Plan 'as a whole')

- 14.6.13 The distribution of housing and employment (through committed development) could potentially lead to development in areas at risk of flooding such as Castle Donington and Kegworth. However, a large amount of development has already been examined through the planning system and flood risk assessments will have formed part of this process as necessary. Any further development (guided by the settlement hierarchy) would also need to satisfy policy requirements on flooding, which would ensure that development did not take place in areas at risk of flooding and / or would secure appropriate mitigation. A **neutral effect** is predicted.
- 14.6.14 Policy Cc2 will help to ensure that overall flood risk does not increase as a result of new developments. This would have a **not significant positive effect** on the baseline.
- 14.6.15 Overall, the Local Plan is predicted to have a **not significant positive effect**.

## 14.7 Climate change (low carbon energy)

Local Plan chapters / policies	SA8. Low Carbon Energy			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	T	Low	Low	↑
<b>Design</b> (Policies D1-D3)	T	Mod	?	?
<b>Housing</b> (Policies H1-H7)	/	/	/	↔
<b>Economy</b> (Policies EC1-EC13)	/	/	/	↔
<b>Infrastructure and services</b> (Policies IF1-IF7)	/	?	?	↔
<b>Environment</b> (Policies EN1-EN7)	/	/	/	↔
<b>Heritage</b> (Policies HE1-HE2)	/	/	/	↔
<b>Climate change</b> (CC1-CC3)	T	Low	High	↑
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↑

### The Spatial Strategy

- 14.7.1 The distribution of development is not expected to affect the energy efficiency of such development, as National Standards need to be achieved regardless of location. Decentralised energy schemes such as district heating may be more feasible in larger centres, where there is a greater demand for heat. In this respect, development concentrated in main centres could create more favourable conditions for such schemes to be developed. However, at this time, there is no evidence to suggest that district heating schemes would come forward in the urban areas, so the effects of the policy are considered to be **neutral**.
- 14.7.2 For the reasons discussed above, the effect of the spatial policies in combination is a **not significant positive effect**.

### Design

- 14.7.3 Policy D1 could have positive implications as it states that development should take account of sustainable design and provide a 'greener footprint'. The likelihood of this occurring would be largely determined by market factors though, as the Plan does not set specific standards for sustainability. Therefore, an **uncertain effect** is predicted.

### Housing

- 14.7.4 The effects of housing development allocated in the Local Plan should mainly be attributed to where additional development will be located. The housing policies aim for development to be in 'sustainable' locations, which may help reduce emissions from car travel with the introduction of bus routes, walkways and cycle paths to a small extent. . The housing policies therefore are considered to have a **neutral effect**.

### Economy

- 14.7.5 The majority of employment land identified for development in the Plan already benefits from planning permission. Therefore, (unless permissions expire) the employment policies are unlikely to have a significant effect upon the District's energy consumption. It is assumed that low carbon energy facilities could be developed at key employment sites, but this could be made more explicit to encourage such uses where appropriate.

- 14.7.6 In terms of greenhouse gas emissions in North West Leicestershire, the airport is a primary contributor. The Local Plan has very limited potential to influence emissions from air travel. However, Policy Ec4 does seek to improve public transport links to the airport, which could help to reduce emissions from road traffic. A **neutral effect** is predicted, as the policy would only be likely to mitigate further increases in emissions / traffic.

#### Infrastructure and services

- 14.7.7 Policy IF1 sets out the infrastructure requirements for new development. It states “development will be supported by, and make contributions to as appropriate, the provision of new physical, social and green infrastructure in order to mitigate its impact upon the environment”. In the list of accompanying factors, no reference is made to low carbon energy infrastructure, so a **neutral effect** would be anticipated. It is suggested that low carbon energy infrastructure could be added to the list of factors in policy IF1.

#### Environment

- 14.7.8 The policies in the Local Plan provide support for environmental protection and enhancement, which could prevent the development of some low carbon energy schemes (for example wind turbines in the countryside). However, these principles are mirrored in the NPPF, so the Plan is considered to have a **neutral effect**.

#### Heritage

- 14.7.9 Policies relating to heritage are unlikely to have an effect on achieving carbon emissions reductions.

#### Climate change

- 14.7.10 Policy Cc1 identifies the Council's approach to considering proposals for renewable energy and is broadly reflective of NPPF and NPPG. Although there is evidence to support potentially suitable areas for wind energy, the restriction of development outside of these areas is potentially negative, as there may well be schemes that are suitable outside of these areas that have not been identified. However, the NPPG and Written Ministerial Statement on Wind Energy is clear that in the case of wind turbines, permissions should not be granted that fall outside of opportunity areas unless they have been identified in a Local or Neighbourhood Plan. Therefore, identifying potentially suitable areas for wind energy in the Local Plan is an important step in supporting the development of wind energy schemes. Consequently, a **not significant positive effect** is predicted.

#### Cumulative/synergistic effects on low carbon energy (i.e. effects of the Local Plan ‘as a whole’)

- 14.7.11 The spatial strategy is unlikely to have a significant influence on whether development is able to achieve carbon emissions reductions.
- 14.7.12 Most policies in the Plan could have positive implications for climate change mitigation and adaptation, but they are unlikely to have an effect on the baseline position as they reflect principles set-out in national policy. However, identifying potentially suitable areas for wind energy is an important step towards the development of such energy schemes. Consequently, a **not significant positive effect** is predicted overall.

## 14.8 Biodiversity and geodiversity

Local Plan chapters / policies	SA10. Biodiversity and Geodiversity			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S4)	P	Low	Low	↔
<b>Design</b> (Policies D1-D3)	/	/	/	↔
<b>Housing</b> (Policies H1-H7)	?	Low	?	?
<b>Economy</b> (Policies EC1-EC13)	?	Low	Low	↔?
<b>Infrastructure and services</b> (Policies IF1-IF7)	P	Mod	Low	↑
	P/T	Mod	?	↓
<b>Environment</b> (Policies EN1-EN6)	P	Mod	Mod	↑
<b>Heritage</b> (Policies HE1-HE2)	/	/	/	↔
<b>Climate change</b> (CC1-CC3)	P	Low	High	↑
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↓↑

### The Spatial Strategy

- 14.8.1 The spatial strategy relies upon a large number of 'committed' developments. Given that these developments have been granted permission, or there is a resolution to grant permission, it is assumed that there are no significant impacts anticipated on biodiversity. However, in taking these developments forward, consideration should be given to the cumulative effects of development on biodiversity and what opportunities exist to enhance green infrastructure.
- 14.8.2 Although there is no identified need to deliver more housing than would be delivered by those sites identified in the Plan, it is likely that further planning proposals will come forward across the District. There will, therefore, be a need to manage the scale of development to ensure that cumulative effects on biodiversity do not accrue. For example, further growth in the Coalville urban area may start to put increased recreational pressure on local wildlife suites. There is also a need to manage the overall level of further growth in the River Mease Catchment (Ashby and Measham) to ensure that there is sufficient capacity to deal with waste water discharges. At this stage, the effects of the strategy are considered to be **neutral**.
- 14.8.3 Policy S3 is inherently positive for biodiversity as it seeks to protect the countryside from significant levels of development, which should help to protect local areas of wildlife value. A **not significant positive effect is predicted**, as these principles are already embedded into the NPPF and the effects would be local.
- 14.8.4 Overall, a **neutral effect** is predicted. Although the distribution of development has some potential to have negative effects on biodiversity, the likelihood of effects is considered to be low (as there are protective policies in the Plan and there would be local positive effects on biodiversity in the Countryside).

### Design

- 14.8.5 Design policies are not likely to have an effect on biodiversity or geodiversity; though encouragement of sustainable design could involve measures such as green roofs and urban greening. Policy D3 should also ensure that telecommunications masts have regard to ecology.

## Housing

- 14.8.6 The effects of housing development allocated in the Local Plan should mainly be attributed to where additional development will be located. Policy H3 allocates a strategic housing site in Ashby de la Zouch, taking the estimated housing provision in this town over the plan period to 2,857 dwellings. It is expected that this level of development would be able to be accommodated by the Packington waste water treatment works, as the headroom capacity has increased following the recent closure of a major dairy. However, further development that comes forward in this area (as directed by the settlement hierarchy) would need to be managed to ensure that capacity is not exceeded. Policy En2 ensures that this will happen; stating that development would not be permitted where there could be adverse effects on the River Mease SAC. The HRA screening report also concludes that the development proposed in the Plan should be capable of being accommodated without a detrimental impact on the River Mease SAC provided that a second development window is identified and new mitigation measures are put in place<sup>13</sup>. For these reasons discussed above, a **neutral effect** is predicted on the River Mease SAC.
- 14.8.7 The site appraisal for Money Hill identified that there are potential local wildlife sites that could be affected by development. Development would, nevertheless, be required to adhere to policies in the Local Plan seeking to avoid effects on biodiversity and enhance green infrastructure, which is potentially positive. Consequently an **uncertain effect** is identified at this stage on biodiversity (SA10).

## Economy

- 14.8.8 The majority of employment land identified for development in the Plan already benefits from planning permission hence employment development is unlikely to have any effect upon biodiversity.
- 14.8.9 Policies Ec4 – Ec6 are concerned with development at East Midlands Airport. Policy Ec5 prevents the enhancement of certain wildlife habitats that will attract birds within 13km of the airport. This could restrict the creation of habitats that attract birds (which is supported in Policy En1). However, these restrictions would exist in the absence of the Plan so a **neutral effect** is predicted.
- 14.8.10 Policy Ec7 supports development at Donington Park, which falls into the Donington Park SSSI Impact Risk Zone. This could potentially lead to disturbance to wildlife. Policy En2 ought to ensure appropriate development, but at this stage these effects are considered to be **uncertain**.
- 14.8.11 Policies Ec8 – Ec12 deal with town and local centres, seeking to ensure that they remain vibrant and accessible to communities. This is unlikely to have any effect on biodiversity.
- 14.8.12 Policy Ec13 encourages a growth in visitors to the District, including in rural areas, which contain areas of importance for biodiversity. This could put increased visitor pressure on wildlife habitats and species depending upon the nature of visitor attractions and policy restrictions. It is evident from environmentally focused policies in the Local Plan, that potential effects on biodiversity would be considered, Policy Ec13 also recognises this issue relating to the management of increased visitor pressure, which should help to ensure a **neutral effect**.
- 14.8.13 Overall, the economic policies are predicted to have a neutral effect, although there is some uncertainty about effects at Donington Park,.

## Infrastructure and services

- 14.8.14 Policy IF1 could have a **not significant positive effect** on biodiversity as it highlights that green infrastructure may be required to support new development. This might take the form of open space or planting in the National Forest, which could help to address issues of habitat fragmentation. The effects are considered to be not significant, because green infrastructure enhancements may not be secured for all developments.

---

<sup>13</sup> A second Developer Contribution Scheme has been prepared which it is proposed will become a Supplementary Planning Document. The DCS2 identifies a second development window whereby new development can make contributions to measures designed to offset any potential impact upon the river Mease SAC. The DCS2 also identifies that the longer term preferred solution is to pump out of catchment and this will be considered through the Severn Trent Water asset management process.

- 14.8.15 Policy IF3 could make a minor contribution to improvements in wildlife habitats through the protection and enhancement of open space and recreational land. However, the emphasis of this policy is on meeting the needs of communities, so it is expected that enhancements to biodiversity would be limited.
- 14.8.16 Policy IF4 would have mixed effects. On one hand, the provision of pedestrian and cycling links to green infrastructure would be positive (in terms of improving access to wildlife). However, it is important to ensure that any links do not lead to fragmentation or disturbance of habitats. In addition, the policy has the potential for **not significant negative effects** as a result of strategic and local road improvements.
- 14.8.17 Policies IF4 and IF5 both encourage the use of public transport but would not affect biodiversity over the Plan period.
- 14.8.18 In combination, it is anticipated that 'infrastructure' policies could have mixed effects. This includes potentially **not significant negative effects** on biodiversity as a result of transport infrastructure, and potential **not significant positive effects** through the enhancement of green infrastructure.

### Environment

- 14.8.19 It is likely that Policy En5 will help to protect areas of open green space, which may have a **not significant** positive effect for biodiversity of local values such as hedgerows.
- 14.8.20 Policy En1 seeks to protect, restore and enhance the biodiversity in the District. The provisions of this policy are in line with the principles in the NPPF, but provide local context; seeking to ensure that important local features are not adversely affected. Therefore, a **not significant effect** is anticipated as they are not likely to be widespread.
- 14.8.21 Policies En2, En3 and En4 each provide a framework for specific environmental assets, i.e. the River Mease, the National Forest and Charnwood Forest.
- 14.8.22 Policy En2 will protect the River Mease Catchment from the adverse effects of development, whilst helping to fund improvements to water quality where contributions are sought. This policy will play an important role in ensuring that future development complies with the Water Management Plan for the River Mease Catchment, and therefore a **significant positive effect** is predicted.
- 14.8.23 Policy En3 is likely to help to increase woodland cover in 'The National Forest', which could have a **not significant positive effect** on biodiversity by improving linkages between wooded areas and reducing fragmentation. The policy also seeks to attract more visitors into the 'Heart of the National Forest' and take greater advantage of the opportunities from the woodland economy. This could have a **not significant positive effect** in bringing people closer to nature, and encouraging sensitive management of the environment. However, increased visitors could potentially have **not significant negative effects** on wildlife through disturbance. A policy clause seeking to mitigate the effects of increased visitor numbers on wildlife would be beneficial.
- 14.8.24 Policy En4 will help to protect the character of Charnwood Forest (which may correspond with the protection of wildlife habitats). The policy also specifically refers to the need to protect and enhance the biodiversity value of the Forest, with a particular focus on indigenous habitats such as lowland heathland and deciduous woodland<sup>14</sup>. This policy could therefore have a **significant positive effect** on the biodiversity value of this area.
- 14.8.25 Overall, the environmental policies would combine to have a **significant positive effect** on the baseline position. This would be achieved through improvements to water quality in the River Mease Catchment, and the cumulative effects of habitat protection and enhancement in various parts of the district such as the Charnwood Forest Regional Park and the National Forest.

### Heritage

- 14.8.26 Policy He1 is unlikely to have any effects upon biodiversity or geodiversity.

---

<sup>14</sup> This reflects recommendations that were made when an SA was undertaken on the draft policies in the plan as they were being developed.

## Climate change

14.8.27 Although Policy Cc1 supports renewable energy schemes (which could have an adverse effect on biodiversity whilst operational – for example wind turbines can affect the flight paths of birds), it is clear from the policy that schemes would need to take into account potential environmental impacts. These would be a matter for statutory regulations and therefore would happen despite the Plan. As a result, the effects are therefore considered to be **neutral**.

14.8.28 Policies Cc2 and Cc3 may have a **not significant positive effect** on biodiversity by contributing to a reduction in flood risk. In particular, requiring the use of Sustainable Urban Drainage Systems in new development could involve the creation of habitats such as ponds and reed beds, which could have a positive effect on biodiversity.

## Cumulative/synergistic effects on Biodiversity and Geodiversity (i.e. effects of the Local Plan ‘as a whole’)

14.8.29 Given that the majority of housing development is already ‘committed’, there is limited potential for the Local Plan to influence where the bulk of housing will come forward and therefore, the effects on biodiversity are limited.

14.8.30 Allocations for additional housing growth in Ashby de la Zouch could lead to further discharge from Packingham waste water treatment works, with the potential for negative effects on water quality (and thus biodiversity) in the River Mease Catchment. However, there is currently sufficient capacity at the works to accommodate this development, and Policy En2 would seek to manage further development that could have an adverse effect on the River Mease Catchment.

14.8.31 In combination, there is potential for the policies in the Plan to have a **significant positive effect** on biodiversity associated with new developments through policies that seek to reverse habitat fragmentation, enhance green infrastructure, protect water quality and implement natural drainage systems. Potential **not significant negative effects** could occur as a result of strategic and local highways improvements.

## 14.9 Landscape and land

Local Plan chapters / policies	SA12. Landscape and SA13. Land and Soil			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	P	High	Mod	↑
<b>Design</b> (Policies D1-D3)	T	Low	Mod	↑
<b>Housing</b> (Policies H1-H7)	P	Low	High	↑
	P	Low	Mod	↓
<b>Economy</b> (Policies EC1-EC13)	P	Mod	Mod	↑
	P	Low	Mod	↓
<b>Infrastructure and services</b> (Policies IF1-IF7)	P	Mod	Mod	↑
<b>Environment</b> (Policies EN1-EN6)	P	Mod	Mod	↑
<b>Heritage</b> (Policies HE1-HE2)	/	/	/	↔
<b>Climate change</b> (CC1-CC3)	P	Mod	Mod	↔
<b>The Local Plan ‘as a whole’</b> (i.e. cumulative effects)				↑↓

### The Spatial Strategy

- 14.9.1 The spatial strategy for North West Leicestershire is to direct new development towards existing settlements, which will encourage the efficient use of land located in existing settlements. A **not significant positive effect** is predicted.
- 14.9.2 Where development is located outside of the existing settlements, Policy S3 highlights the need for the countryside to be protected including the diversity of its landscapes and for such proposals to demonstrate that the appearance and character of the landscape will be safeguarded and enhanced. These principles are embedded in the NPPF, but the Local Plan defines the areas of countryside and provides the policy context for these areas. A **significant positive effect** is predicted, as substantial areas of landscape and agricultural value will be protected.

### Design

- 14.9.3 Policy D1 ought to help ensure that development that could affect landscape character is well designed and respects the local context. In particular, the policy also encourages development that is inspired by a national forest identity. Despite these benefits, the effects on landscape are not likely to be significant, as policies covering landscape issues are dealt with more comprehensively by other Plan policies.

### Housing

- 14.9.4 The spatial strategy relies upon a large number of 'committed' developments (policies H1 and H2). For 'committed' developments that have outline permission with landscape as a reserved matter, the Plan ( through policies H5, IF1, En1, En3, En4 and En5) should help ensure that a high standard of landscaping is delivered, resulting in a **not-significant positive effect**.
- 14.9.5 Policy H3 allocates a large site in Ashby de la Zouch with the potential for **not significant negative effects** on the openness of the settlement edge to the north east. The landscape settlement assessment establishes that the potential for mitigation is 'moderate' in this area and policy H3 requires enhancement of green infrastructure. Therefore, potential negative effects on landscape are not anticipated to be significant.
- 14.9.6 Policy H3 will also lead to the permanent loss of agricultural land of best and most versatile classification. This is considered to be **not significant negative effect**.
- 14.9.7 Policy H7 highlights the need to ensure that proposals for new sites for Gypsies and Travellers and Travelling Showpeople meet a series of requirements, including for new sites to be compatible with landscape, environment and biodiversity as well as the physical and visual character of the area. Although this is a positive approach, delivery of this policy is likely to have a **neutral effect** in terms of protecting and enhancing the landscape, because these principles are already in the NPPF.
- 14.9.8 Overall, the housing policies would have mixed effects, with **not significant positive or negative effects** occurring depending upon the sensitivity of development sites, and the potential to achieve suitable mitigation.

### Economy

- 14.9.9 The majority of employment land identified for development in the Plan already benefits from planning permission. Therefore, (unless permissions expire) the Local Plan is unlikely to have a significant effect upon landscape and land for employment sites.
- 14.9.10 Policy Ec2 allocates land north of Ashby de la Zouch (Money Hill) for new employment. The policy highlights the need for development to include landscaping to minimise the impact upon the adjoining housing development proposed under Policy H3a as well as the wider landscape. Implementation of Policy Ec2 would help to mitigate potential negative effects, by providing appropriate landscape provision on the allocated site north of Ashby de la Zouch. **Not significant negative effects** are predicted, as they would not be widespread and it is expected that mitigation could be secured to reduce the effects on landscape character (as stated in the Landscape Character Assessment). The policy would also result in the permanent loss of agricultural land as per policy H3.

- 14.9.11 Policy Ec7 highlights that any proposal that comes forward for development at Donington Park will need to incorporate a landscaping scheme that mitigates the effects of the development on the local landscape. This will help to ensure that there is a **neutral effect** on the baseline position.
- 14.9.12 Policy Ec13 identifies that the Council will maximise the potential of tourism in North West Leicestershire and increase tourist opportunities for visitors through enhancing the local environment and local distinctiveness, including landscape. The policy highlights that sustainable tourism will be supported in rural areas providing that it is of a scale appropriate to the local landscape and its surrounding environment. This will help to ensure that there is a **neutral effect** on the baseline position.
- 14.9.13 Overall, the economic policies would have mixed effects, with **not significant positive or negative effects** occurring depending upon the sensitivity of development sites, and the potential to achieve suitable mitigation.

#### Infrastructure and services

- 14.9.14 Policy IF1 identifies the type of infrastructure that may be required to support new development, which includes green infrastructure and more specifically National Forest planting. Such infrastructure would contribute towards enhancing the National Forest through the provision of more trees over the plan period. Where such mitigation measures are secured this could have a **not significant positive effect** in terms of enhancing the National Forest, an area of landscape value. The success of the policy would be dependent upon the sensitivity of landscapes and whether there are 'competing' infrastructure requirements.

#### Environment

- 14.9.15 In terms of the areas of separation between Coalville and Whitwick, Policy En5 highlights that development will not be permitted in these areas that would adversely affect or diminish the present open and undeveloped character. In the absence of this policy, the landscape value of these areas might not be recognised quite as much, and the character of the area could be eroded. Implementation of this policy therefore ought to have a **significant positive effect** in terms of protecting the character of the local landscape.
- 14.9.16 Policy En1 outlines the need for proposals for new development to conserve, restore and enhance biodiversity. In turn, this could have a positive effect by protecting landscapes where biodiversity assets (including Sites of Special Scientific Interest, LNRs and LWSs) contribute towards the landscape character. A **not significant positive effect** is predicted, as protection for biodiversity would be a requirement in the absence of the Local Plan, which should be taken into consideration in determining effects on the baseline.
- 14.9.17 Policy En3 identifies that within the National Forest the Council will work with the National Forest Company and other local authorities and partners to achieve the woodland cover target for the National Forest. An increase in woodland should have a **not significant positive effect** in terms of enhancing the quality of the local landscape.
- 14.9.18 Policy En4 states that "Within Charnwood Forest the Council will work in partnership with other Leicestershire County Council, Charnwood Borough Council and Hinckley and Bosworth Borough Council and other partners to protect and enhance the landscape, natural history and cultural heritage of the Charnwood Forest Regional Park (CFRP)". The policy highlights the need for new development within the CFRP to respect the character and appearance of the area in terms of design and materials used. The policy also identifies that priority will be given to proposals that maintain the traditional working landscape of the forest. These measures will help ensure that the objectives for the CFRP are implemented, leading to a **not significant positive effect**.
- 14.9.19 Overall the environmental policies in the Plan are predicted to have a **significant positive effect**. This reflects significant positive effects in terms of protecting open space around Coalville, and the cumulative effects of landscape enhancement in the National Forest and Charnwood Regional Park.

## Heritage

14.9.20 The policies relating to heritage are unlikely to have an effect on landscape.

## Climate change

14.9.21 Policy Cc1 identifies the Council's approach to considering proposals for renewable energy stating that applications for renewable and low carbon energy generation will be supported provided they do not cause a significant adverse impacts on (amongst a range of factors) the district's landscape. Implementation of this policy should ensure that landscape is considered while preparing proposals for such development and thus a **neutral effect** on the baseline is predicted.

## Cumulative/synergistic effects on landscape and land (i.e. effects of the Local Plan 'as a whole')

14.9.22 The majority of development proposed in the Plan is already committed, and it is assumed that potential impacts on landscape have been deemed to be acceptable. The Plan directs further proposed new development towards the larger settlements thereby helping to protect rural landscapes from potential adverse effects. Policy S3 also provides stringent measures for the protection of landscape for new development in the countryside, which is a **significant positive effect**. New housing and employment development has the potential for negative effects, but these are not considered to be significant as there would be a need to adhere to the policies within the Local Plan that seek to protect and enhance landscapes.

14.9.23 The Plan also emphasises the importance of protecting and enhancing landscape character; specifically within Areas of Separation, within the National Forest and Charnwood Forest Regional Park. It is probable that development contributions will be secured to contribute to enhancements in these areas, which in combination would also be considered a **significant positive effect**.

## 14.10 Built and historic environment

Local Plan chapters / policies	SA11. Built and historic environment			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	P	Low	Mod	↑
<b>Design</b> (Policies D1-D3)	P	Low	Mod	↑
<b>Housing</b> (Policies H1-H7)	T	Mod	High	↓?
	P	Mod	High	↓
<b>Economy</b> (Policies EC1-EC13)	P	Mod	Low	↑
	P	Mod	High	↓
<b>Infrastructure and services</b> (Policies IF1-IF7)	/	/	/	?
<b>Environment</b> (Policies EN1-EN7)	P	Low	Mod	↑
<b>Heritage</b> (Policies HE1-HE2))	P	Low	High	↑
<b>Climate change</b> (CC1-CC3)	/	/	/	↔
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↑↓

### The Spatial Strategy

- 14.10.1 The spatial strategy relies upon a large number of 'committed' developments. Given that these developments have been granted permission, or there is a resolution to grant permission, it is assumed that there are no significant impacts anticipated on the district's built and natural heritage. However, in taking these (and further) developments forward, consideration should be given to the cumulative effects of development on the District's built and natural heritage.
- 14.10.2 Although there is no identified need to deliver more housing than would be delivered by those sites identified in the Plan, it is likely that further planning proposals will come forward. There will therefore be a need to manage the scale of to ensure that cumulative effects on built and natural heritage do not accrue. At this stage, the effects of the broad strategy are considered to be **neutral**.
- 14.10.3 Policy S3 identifies the need to protect the heritage located within the countryside and also emphasises that development in the countryside will only be approved where the industrial heritage and local distinctiveness (in addition to a range of other factors) is safeguarded and enhanced. Implementation of this policy should help to ensure that development proposals are located and designed with this objective in mind. A **neutral effect** is predicted to the baseline, as protection and enhancement of built heritage would be necessary anyway to satisfy the principles of the NPPF.

### Design

- 14.10.4 Policy D1 will help to ensure that new development is of a higher quality design, which should have a **not significant positive effect** on the character of the built environment.
- 14.10.5 Policy D2 should ensure that shop frontages maintain their character and respect any heritage characteristics.
- 14.10.6 Policy D3 should also ensure that telecommunications masts have regard to the historic environment.
- 14.10.7 In combination, these policies ought to have a positive effect on the built environment, but the scale of influence is limited, so effects are not predicted to be significant.

### Housing

- 14.10.8 The effects of housing development allocated in the Plan should mainly be attributed to where additional development will be located.
- 14.10.9 Policy H3 identifies a site to be allocated for housing development (land north of Ashby de la Zouch and former Arla Dairy site). The Ashby de la Zouch Conservation Area (incorporating listed buildings along Wood Street) is located towards the south of 'land north of Ashby de la Zouch'. Policy H3 makes reference to the importance of ensuring new development on the site protects and where possible enhances the Ashby de la Zouch Conservation Area. Planning applications for the site would also be considered in relation to Policy He1, and hence a neutral effect is predicted with respect to the conservation area. Ashby Castle Ruins are a Grade 1 listed Ancient Monument located within the town. Although development at Money Hill will not have any direct effects upon the fabric or 'on the ground' appreciation of this asset, there is potential for views from atop the castle to be affected by development at Money Hill. This presents the opportunity for negative effects. However, parts of the site that are visible from atop the castle have already been granted planning permission. Some of the remaining areas allocated for development are also visible, particularly during autumn and winter months when tree cover is lower. Development could change the setting of the countryside, which is potentially negative to the experience of the heritage asset. A **not significant negative effect** is predicted to occur as the setting of the countryside will already change due to permitted development. It should also be possible to mitigate effects by ensuring that tree lines are retained and development incorporates green infrastructure. In particular there is a ridge of trees to the north of the site that ought to be protected to ensure that longer range views are not affected by development. Once planting associated with development matures, the effects would lessen, but in the short term, there may be **significant effects** upon the experience from atop Ashby Castle. In response to these issues, the Council has amended policies Ec2 and H3 to *'ensure that development should minimise the impact upon the setting of Ashby de la Zouch Conservation Area and the Ashby Castle Scheduled Ancient Monument'*.

- 14.10.10 These changes should help to reduce the potential effects on the setting of Ashby Castle, thereby reducing the significance of the effects. The success of this policy clause should be monitored to ensure that planning applications and subsequent works (including mitigation schemes) help to minimise the significance of effects. Therefore, a degree of uncertainty remains.
- 14.10.11 Policy H3 states that the development of land off Ashby Road/Leicester Road, Measham will be supported in the event that the proposed route of HS2 (when confirmed), prohibits the development of land west of High Street Measham (Policy H2). Land off Ashby Road/ Leicester Road is not located in close proximity to any designated heritage assets, and it is expected that any effects on the built environment could be managed through policy He1. Therefore, a **neutral effect** is predicted.
- 14.10.12 Overall, the effects of the housing policies are predicted to be a **not significant negative effect**, reflecting the potential for the experience of Ashby Castle to be significantly affected in the short term and to a lesser extent in the longer term.

#### Economy

- 14.10.13 Policy Ec2 identifies additional land north of Ashby de la Zouch (Money Hill) for employment development to meet the anticipated shortfall of employment land. The Ashby de la Zouch Conservation Area (incorporating listed buildings along Wood Street) is located towards the south of 'land north of Ashby de la Zouch'. Though the policy does not make explicit reference to the need to respect the Conservation Area, potential effects are considered to be unlikely. Planning applications for the site would also be considered in relation to Policy He1, and hence a **neutral effect** is predicted in this respect.
- 14.10.14 The Money Hill site is broadly visible from atop Ashby Castle, and so development for employment uses has the potential to generate negative effects on the setting of the castle (*only from views atop the tower*) by altering the character of the surrounding countryside. The areas that seem most appropriate for employment lie to the north and the south east of the site. The area to the north ought to be screened by existing tree lines, but it is important that these are retained. The area to the north of Discovery Way could be more visible, and therefore careful structural landscaping ought to be secured to ensure that the development is not visually intrusive. In combination with the proposed housing on Money Hill (much of which already has permission), this presents a **not significant negative effect**. However, there are uncertainties at this stage given that the precise areas for employment uses have not yet been defined. Changes to policies Ec2 and H3 have been made in response to the issues associated with views from atop Ashby Castle. These ought to reduce the magnitude and likelihood of effects occurring, though complete avoidance of impacts is unlikely.
- 14.10.15 Policy Ec8 identifies that new retail and town centre uses should protect and enhance the built and historical assets of the town centres (Coalville and Ashby de la Zouch) and local centres (Castle Donington, Ibstock, Kegworth and Measham). Implementation of this policy is likely to ensure that new retail and town centre uses are designed and located to ensure that the built and historical assets in close proximity are protected and enhanced. A **neutral effect** is predicted.
- 14.10.16 Policy Ec13 highlights that the Council will maximise the potential of tourism and increase tourist opportunities for visitors through enhancing the local environment and local distinctiveness, including heritage. This could have a **not significant positive effect** on heritage by providing uses for historic buildings, enhancing streetscapes and improving access to cultural heritage for local communities and visitors. The effects are likely to be limited in magnitude as the level of development (and thus potential contributions) is likely to be limited.
- 14.10.17 Overall, the economic policies are predicted to have mixed effects. There could be both **not significant positive and negative effects**. Most of the policies would have a neutral or uncertain effect, but Policy Ec13 could have some positive effects and the development at Money Hill has negative implications for the setting of Ashby Castle.

#### Infrastructure and services

- 14.10.18 Policy IF4 has the potential to have negative effects on heritage as a result of development associated with road improvement schemes. However, these schemes are required to support new development and would be likely to come forward anyway. The policies relating to infrastructure and

services are therefore considered unlikely to have a significant effect provided they are implemented alongside Policy He1. At this stage an **uncertain effect** is predicted.

- 14.10.19 Policy IF2 includes reference to cultural facilities alongside a range of community infrastructure. It is possible that infrastructure improvements could involve enhancement of heritage assets. However, it is unclear whether this factor will be prioritised and will need to be assessed on a case by case basis. Therefore **uncertain effects** are predicted.

#### Environment

- 14.10.20 Policy En4 would help to protect and enhance the heritage value of Charnwood Forest Regional Park when new proposals come forward in the park (including new recreational facilities and new access to the park by non-vehicular means). A **not significant positive effect** is predicted, as enhancement could be secured as a result of developer contributions.

#### Heritage

- 14.10.21 Policy He1 reflects guidance outlined in paragraph 126 of the NPPF, but provides local context. It incorporates measures that would help ensure that proposals for new development conserve and enhance the historic environment. Such measures include the need for proposals for new development: to conserve and enhance the significance of heritage assets; retain buildings, features and spaces that form part of the significance of heritage assets and their settings; contribute to the local distinctiveness, built form and scale of heritage assets; and to demonstrate a clear understanding of the significance of heritage assets and their wider context. **Not significant positive effects** are anticipated as a result of implementing this policy. The policy, however, could be improved by incorporating a provision within that acknowledges the potential wider social, cultural and environmental benefits that conservation of the historic environment can bring.

#### Climate change

- 14.10.22 Policy Cc1 will ensure that the potential impact on the historic environment is considered as part of preparing proposals for renewable and low carbon energy generation. The Policy is reflective of the NPPF, and is not expected to have a significant further influence in terms of the level of protection afforded to the historic environment. Therefore a **neutral effect** is predicted.

#### Cumulative/synergistic effects on Built and Historic Environment (i.e. effects of the Local Plan 'as a whole')

- 14.10.23 Policy H3 locates a significant development within proximity of the Ashby de la Zouch Conservation Area and within the setting of Ashby Castle. The predicted effects upon the Conservation Area are not likely to be significant given that policy He1 and D1 will need to be implemented. However, the development of Money hill for housing and employment presents the potential for significant negative effects on the experience of the castle (on views from atop the castle) in the short term, and not significant effects in the longer term (once construction phases have been completed and any new trees/vegetation has matured). Though it ought to be possible to reduce the effects of this development, some change to character is inevitable and so a **not significant negative effect** is predicted. The Council has amended policies H3 and Ec2 in response to these concerns, and thus the magnitude and likelihood of effects occurring ought to be reduced somewhat (potentially reducing the significance of the negative effect in the short term). This is positive, but a degree of uncertainty remains, as the success of the policy clauses will depend upon appropriate measures being agreed at design stage and these being implemented successfully. Careful monitoring is recommended.
- 14.10.24 Where new (or 'full') applications for development are submitted, or where existing planning permissions expire, there is potential for the policies in the Local Plan (particularly He1 and D1) to have a **not significant positive effect** in terms of ensuring the need to protect and enhance the District's built and natural heritage.
- 14.10.25 The in-combination effects of all the plan policies are not considered to be significant because they are largely reflective of national policy principles and legislation, which would already provide protection and enhancement for the historic environment.

## 14.11 Natural resources

Local Plan chapters / policies	14. Natural resources			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	/	/	/	↔
<b>Design</b> (Policies D1-D3)	/	/	/	↔
<b>Housing</b> (Policies H1-H7)	/	/	/	↔
<b>Economy</b> (Policies EC1-EC13)	T	Low	Low	↑
<b>Infrastructure and services</b> (Policies IF1-IF7)	P	Low	Low	↑
	T	Low	High	↓
<b>Environment</b> (Policies EN1-EN6)	/	/	/	↔
<b>Heritage</b> (Policies HE1-HE2)	P	Low	Low	↔
<b>Climate change</b> (CC1-CC3)	/	/	/	↔
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↑

### The Spatial Strategy

- 14.11.1 Whilst it is reasonable to assume that an increase in housing and employment development will lead to an increase in the use of natural resources, the majority of development accounted for in the Local Plan is already 'committed', and would therefore be likely to come forward anyway.
- 14.11.2 The distribution of development is also unlikely to have an effect on whether developments are resource efficient or not (the driving factor here is national Building Standards). However, it is noted that the majority of development is located in the main settlements of Coalville and Ashby de la Zouch, which are both close to a household waste recycling centre (and therefore the distances required to travel to recycle are smaller). Coalville has also been identified in the Leicestershire Waste Core Strategy as a broad location for strategic waste management facilities.
- 14.11.3 Policy S3 allows for the development of waste and minerals facilities in the countryside, which is positive, as these are often suitable locations.
- 14.11.4 Overall, it is considered that the spatial strategy is therefore likely to have a **neutral effect**.

### Design

- 14.11.5 Although D1 encourages sustainable design and construction, the effects are not likely to be significant given that standards are set nationally and further improvements are not a requirement.

### Housing

- 14.11.6 For developments that come forward in the future, the driving factor behind the resource efficiency of buildings will be National Housing Standards and Building Regulations. Therefore a **neutral effect** is predicted.

### Economy

- 14.11.7 Policies Ec1 and Ec3 support B2 and B8 class uses on existing and planned employment areas across the district. These areas would be suitable for waste management facilities; which helps to

ensure there are suitable premises to support increasing levels of recycling and reuse. This is considered to be a **not significant positive effect**.

- 14.11.8 Policy Ec5 states that certain proposals within the safeguarding Area of East Midlands Airport will be required to consult and ensure that there would be no adverse impacts on the safety of the Airport. These potential restrictions could have a negative effect on the baseline position by reducing opportunities to extract aggregate resources in this area, as well as limiting the scale of waste management activities (which can attract birds). However, despite these issues, the effects of this policy have not been determined to be significant, because these restrictions would apply in the absence of the Local Plan.
- 14.11.9 Policy Ec4 in combination with other development factors, may lead to a not significant negative effect on natural resources as with an airport expansion, particularly during construction, will lead to increased use of materials.

#### Infrastructure and services

- 14.11.10 Policy IF1 sets out the framework for allowing new development to contribute to enhancements to infrastructure as required. This could include contributions towards the expansion or improvement of waste management facilities, which will allow for higher rates of recycling and reuse to be maintained. A **not significant positive effect** is predicted.
- 14.11.11 The development of new transport infrastructure under Policy IF2 will lead to the use of natural resources such as aggregate (for new roads), which is a **not significant negative effect**.

#### Environment

- 14.11.12 The 'environmental' policies within the draft Plan are **unlikely to have a significant effect** on the resource efficiency of new developments.
- 14.11.13 Policy En2 could prohibit certain waste disposal facilities in the River Mease Catchment Area if there was the potential for negative effects on water quality for example. However, the existing waste strategy for Leicestershire recognises the sensitivity of the River Mease and does not seek to focus strategic facilities in this area. Therefore, a **neutral effect** is predicted.

#### Heritage

- 14.11.14 Policy He1 supports the protection of heritage assets, including non-designated features. This could help to ensure that some buildings are re-used, which may have a positive effect in terms of reducing the need for new building materials. These effects are not considered to be significant though as the majority of housing would be new build.

#### Climate change

- 14.11.15 Policy CC1 supports the development of renewable energy. However, the focus of the policy is on ensuring that schemes are acceptable in relation to a range of other factors. This approach is largely reflective of the NPPF and so a **neutral effect** is predicted. With regards to wind energy, the policy is also largely reflective of national guidance (in the NPPG), so the effects are not considered to be significant. However, the identification of potentially suitable areas for wind energy schemes ought to have a **not significant positive effect** in terms of supporting an increase in this power source.

#### Cumulative/synergistic effects on natural resources (i.e. effects of the Local Plan 'as a whole')

- 14.11.16 Although it is reasonable to assume that new development will lead to increased use of natural resources and increased generation of waste, much of this development is already committed, and so these effects cannot be attributed directly to the Plan.
- 14.11.17 For further development that comes forward, the Plan is likely to have a limited influence on the ability to secure developments that make the use of resource efficient materials and minimise waste. These factors are largely dealt with through National Housing Standards and Building Regulations. However, the Plan seeks to distribute development to areas that make best use of existing infrastructure, which should help to reduce the need for new construction materials.

14.11.18 Policy Cc1 also identifies areas of potential suitability for wind energy development, which is a not significant positive effect.

14.11.19 Overall, a **not significant positive effect** is predicted.

## 14.12 Pollution

Local Plan chapters / policies	SA15. Pollution			
	P	I	L	S
<b>The Spatial Strategy</b> (Policies S1-S3)	T	Low	Low	↔/?
<b>Design</b> (Policies D1-D3)	P	Low	High	↑
<b>Housing</b> (Policies H1-H7)	P	Low	Mod	↑
	T	Low	High	↓
<b>Economy</b> (Policies EC1-EC13)	T	Low	High	↓
<b>Infrastructure and services</b> (Policies IF1-IF7)	T	Low	Mod	↑
<b>Environment</b> (Policies EN1-EN6)	P	Low	Mod	↑
<b>Heritage</b> (Policies HE1-HE2)	/	/	/	↔
<b>Climate change</b> (CC1-CC3)	/	/	/	↔
<b>The Local Plan 'as a whole'</b> (i.e. cumulative effects)				↑

### The Spatial Strategy

- 14.12.1 The level of new development planned over the plan period will increase demand for water resources, emissions to the air and discharges to water, potentially affecting the quality of these resources. New development also has the potential to increase levels of noise and light pollution. As the majority of new housing and economic development already benefits from planning permission, the potential impact on water resources and quality, air, light and noise pollution would have been considered and deemed acceptable. For further development allocated over the Plan period (1,200 dwellings and up to 16 hectares of employment land at Money Hill), there are sufficient policies in the Plan (Policies IF1, En1, En2, En6 and Cc2) that should minimise pollution risks hence a **neutral effect** is anticipated.
- 14.12.2 Policy S2 identifies the settlement hierarchy and highlights its use when assessing the suitability of new proposals with the general principle that those settlements higher up the hierarchy will take more growth. The delivery of new development in the Principal Town (Coalville); Key Service Centres (Ashby de la Zouch and Castle Donington); and Local Service Centres (Ibstock, Kegworth and Measham) are likely to reduce the need to travel for people moving to these areas (as they are better served by employment opportunities and public transport links). This would help to reduce the amount of air pollution resulting from travel. These positive effects are considered to be temporary, as air quality could deteriorate or improve if patterns of travel change.

- 14.12.3 Further growth to Coalville, Castle Donington and Kegworth could put pressure on the AQMAs in these areas, as the predominant mode of travel is the private car. Although significant further growth would not be anticipated above that identified in the Plan (and may be refused on this basis), there is potential for development applications to come forward in these areas, which could put further pressure on air quality. It will therefore be necessary to manage the extent of additional growth in certain settlements to ensure that such effects do not occur. An **uncertain effect** has been recorded at this stage to reflect this issue.
- 14.12.4 Policy S3 highlights the need for proposals for development in the countryside to ensure that rivers and watercourses are safeguarded and enhanced. This would help to protect water amenity. A **not significant positive effect** is predicted.

#### Design

- 14.12.5 Policy D2 is very likely to prevent development that would affect residential amenity (or achieve suitable mitigation). This would include the avoidance of impacts relating to noise, odour and light. A **not significant positive effect** is predicted, as the number of people likely to benefit from this policy is not significant.

#### Housing

- 14.12.6 The potential effect in terms of the level of housing growth set out within the plan is highlighted in paragraphs 12.12.1 - 12.12.3 above.
- 14.12.7 Policy H3 allocates a site (land north of Ashby de la Zouch, former Arla Dairy site Ashby de la Zouch and Ivanhoe Equestrian Centre) and the reserve site (land off Ashby Road/Leicester Road, Measham). This development is expected to increase car use which could have a **not significant negative effect** on air quality. The policy requires linkages between the sites and surrounding areas for pedestrians and cyclists. This measure has the potential to encourage residents living on these sites to walk/cycle rather than use the private car. This could help to mitigate increases in air pollution caused by traffic but not to a significant extent.
- 14.12.8 Policy H7 identifies a requirement for proposals for new sites or extensions to existing sites for Gypsies and Travellers and Travelling Showpeople should be serviced by adequate essential services including water supply. This would have a **not significant positive effect** in terms of ensuring that new sites are adequately serviced in terms of water supply. Planning to provide suitable pitches for Gypsies and Travellers would also help to reduce the occurrence of illegal sites, which are more likely to lead to pollution problems if they are not properly serviced by water and waste services.

#### Economy

- 14.12.9 The potential effect in terms of the level of employment land planned for is highlighted in paragraph 13.12.1 above.
- 14.12.10 Land north of Ashby de la Zouch (Money Hill) is allocated for employment development. Policy Ec2 sets out the need for new development to incorporate provision of cycle and walking links to the adjoining housing proposed development under Policy H3a. This is not expected to alter air pollution levels given the quantum change in vehicle movements that would be required to achieve this, Therefore a **not significant negative effect** is predicted to reflect the anticipated increase in car use.
- 14.12.11 Policy Ec4 highlights that the growth of the East Midlands Airport will be supported provided that measures are incorporated to reduce the number of local residents affected by airport related noise. The policy also highlights the need for the airport to incorporate measures to ensure local air quality will be below relevant standards. Similarly, Policy Ec7 sets out a requirement for the development of Donington Park to incorporate measures to reduce the number of local residents affected by the racetrack's operation and expansion. This policy should help to mitigate any potential negative impacts on amenity from noise pollution as a result of the expansion. Therefore a **neutral effect** is predicted on the baseline position.

### Infrastructure and services

- 14.12.12 Policy IF1 highlights the need for development to be supported by appropriate infrastructure to mitigate its impact upon the environment and communities. The policy identifies the type of infrastructure required to support new development, which includes utilities (including water and waste) and sustainable drainage. Ensuring that utilities are upgraded to support development will be important to prevent pollution to the environment.
- 14.12.13 New development will be expected to contribute towards improvements (Policy IF1) through the provision of cycle and public footpath links. This could reduce the amount of air pollution resulting from travel through encouraging people to travel via cycle or on foot. However, in the context of affecting air quality, the effects of this policy would be insignificant.
- 14.12.14 Policy IF6 identifies the importance of facilitating the delivery of restoration works to the Ashby Canal as well as protecting and securing improvement to an alternative route. Such measures would have a **not significant positive effect** on the amenity value of rivers and lakes in terms of enhancing the quality of the local environment.

### Environment

- 14.12.15 Policy En1 sets out the need for development proposals to avoid, mitigate or compensate for any significant harm on areas of nature conservation value, including river corridors. The policy identifies that Sustainable Urban Drainage Systems (SUDs) will be used to create wetland and marshland habitats, bringing a **not significant positive effect** in terms of water amenity.
- 14.12.16 The improvement of water quality within the River Mease catchment is emphasised within Policy En2. This policy states that new development in the River Mease catchment will be allowed only where: there is sufficient headroom capacity available at the waste water treatment works to which it is proposed that flows from the development will go; and the proposed development is in accordance with the provisions of the Water Quality Management Plan. This will have a **not significant positive effect** in terms of protecting and improving water quality. The effects (of the policy) are not considered to be significant because measures to protect and improve water quality are already in place. However, the Local Plan does help to deliver the Water Quality Management Plan and provides a mechanism for securing contributions to improvements.
- 14.12.17 Policy En6 highlights the need for proposals for development on land that is (or suspected of being) subject to land instability issues or contamination, or is located within the Coal Mining Development Referral Area or within or close to an Air Quality Management Area or close to a known source of noise will be supported where: a planning application is accompanied by a detailed investigation and assessment of the issues; and appropriate mitigation are identified to avoid adverse impacts. This policy is reflective of National Planning Practice Guidance in relation to what is required to be submitted relating to land and air quality as part of planning applications. Therefore, there would be a **neutral effect** in relation to pollution.

### Heritage

- 14.12.18 The delivery of Policy He1 is unlikely to have an effect in terms of water, air or noise pollution.

### Climate change

- 14.12.19 Policy Cc1 identifies the Council's approach to considering proposals for renewable energy within the District. The policy outlines that planning applications for renewable and low carbon energy generation will be supported provided they do not cause a "significant adverse effect" on (amongst a range of factors) the integrity of the water environment, and upon residential amenity (including noise and light pollution). Although this policy is positive in terms of minimising pollution, these principles are set out in the NPPF/NPPG and would be a requirement of development anyway and thus the effects of the Plan are predicted to be **neutral**.
- 14.12.20 Policy Cc2 sets out the Council's approach to minimising risk and impact of flooding by reiterating guidance and policy set out in the NPPG and NPPF. In addition to Policy Cc2, Policy Cc3 identifies the need for development proposals to manage surface water drainage by Sustainable Drainage Systems (SuDS). The policy emphasises the need to link SuDS into wider initiatives to improve

water quality. The provision of SuDS as part of new development should help ensure that water quality is protected and improved through the provision of appropriate drainage.

- 14.12.21 Implementation of these policies should help to ensure that water amenity and quality are protected in terms of flooding from sewers. A **not significant positive effect** is predicted given that these are requirements set out in the NPPF and NPPG and would need to be considered anyway.

Cumulative / synergistic effects on Water and Pollution (i.e. the effects of the Plan 'as a whole')

- 14.12.22 The level of new development planned over the plan period will increase demand for water resources, increase emissions to the air and increase discharges to water, potentially affecting the quality of these resources. However, as the majority of new housing and economic development required already benefits from planning permission, it is assumed that the potential impact on water resources and quality, air, light and noise pollution was considered and considered acceptable (taking mitigation into account).
- 14.12.23 Development management policies in the Plan are considered appropriate to minimise the effects of further development upon air quality, water quality and residential amenity (noise and light pollution). In particular, policies that promote the development of pedestrian and cycle links, and seek to achieve enhancement to the quality and amenity of water, should help contribute to a **not significant positive effect** on the baseline situation.

## 15. Mitigation and enhancement

- 15.1.1 As the plan was being developed, the draft policies were subjected to SA, and a small number of mitigation and enhancement measures were suggested through the SA.
- 15.1.2 Generally, the draft Local Plan has been positively prepared. There was little scope for suggesting mitigation measures, as no significant negative effects were identified. However, there was some scope for enhancement of positive effects, as well as mitigation where not significant negative effects were identified.
- 15.1.3 Table 15.1 below sets out the measures suggested through the SA below and the response taken by the Council. In some instances, this led to policy changes, which has been reflected in the SA findings in Chapter 14.

**Table 15.1: Proposed mitigation and enhancement measures**

Issue	Mitigation / enhancement	Response
Increasing the proportion of low carbon energy generation is an important objective that the Local Plan should seek to support	It could be made explicit in Policy Ec3 that low carbon facilities will be supported at existing employment sites.	The Council consider that the Local Plan will allow for and encourage suitable facilities on employment sites such as waste management centres. Therefore, no amendments to this policy are considered necessary.
Proposed policy Cc1 has the potential to be overly restrictive with regards to wind energy.	Proposed policy Cc1 set out that wind energy schemes would 'not be granted' unless they had community support. This could be restrictive, as wind energy is not always popular. It is suggested that the wording is changed.	The Council has amended the policy to state that proposals will be 'supported' where there is community support. This change is beneficial with regards to low carbon energy generation.
Whilst Policy En4 will help to protect the character of Charnwood Forest (which may correspond with the protection of wildlife habitats), the emphasis of the policy is on the landscape and cultural heritage of the area. It is therefore less likely that there would be significant enhancements with regards to biodiversity.	Policy En4 should also give priority to proposals that enhance biodiversity and reverse habitat fragmentation, in particular lowland heathland and deciduous woodland.	The Council have amended Policy En4 to include the following as a priority proposal for support. <i>Enhance the biodiversity of the CFRP, consistent with the aims of the Charnwood National Character Area profile (SEO3);</i>
A number of policies propose increased visitors to the countryside, National Forest and Charnwood Regional Park. This could create increased recreational pressure on areas of importance to biodiversity.	Policies Ec13 En1, En3 and En4 could include a clause relating to managing visitor pressure. For example... <i>Proposals should demonstrate how access and visitor management (on biodiversity) will be addressed as part of the development.</i>	The Council has amended policy En1 and Ec13 to take account of this issue.

Issue	Mitigation / enhancement	Response
A new strategic development at Money Hill has the potential for negative effects in the character of Ashby de la Zouch Conservation Area	Although planning applications for the site would need to be considered in relation to Policy He1, Policies Ec2/H3 ought to make reference to the importance of ensuring new development on the site protects and where possible enhances the Ashby de la Zouch conservation area.	The Council has amended policies Ec2 and H3 to make more explicit reference to the historic environment.
There is evidence to support a higher standard for water efficiency in new development	A clause could be included requiring developers to secure the higher optional water standard (110l/day) subject to viability This approach was proposed at the draft Plan Stage.	This policy has since been removed due to the potential negative impacts this could have on water quality in the River Mease.
A new strategic development at Money Hill has the potential for negative effects on the experience of Ashby Castle.	Notwithstanding the fact that a large proportion of Money Hill already has planning permission, further effects upon views from the castle could be minimised by ensuring that existing belts of trees/vegetation are retained and structural landscaping secured to achieve screening and a less intrusive urban form to the development.	The Council has made specific reference to the need to consider views from atop Ashby Castle in the design and layout of development at Money Hill. Changes have been made to policy H3(a)(v) and within Ec2.

Negative effects that recommendations have not been made for

- 15.1.4 There are certain negative effects that have been identified where it has been considered unnecessary, or not possible to make recommendations for mitigation. These are discussed below.
- 15.1.5 The development of new transport infrastructure under Policy IF2 will lead to the use of natural resources such as aggregate (for new roads), which is a **not significant negative effect** on natural resources (SA14). To an extent, these effects are unavoidable. One recommendation that could be made would be to encourage the use of secondary aggregates in the construction of new roads. However, it is considered that this is outside the scope of the Local Plan.
- 15.1.6 Policies Ec3/H3 could potentially lead to negative effects on landscape character in Ashby de la Zouch. However, there are already policy measures in place to mitigate the impact of development on landscape. Whilst this might achieve an acceptable effect on landscape in planning terms, it is likely that there will be some unavoidable effects in spite of mitigation, as there will be a permanent change to land use on a large area of open green space. There will also be an unavoidable loss of agricultural land.
- 15.1.7 New development in Ashby de la Zouch at Money Hill, will lead to an increased number of car trips, especially as public transport links are not strong outside of peak hours. This could have a not significant negative effect on travel (SA7). However, the policy will also promote walking and cycling links, and the site is generally well linked to the town centre, which could help to offset potential increases in car travel. These mitigation measures are appropriate and should help to reduce those negative effects identified above. A residual negative effect is likely to occur though that cannot be fully mitigated.

## 16. Conclusions

- 16.1.1 As stated various times throughout the appraisal of the Plan, the majority of housing and employment being planned for over the plan period is committed. There is limited potential for the Local Plan to affect the delivery of this development. Having said this, there will be further development (including housing and employment allocations at Money Hill in Ashby de la Zouch) that will be directed to settlements that are broadly well served by facilities and with access to jobs (i.e. The principal towns and key service centres). This should help to support the local economy and have positive effects on health and wellbeing. Potential negative effects on environmental factors (such as landscape, built heritage and biodiversity) are considered unlikely to be significant given that policies in the Plan will seek to provide suitable mitigation. The Plan also has the potential to have a significant positive effect on biodiversity through enhancement measures, and will help to secure higher quality design in new development, particularly in terms of improving the water efficiency of new homes.
- 16.1.2 Negative effects upon the experience of Ashby Castle (views from atop) have been identified as a result of the Money Hill development. Whilst much of this area already has planning permission, further development is only likely to exacerbate any changes to the setting of the countryside viewed from atop the castle. It is important that the next phases of development are carefully designed to ensure that long range views from the castle are protected, as well as introducing landscaping measures to ensure that development is well supported by green infrastructure and open space. Despite mitigation on site, an element of change will still occur, so negative effects are recorded. However, these ought to reduce over time as construction phase's end and new trees/vegetation matures.
- 16.1.3 Generally, the Plan has been positively prepared, and there was little scope for suggesting mitigation measures, as few negative effects were identified. However, as the plan was being developed, the draft policies were subjected to SA, and a small number of mitigation and enhancement measures were suggested through the SA. This led to positive changes to policies Ec2, Ec3, , En1 and En4 as outlined in the previous section.
- 16.1.4 Table 16.1 below presents a summary of the effects identified for each SA topic.

**Table 16.1 – Summary of cumulative effects of the Local Plan on the SA objectives**

SA1 Housing	SA2 Health	SA3 Communities	SA4 Economy / SA5 Employment	SA6 Town centres	SA7 Travel	SA8 Low carbon energy	SA9 Flooding	SA10 Biodiversity	SA11 Heritage	SA12 Landscape	SA13 Land and soil	SA14 natural resources	SA15 Pollution
↑	↑	↔	↑	↑	↑	↑	↑	↑ ↓	↑ ↓	↑	↓	↑	↑ ↓

Summary of effects	Monitoring measures
<b>Housing (SA1)</b>	
<p>The spatial strategy (with supporting housing policies) will have a <b>significant positive effect</b> on the baseline by seeking to meet the objectively assessed housing need for the district (which takes into account the need to support economic growth). Given that a large proportion of this housing is already committed, the likelihood of this housing being delivered is considered to be high (although market factors will clearly be important). A further strategic housing allocation in Ashby de la Zouch will also help to deliver affordable housing in an area of relatively high house prices, which is positive for local communities in this area.</p> <p>In general, the development management policies in the plan are supportive of housing growth, and are likely to add to the attractiveness of development, rather than act as a barrier.</p> <p>The plan is considered likely to have a <b>significant positive effect</b> on the baseline position.</p>	<p>Annual number of housing completions and percentage of annual targets/projections.</p> <p>Annual number of affordable dwellings delivered and percentage of target.</p>
<b>Health and wellbeing (SA2)</b>	
<p>The Plan incorporates measures delivering <b>not significant positive effects</b> on the health and wellbeing of the District's population. The Plan aims to provide sufficient housing (including affordable housing) and employment opportunities for the District's population which would have a positive effect on their wellbeing. In addition, the Plan incorporates policies (including EN1-EN6, S4, and IF3), which aim to protect and enhance the natural environment, and open space throughout North West Leicestershire, which would have a positive effect in terms of promoting healthy lifestyles in the district.</p> <p>A requirement to deliver new community services and facilities throughout North West Leicestershire and improve existing services and facilities (IF1 and IF2) should have a not significant positive effect on the health and wellbeing of the District's population through ensuring good access to key services and facilities.</p> <p>Only Policy Ec2 in the Local Plan is determined to have a <b>significant positive effect</b> on the baseline by providing employment opportunities in Ashby de la Zouch. In combination however, there could be synergistic effects which could lead to a further <b>significant positive effect</b> on health and wellbeing in the longer term. For example, residents would be more likely to be able to access a job and affordable housing, have access to good quality environments and community facilities, and have better facilities for walking and cycling. Together, these factors could make a difference to health and wellbeing, which is the product of a complex relationship between multiple factors.</p>	<p>Net change in the amount of open space.</p> <p>Financial contributions to open space provision.</p> <p>Net loss / gain in community facilities.</p> <p>Health profile monitoring.</p>

Summary of effects	Monitoring measures
<b>Communities, town and village centres (SA3 / SA6)</b>	
<p>There is a strong focus in the Plan to ensure vitality and viability of existing town and local centres. By directing an appropriate level of growth to settlements, this should help to support local businesses, without having an undue adverse effect on the character of settlements, which is important in terms of community identify and attracting visitors.</p> <p>Growth at towns and villages may offer the opportunity to enhance community infrastructure through securing developer contributions. The Plan sets out an appropriate policy framework for achieving this.</p> <p>Economic policies are likely to have a <b>significant positive effect</b> on the town and village centres baseline position. In combination with other policies in the Plan, the overall effect would still be a <b>significant positive effect</b> on the town and village centres.</p>	<p>Vacancy rates in town and village centres.</p>
<b>Economy and Employment (SA4 / SA5)</b>	
<p>The Plan seeks to provide sufficient land to support employment opportunities throughout the District. There is also support for economic diversification in rural areas, increased visitor attractions and protection of good quality employment land.</p> <p>The policies in the Plan seek to provide sufficient housing to support economic growth and to improve accessibility through infrastructure improvements. Overall, a <b>significant positive effect</b> is predicted.</p>	<p>Employment land lost to other uses.</p> <p>Number of visitors / day trips to visitor attractions.</p> <p>Commuting trends.</p>
<b>Travel (SA7)</b>	
<p>As a large proportion of development has already been committed, infrastructure will have been secured that minimise impacts on transport. For any further development, the Plan directs housing and employment towards the main settlements which will help to ensure that existing facilities and public transport links will be in close proximity. However, Increased development in the main towns (as directed by the settlement hierarchy) is likely to lead to further travel by private car, which is the most prevalent form of travel in the District. In areas of greatest development such as Coalville and Ashby de la Zouch, this could lead to increased congestion at peak times.</p> <p>Plan policies encourage the development of sustainable modes of transport in new development, seek to ensure that infrastructure is upgraded as necessary, and also support the re-opening of the National Forest Rail Line. These measures will each help to minimise additional car traffic and promote sustainable modes of travel.</p> <p>Overall a <b>not significant positive effect</b> is predicted. Whilst the Plan will encourage shorter trips, and more sustainable modes of travel, the influence of the policies is not considered to be high; given that the majority of development (and mitigation) has already been established, and the predominant mode of travel would remain the private car.</p>	<p>Financial contributions towards transport infrastructure improvements.</p> <p>Ratio of workplace- based employment to residence- based employment.</p> <p>Proportion of new housing developments within 400m of a bus stop/rail station, primary school.</p> <p>Peak time congestion and traffic count monitoring.</p> <p>Public transport use monitoring.</p>

Summary of effects	Monitoring measures
<b>Climate change: Low carbon energy (SA8)</b>	
<p>The spatial strategy is unlikely to have a significant influence on whether development is able to achieve carbon emissions reductions.</p> <p>Most policies in the Plan could have positive implications for climate change mitigation and adaptation, but they are unlikely to have an effect on the baseline position as they reflect principles set-out in national policy. However, identifying potentially suitable areas for wind energy is an important step towards the development of such energy schemes. Consequently, a <b>not significant positive effect</b> is predicted overall.</p>	<p>Renewable energy capacity installed by type.</p> <p>Domestic emissions per capita (tonnes).</p>
<b>Climate Change: Flooding (SA9)</b>	
<p>The distribution of housing and employment (through committed development) could potentially lead to development in areas at risk of flooding such as Castle Donington and Kegworth. However, a large amount of development has already been examined through the planning system and flood risk assessments will have formed part of this process as necessary.</p> <p>Any further development (guided by the settlement hierarchy) would also need to satisfy policy requirements on flooding, which would ensure that development did not take place in areas at risk of flooding and / or would secure appropriate mitigation. A <b>neutral effect</b> is predicted.</p> <p>Policy Cc2 will help to ensure that flood risk does not increase as a result of new development, whilst Cc1 encourages the use of sustainable drainage systems and green infrastructure to manage flooding. This should lead to a <b>not significant positive effect</b>.</p>	<p>Number of strategic flood risk assessments undertaken.</p> <p>Applications granted contrary to Environment Agency advice.</p> <p>Net change in surface water run off rates.</p>

Summary of effects	Monitoring measures
<b>Biodiversity and Geodiversity (SA10)</b>	
<p>Given that the majority of housing development is already ‘committed’, there is limited potential for the Local Plan to influence where the bulk of housing will come forward and therefore, the effects on biodiversity are limited.</p> <p>Allocations for additional housing growth in Ashby de la Zouch could lead to further discharge from Pockingham waste water treatment works, with the potential for negative effects on water quality (and thus biodiversity) in the River Mease Catchment. However, there is currently sufficient capacity at the works to accommodate this development, and Policy En2 would seek to manage further development that could have an adverse effect on the River Mease Catchment. The site appraisal identified that there are potential local wildlife sites that could be affected. Development would, however, be required to adhere to policies in the Local Plan seeking to avoid effects on biodiversity and enhance green infrastructure; which is potentially positive. Consequently an <b>uncertain effect</b> is identified with regards to effects on local wildlife.</p> <p>In combination, there is potential for the policies in the Plan to have a <b>significant positive effect</b> on biodiversity associated with new developments through policies that seek to reverse habitat fragmentation, enhance green infrastructure, protect water quality and implement natural drainage systems. Potential <b>not significant negative effects</b> could occur as a result of strategic and local highways improvements.</p>	<p>Net loss / gain in priority habitats and local wildlife sites.</p> <p>Biodiversity enhancement secured through new development.</p> <p>Habitat Regulations Assessments undertaken</p> <p>Development requiring compensation and % with appropriate schemes secured.</p>
<b>Landscape and land (SA12 / SA13)</b>	
<p>The majority of development proposed in the Plan is already committed, and it is assumed that potential impacts on landscape have been deemed to be acceptable. The Plan directs further proposed new development towards the larger settlements thereby helping to protect rural landscapes from potential adverse effects. Policy S4 also provides stringent measures for the protection of landscape for new development in the countryside, which is a <b>significant positive effect</b>. New housing and employment development has the potential for negative effects, but these are not considered to be significant as there would be a need to adhere to the policies within the Local Plan that seek to protect and enhance landscapes.</p> <p>The Plan also emphasises the importance of protecting and enhancing landscape character; specifically within Areas of Separation, within the National Forest and Charnwood Forest Regional Park. It is probable that development contributions will be secured to contribute to enhancements in these areas, which in combination would also be considered a <b>significant positive effect</b>.</p> <p><b>Not significant negative effects</b> are also predicted as there would be a loss of agricultural land classified as best and most versatile as part of the allocation of Money Hill. As further developments come forward there is also potential for further effects on agricultural land and landscape.</p>	<p>Community perception of changes to their settlements.</p> <p>Landscape character assessments undertaken.</p> <p>Development permitted in the countryside (Ha)</p> <p>Financial contributions towards enhancements in the National Forest.</p> <p>Net loss of best and most versatile agricultural land.</p>

Summary of effects	Monitoring measures
<b>Built and historic environment (SA11)</b>	
<p>Policy H3 locates a significant development within proximity of the Ashby de la Zouch Conservation Area and within the setting of Ashby Castle. The predicted effects upon the Conservation Area are not likely to be significant given that policy He1 and D1 will need to be implemented. However, the development of Money hill for housing and employment presents the potential for <b>significant negative effects</b> on the experience of the castle (on views from atop the castle) in the short term, and <b>not significant effects</b> in the longer term (once construction phases have been completed and any new trees/vegetation has matured). Though it ought to be possible to reduce the effects of this development, some change to character is inevitable and so a not significant negative effect is predicted. The Council has amended policies H3 and Ec2 in response to these concerns, and thus the magnitude and likelihood of effects occurring ought to be reduced somewhat (potentially reducing the significance of the negative effect in the short term). This is positive, but a degree of uncertainty remains, as the success of the policy clauses will depend upon appropriate measures being agreed at design stage and these being implemented successfully. Careful monitoring is recommended.</p> <p>Where new (or 'full') applications for development are submitted, or where existing planning permissions expire, there is potential for the policies in the Local Plan (particularly He1 and D1) to have a not significant positive effect in terms of ensuring the need to protect and enhance the District's built and natural heritage.</p> <p>The in-combination effects of all the plan policies are not considered to be significant because they are largely reflective of national policy principles and legislation, which would already provide protection and enhancement for the historic environment.</p>	<p>Conservation Area Assessments – Changes in character compared to previous assessments.</p> <p>Change in the number and condition of heritage assets 'at risk'.</p> <p>Community perception of changes to their settlements.</p> <p>Feedback on customer experiences at Ashby Castle.</p> <p>Planning conditions established to ensure that significant effects on the setting of Ashby Castle are minimised during construction and occupancy of the development at Money Hill.</p>
<b>Natural Resources (SA14)</b>	
<p>Although it is reasonable to assume that new development will lead to increased use of natural resources and increased generation of waste, much of this development is already committed, and so these effects cannot be attributed directly to the Plan.</p> <p>For further development that comes forward, the Plan is likely to have a limited influence on the ability to secure developments that make the use of resource efficient materials and minimise waste. These factors are largely dealt with through National Housing Standards and Building Regulations. However, the Plan seeks to distribute development to areas that make best use of existing infrastructure, which should help to reduce the need for new construction materials.</p> <p>Policy Cc1 also identifies areas of potential suitability for wind energy development, which is a not significant positive effect.</p> <p>Overall, a <b>not significant positive effect</b> is predicted.</p>	<p>Cost of waste disposal per capita.</p> <p>Levels of recycling, composting and reuse.</p> <p>% of housing developments achieving water efficiency standards.</p>

Summary of effects	Monitoring measures
Pollution (SA15)	
<p>The level of new development planned over the plan period will increase demand for water resources, increase emissions to the air and increase discharges to water, potentially affecting the quality of these resources. However, as the majority of new housing and economic development required already benefits from planning permission, it is assumed that the potential impact on water resources and quality, air, light and noise pollution was considered and deemed to be acceptable (taking mitigation and cumulative effects into account).</p> <p>Development management policies in the Plan are considered appropriate to minimise the effects of further development upon air quality, water quality and residential amenity (noise and light pollution). In particular, policies that promote the development of pedestrian and cycle links, and seek to achieve enhancement to the quality and amenity of water, should help contribute to a <b>not significant positive effect</b> on the baseline situation.</p> <p>Development of Money Hill in Ashby de la Zouch is expected to increase car travel, which would have a <b>not significant negative effect</b> on air quality in this area.</p>	<p>Air quality monitoring.</p> <p>Achievement of water framework directive targets.</p>

## 17. Next steps

- 17.1.1 This SA Report has been prepared to support the Proposed Publication Local Plan. Consultation on this version of the Plan is taking place from 4th August 2016.
- 17.1.2 Following consultation on the Plan, the Council will take into account any consultation responses and the findings of sustainability appraisal before submitting the Local Plan for examination.
- 17.1.3 The timetable moving towards adoption of the Plan is set out in Table 17.1 below.

*Table 17.1 – Timetable*

Date	Milestone
4 July to 15 August 2016	Submission consultation
September 2016	Submission To be confirmed
September 2017	Adoption

- 17.1.4 At each of these stages, it may be necessary to undertake additional iterations of SA to account for changes/modifications to the Plan.

### Monitoring

- 17.1.5 At the current stage (i.e. within the SA Report), there is a need to present measures envisaged concerning monitoring. As such, Table 16.1 suggests measures that might be taken to monitor the effects (in particular the negative effects) highlighted by the appraisal of the Plan (see Part 3 of this SA Report).

### Consultation questions

- 17.1.6 The following questions have been prepared to help identify any key issues that stakeholders wish to raise concerning the SA Report. This ought to help focus attention on the critical aspects of the SA process and identify if there are any important omissions, or whether there is general support for the findings and approaches taken.
- Do you think the scope of the SA remains appropriate?
  - Do you think the methodologies used to assess effects are appropriate?
  - Do you think that we have covered a reasonable set of alternatives for the growth and distribution of housing land? If not, what alternative approaches do you think we should have tested and why?
  - Do you think we have appraised a reasonable set of site options? If not, which sites should we have tested and why?
  - Do you think the alternatives have been tested in a consistent, fair manner?
  - Do you agree with the findings outlined in the SA Report?

# *Appendices*

# Appendix A: Appraisal of housing growth alternatives

## The reasonable alternatives

This appendix sets out an appraisal of three reasonable alternatives for the growth of housing across the district. The three alternatives are described below.

*Alternative A* – Plan for development on the basis that there is no need to allocate further development over and above that committed development which it is anticipated is likely to be delivered up to 2031 (9600).

*Alternative B* - Meet the full objectively assessed need. Under this approach, there would be a need to provide an additional 800 dwellings to ensure that the target of 10,400 is achieved. This could be distributed in a number of ways – but it is assumed the settlement hierarchy would guide development, unless constraints dictate otherwise. Where possible, an explanation of the effects of different distribution possibilities is given.

*Alternative C* – Meet a higher level of housing need as proposed by Gladmans (12,740). Under this approach there would be a need to provide an additional 3140 dwellings as well as committed development. This could be distributed in a number of ways. However, it is assumed the settlement hierarchy would guide development, unless constraints dictate otherwise. Where possible, an explanation of the effects of different distribution possibilities is given.

## Appraisal methodology

The appraisal identifies and evaluates ‘likely significant effects’ on the baseline / likely future baseline associated with each alternative, drawing on the sustainability topics and objectives as a methodological framework.

The task of forecasting effects is inherently challenging due to:

- The high level nature of the policy measures under consideration;
- Being limited by definition of the baseline and (in particular) the future baseline;
- The ability of developers to design out/mitigate effects during the planning application stage.

In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made.<sup>15</sup>

It is important to note that effects are predicted based upon the criteria presented within the SEA Regulations.<sup>16</sup> So, for example, account is taken of the nature of effects (including magnitude, spatial coverage and duration), the sensitivity of receptors, and the likelihood of effects occurring as far as possible. The potential for ‘cumulative’ effects is also considered. These effect ‘characteristics’ are described within the appraisal as appropriate under each sustainability topic. A table is also presented under each topic summarising the predicted effects and their characteristics (i.e. namely whether they are significant or not).

For each alternative, one of the following symbols has been allocated for each SA topic.

Major negative effect	xxx	Minor positive effect	✓
Moderate negative effect	xx	Moderate positive effect	✓✓
Minor negative effect	x	Major positive effect	✓✓✓
Neutral effect	↔	Effects are unclear	?

**NB: Positive and negative effects are considered to be significant (to differing degrees).**

<sup>15</sup> As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>):

"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."

<sup>16</sup> Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Housing (SA Objective 1)						
	A. No more than committed developments (9,600)	✓	B. Meet the identified housing target (10,400)	✓✓	C. Higher growth (12,740)	✓✓✓ ✗
<b>Nature of effects</b>	<p>New development will provide market and affordable housing throughout the district in accordance with the settlement hierarchy. This will improve access to housing for different social groups. Under alternative B, the full objectively assessed need would be met, whilst under alternative A, this would be less likely. Under alternative C, housing supply would exceed the expected demand. Whilst ensuring housing supply for the North West Leicestershire area, an oversupply of dwellings may saturate the market, and drive local prices down and stagnate the local market.</p> <p>The distribution of housing being given permission in the district is favouring the Coalville urban area and the other larger settlements (e.g. Ashby, Measham, Castle Donington, Ibstock and Kegworth). Of the total permissions over 80% were in these areas.</p>					
<b>Sensitivity of receptors</b>	<p>In general, rural homes are less affordable than urban homes. There is a need for more affordable housing in all parts of the district, with particular need in areas where housing prices are highest, such as the rural area and in Ashby-de-la-Zouch.</p>					
<b>Likelihood of effects</b>	<p>The Council has made allowance for the commitments that may not come forward over the plan period. It is therefore very likely that the 9600 units would be delivered over the plan period. In the event that permissions lapse, it is still considered likely that this level of housing would be delivered, as further development proposals would still be expected to come forward and a proportion would be expected to be approved. Under alternative B, an additional 800 dwellings would need to be delivered to achieve the housing target. It is considered likely that these would be secured given that there would be allocations in the Local Plan to achieve this. Under Alternative C, an additional 3140 dwellings would be planned (in addition to commitments and completions), significantly exceeding the OAN. Whilst there may potentially be sufficient sites that could accommodate this level of growth it is uncertain whether this level of development would actually be delivered.</p>					
<b>Significance</b>	<p>Given the high level of committed developments, each alternative is likely to help deliver the full objectively assessed need in the district over the plan period. However, for alternative A, there would be a shortfall that would need to be met through windfall development. Therefore, only a minor positive effect is predicted for Alternative A. Alternative B is more positive than A; as it would meet the full objectively assessed housing need. Alternative C, whilst meeting and exceeding the need, might actually have a negative effect by saturating the local market, therefore, the effects upon housing are predicted to be both positive in some respects and negative in others.</p>					

Health and Wellbeing (SA Objective 2)						
	No more than committed developments 9,600)	✓	B. Meet the identified housing target (10,400)	✓?	C. Higher growth (12,740)	✓✓/x ?
<b>Nature of effects</b>	There is the potential for growth to support regeneration, and in turn support the achievement of health and well-being objectives. The distribution of housing being given permission in the district is favouring the Coalville urban area and Rural Centres (e.g. Ashby, Measham, Castle Donington, Ibstock and Kegworth). Of the total permissions over 80% were in these areas and the settlement hierarchy is likely to continue this trend. Therefore the majority of new housing will be located in areas with good access to facilities, services and jobs.					
<b>Sensitivity of receptors</b>	There are pockets of health deprivation in the district, particularly in the Coalville urban area.  Noise around the East Midlands Airport means that development in Castle Donington could lead to wellbeing issues for residents.					
<b>Likelihood of effects</b>	The Council has made allowance for the commitments that may not come forward over the plan period. It is therefore very likely that the 9600 units would be delivered over the plan period. In the event that permissions lapse, it is still considered likely that this level of housing would be delivered, as further development proposals would still be expected to come forward and a proportion would be expected to be approved. Under alternative B, an additional 800 dwellings would need to be delivered. It is considered likely that these would be secured given that there would be allocations in the Local Plan to achieve this. Under alternative C, an additional 3140 dwelling units would need to be delivered. It is uncertain whether this target would be met in full, or where this would be located, but there is an assumption that following the hierarchy there would be further growth in Coalville, followed by higher levels of growth at key centres and other settlements.					
<b>Significance</b>	Given the high level of committed developments, alternative B is likely to deliver the full objectively assessed need in the district over the plan period. Given that the majority of this would be likely to come from committed development, the effects are not considered to be major. However, the location of further development (for B and C) would determine what the effects would be. Increased development to Coalville in particular (following the settlement hierarchy) could help to further support regeneration initiatives, having a more positive effect on health and wellbeing for Alternative C (and to a lesser extent alternative B) compared to alternative A. Alternative C could potentially offer even more support to regeneration initiatives in Coalville; however it may also increase development within the urban areas to a point where it has a negative effect on the local area (for example an increase in traffic, effects on green gaps). Increased development in the key centres and villages could also help to provide affordable housing in a greater variety of settlements. However, increased development in 'less sustainable' locations may be necessary to meet this level of need, and thus there could be effects upon the capacity of health and education services, as well as how communities view their areas. Therefore, the effects are predicted to be mixed, with both positives and negatives being felt by different groups and in different parts of the district. There remains uncertainty, as the precise distribution of development is not established for any of these growth scenarios.					

**Employment and the Economy (SA Objectives 4 and 5)**

	<b>A. No more than committed developments (9,600)</b>		<b>B. Meet the identified housing target (10,400)</b>		<b>C. Higher growth (12,740)</b>	
<b>Nature of effects</b>	<p>The delivery of new housing will support the economy in a number of ways.</p> <ol style="list-style-type: none"> <li>1. Through direct employment and economic activity generated through house building. The magnitude of effects would be considerable, as the levels planned for in each alternative would require relatively high levels of completions throughout the plan period. This is more prominent for alternative C and to a lesser extent alternative B.</li> <li>2. By helping to provide accommodation for local workers; maintaining a strong local labour force and thereby helping to attract investment into the area.</li> <li>3. New housing development located in areas of high employment opportunities could have positive effects by reducing the need to commute.</li> <li>4. Housing in rural areas could have positive effects by supporting growth in local service centres and villages that can take advantage of the growing tourist and woodland economies.</li> <li>5. Whilst more dwelling units are likely to increase spending within the local economy, the development of substantial numbers beyond the OAN (under Alternative C) may increase competition for work and employment opportunities.</li> </ol>					
<b>Sensitivity of receptors</b>	<p>A key aim is to contribute to sub-regional economic growth objectives, and in particular to support the achievement of objectives for the five growth areas across Leicestershire identified by the Leicester and Leicestershire Local Enterprise Partnership Strategic Economic Plan.</p> <ul style="list-style-type: none"> <li>• One growth area is the East Midlands Enterprise Gateway focussed upon existing major economic activities in the north of the district (principally East Midlands Airport, East Midlands Distribution Centre and Donington Park) and potential major employment opportunities associated with the development of a Strategic Rail Freight Interchange (SRFI) west of Junction 24 of the M1 and north of East Midland Airport.</li> <li>• Another growth area is the Coalville Growth Corridor along the A511 from Junction 22 of the M1 to Junction 13 of the A42.</li> <li>• Furthermore, parts of the District lie within the National Forest. This provides a range of economic opportunities including tourism and leisure, as well as emerging economic opportunities such as the woodland economy.</li> </ul> <p>Partly because of its accessibility, the area has proved attractive to inward investors, and has recently seen high levels of employment growth. There is good availability of jobs in the district, but these are not necessarily accessible to some communities. For example areas of high job density to the North are not matched by areas of population density (such as Coalville).</p> <p>The Leicestershire Local Transport Plan 3 2011 (LTP3) identifies that local job provision is more important to low-skilled workers and those providing low-skilled opportunities due to the travel cost constraints, and there remain areas of spatial mismatch between the supply of jobs and workers for the lower-skilled.</p>					
<b>Likelihood of effects</b>	<p>New housing is considered likely to be delivered over the plan period due to the recovering economy and the fact that the majority of housing is already 'committed' (and thus more easily brought forward). Additional development under alternative B is considered likely to come forward, as it will be allocated in the Plan and is within the identified needs. It is assumed that this would be on suitable, available land. It may be more difficult to secure the number of proposed dwellings under alternative C depending upon the deliverability and appropriateness of sites (as well as other market factors),. The trajectory of the local economy becomes more difficult to predict over time. Therefore, predicting the effects of increased housing and population is difficult to ascertain.</p>					
<b>Significance</b>	<p>Alternative A would have a neutral effect on the economy in terms of creating jobs and local spending, as the level of development proposed is already committed and would be likely to come forward anyway. The local economy is already fairly healthy and is recovering. Alternative B would have a minor positive effect as it would meet the full housing need taking into account the projected growth in employment opportunities. Therefore, this would help to support a stronger local workforce. Alternative C would also have a major positive effect on the economy by providing even further housing choice and flexibility. This would create more jobs in construction as well as supporting a stronger local workforce and the local economies of towns and (some) villages. An over provision of housing may even increase in-migration, which would further strengthen the labour force. However, whether this would lead to increased competition for jobs is uncertain. The presence of the East Midlands Enterprise Gateway ought to ensure that there are sufficient jobs to support local communities.</p>					

**Communities and Town Centres (SA Objectives 3 and 6)**

	<b>A. No more than committed developments (9,600)</b>		<b>B. Meet the identified housing target (10,400)</b>	<b>?</b>	<b>C. Higher growth (12,740)</b>	
<b>Nature of effects</b>	<p>Increased growth has the potential to support the vitality and viability of town centres. The nature of effects would depend upon the distribution of development. Under alternative A, all the planned development already has permission, and therefore, there would be limited effects other than what are already likely to occur as this development is built out. The majority of development would take place in the urban areas of Coalville and the rural service centres of Ashby de la Zouch, Measham, Ibstock, Castle Donington and Kegworth.</p> <p>Development also has the potential to deliver improvements to community infrastructure through developer contributions, which could help to improve access to open space, leisure, and essential facilities.</p> <p>Too much growth in a settlement without supporting infrastructure could have negative effects on services, as well as affecting the perception of what makes that settlement unique. This could be a substantial issue for Alternative C, depending upon where the growth was distributed. It is likely that a greater level of growth would need to occur in service centres and potentially smaller villages. Due to the constrained nature of some village facilities, development could therefore put further pressure on services in these areas and / or encourage unsustainable patterns of travel as residents would need to travel to higher order settlements to access services and facilities.</p>					
<b>Sensitivity of receptors</b>	<p>Rural areas are not as well served by essential facilities, and without substantial growth and supporting infrastructure, further growth would be likely to put pressure on existing public services. However, additional housing could help to support the vitality of local shops.</p> <p>The principal town, and key centres are better served by a range of services, and therefore more able to accommodate further growth. Development focused to these areas is also more in keeping with the SA Objectives which provide a particular focus on the town centres of Coalville and Ashby.</p>					
<b>Likelihood of effects</b>	<p>The development of housing is considered likely to lead to increased local spending, at least on food shopping and local services. These effects would be expected to be permanent and would increase as further development was secured. Under alternative A, all development has already been committed, and therefore, the local plan is likely to have a limited effect on communities further than the growth that will already occur. Alternative B would see further growth in housing. The likelihood of effects occurring would be fairly high, given that new housing in any of the centres would be supported. Under alternative C, there would be a prominent increase in housing in the centres, thus effects would be more noticeable. There would likely be greater demand for services to accommodate the increase in population.</p>					
<b>Significance</b>	<p>Alternative A is likely to have a neutral effect on communities and town centres, as there would be limited growth beyond that which is already committed. Alternative B would have an effect on those settlements that were allocated additional growth. The significance of the effects would depend upon where this development was distributed. Following the settlement hierarchy, it would be assumed that a large proportion would be allocated to Coalville, Ashby de la Zouch and the other rural centres, which could have minor positive effects in terms of supporting viability and vitality of these town centres. An uncertain effect is predicted at this stage though. Under alternative C, it is anticipated that most of the growth would be concentrated in the higher order settlements in line with the hierarchy, which ought to support more vibrant and successful centres. However it could also need to be distributed amongst smaller centres and villages. Should higher levels of development be distributed to such lower order settlements, there may be increased pressure on the local services available. This could have a negative effect as the potential to expand these areas does not exist in some areas, and / or the amount of growth would be unlikely to generate the critical mass to support entirely new services.</p>					

Travel (SA Objective 7)						
	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	x	C. Higher growth (12,740)	xx
<b>Nature of effects</b>	<p>There are no train stations within the District and bus services are variable with the larger settlements best served. As the District is very well connected in terms of the strategic road network, travel to work is dominated by the car. Some 74.6% of the District's population travel to work by car. This is higher than the UK average (70.6%) and the 13th highest in the country.</p> <p>Increased car dependency leads to road congestion, parking problems, air pollution, road accidents and CO<sub>2</sub> emissions. Growth at the East Midlands Enterprise Gateway could lead to a particular increase in road traffic along strategic road routes to the North as more commuters travel to work in this area. The private car will continue to be the primary mode of airport access, but the Council will work with partners to encourage wider public transport use by developing the network of bus routes and services.</p> <p>Alternative A does not plan for further growth compared to that which is already committed. Alternative B would lead to the development of at least 800 further dwellings in total. Alternative C would result in the development of a further 3140 dwelling units, and associated impacts on local transport infrastructure and services.</p>					
<b>Sensitivity of receptors</b>	<p>Existing congestion:</p> <ul style="list-style-type: none"> <li>At Coalville - The A511 is subject to congestion as it passes through the town, especially during peak hours.</li> <li>At Ashby - Congestion is often an issue at Junction 13 of the A42, but within the town itself the majority of problems created by through traffic have been removed by the construction of the A511 bypass in 2002.</li> <li>At Castle Donington - there are traffic queues during peak hours along High Street and Bondgate, and an Air Quality Management Area has been declared on High Street.</li> </ul> <p>With regards to public transport:</p> <ul style="list-style-type: none"> <li>Public transport services are more comprehensive in Coalville, followed by the Rural Service Centres and lesser still for the rural areas.</li> </ul>					
<b>Likelihood of effects</b>	<p>Effects on congestion and travel patterns are unlikely to occur under alternative A, which only plans for development which is already committed (and is assumed traffic impacts were assessed and mitigated as part of the planning process and S106 agreements). Alternative B will contribute to an increased level of car travel where new development occurs. It is uncertain where this would be without exploring the distribution, but there would be an overall increase in trips over the plan period. Alternative C would see a further increase in expected trips given the substantially higher levels of growth. Assuming development followed the settlement hierarchy, the increased level of development in Coalville and Ashby de la Zouch could contribute to congestion, whilst further growth in the key centres and rural areas in particular could increase reliance on car travel and perpetuate poor accessibility from rural areas.</p>					
<b>Significance</b>	<p>Alternative A would have a neutral effect as the level of development has already been committed and it is assumed that impacts on traffic would have already been considered and dealt with appropriately. Alternative B would have a minor negative effect on the baseline as it would lead to increased car trips and potential congestion depending upon the location of this development (for example, a focus on Coalville could lead to further congestion, whilst a dispersed approach would lead to less localised issues but greater need to travel overall due to poorer public transport links). Alternative C is likely to have a moderate negative effect on accessibility. Should the majority of development occur within the high-order areas (Coalville urban area and Ashby de la Zouch rural service area); there will be an increased demand for public travel services, or an increase in car travel which is likely to result in congestion. Should the development be distributed to lower order settlements, a need might arise to increase the capacity of the local infrastructure to cater to the increased population. Given that this is unlikely to be funded through development, the pattern of growth would therefore place more people in areas with poor accessibility.</p>					

**Climate Change (SA Objectives 8 and 9)**

	<b>A. No more than committed developments (9,600)</b>		<b>B. Meet the identified housing target (10,400)</b>		<b>C. Higher growth (12,740)</b>	
<b>Nature of effects</b>	<p>Alternative A will not plan for more development than that which is already committed. However, it is likely that further development proposals would come forward, that would need to be considered. Alternative B plans for a further 800 dwellings. It is reasonable to assume that new development will lead to increased use of energy, however, development has the potential to incorporate sustainable design; centralised and low carbon energy measures; and green infrastructure measures, which can have a positive effect in terms of reducing carbon emissions and adapting to the effects of climate change such as increased flood risk.</p> <p>New development in principal towns and key service areas could help to sustain public transport services, reducing car dependency and associated emissions. Alternative C would deliver a substantially higher level of growth, which would have associated increases in energy use for construction, travel and homes.</p>					
<b>Sensitivity of receptors</b>	<p>Fluvial flooding represents the primary source of flood risk, with the northern part of the District (Kegworth across to Castle Donington) having the highest risk of fluvial flooding from the rivers Trent and Soar. Other areas at risk of flooding are central Ashby-de-la-Zouch and parts of the wider Coalville Urban Area including Thringstone and Whitwick. The District has a sewerage system mainly based on Victorian sewers, which presents a local risk of flooding.</p>					
<b>Likelihood of effects</b>	<p>All new development should seek to incorporate climate change and adaptation and design measures in line with the NPPF to combat the effects of changing weather patterns and to secure energy efficiency performance. Therefore, new development of the scale planned for under alternatives A and B is not expected to have a negative effect. Alternative C would provide more housing than is needed, and therefore, the level of energy use overall would be higher.</p> <p>Inappropriate site selection for housing distribution can exacerbate the risk of flooding in an area prone to flood risk. However, this is considered unlikely to happen for Alternatives A and B, given the need to apply the sequential test and the availability of land across the district to meet an additional 800 dwellings. For alternative C, there would still be land available outside of flood risk areas to exceed the OAN. However, an overall increase in development would require greater management of drainage and potential upgrades to ensure that wastewater and surface water run-off could be managed. The application of sustainable drainage systems should help to minimise any adverse effects though.</p> <p>Coalville and Ashby-de-la-Zouch, lie within the 'heart of the National Forest', an area that implements a National Forest Design Charter with place making principles that reinforce design orientated policies such as the use of natural materials such as wood, the environmental performance of buildings and spaces and the use of green and blue infrastructure. Therefore new development is considered likely to be built to a higher standard of design, with positive implications in terms of climate change adaptation. The level of development in these areas would be likely to be higher for Alternative B and Alternative C in particular.</p>					
<b>Significance</b>	<p>Alternative A is predicted to have a neutral effect as no further development is planned for than is already committed. Although further development proposals would still come forward, these would be required to meet national standards for energy and water efficiency and it would also be expected that climate change adaptation was taken into consideration. For Alternative B, there would be an additional 800 homes planned for. Although it is unclear at this stage where this would be located<sup>17</sup>, it has been assumed that the development could be located in areas away from flood risk, and could help to <u>enhance</u> green infrastructure if appropriate landscaping and SUDs schemes are secured as part of development. The effects are considered to be minor due to the relatively small quantum of growth concerned.</p> <p>Given the number of proposed dwellings under alternative C, it is likely that there would be negative effects on climate change through an overall increase in emissions associated with construction and travel. It ought to be possible to secure development away from areas at risk, but the overall increase could have negative implications for drainage and wastewater infrastructure that would need to be explored at a strategic level. Conversely, development at this scale could help to contribute to improvements to the green infrastructure network and homes would be of higher quality design than much of the existing stock, creating more resilient places for people to live.</p>					

<sup>17</sup> The distribution of development was not finalised when the appraisal of housing growth options was undertaken, hence there is a degree of uncertainty over some of the potential effects.

**Biodiversity and geodiversity (SA Objective 10)**

	<b>A. No more than committed developments (9,600)</b>		<b>B. Meet the identified housing target (10,400)</b>	<b>?</b>	<b>C. Higher growth (12,740)</b>	<b>x ?</b>
<b>Nature of effects</b>	<p>Housing development could require the release of land which could result in loss or fragmentation of biodiversity and geodiversity. Sites adjacent or in close proximity to protected sites (SAC, SPA, SSSI, LNR) present the potential for adverse effects on ecological and geological sites from an increase in growth in the local area (<i>through increased disturbance, visitor pressure, or pollution</i>).</p> <p>Alternative A plans for a level of development that would be delivered through committed proposals. It is assumed that biodiversity issues have been picked and mitigated appropriately through the planning process. Although this quantum of development could have cumulative effects on biodiversity that may not have been picked up at project level, these developments are now committed, so this is essentially the baseline position, and the Local Plan would not be anticipated to have further effects unless additional development was planned for such as for Alternative B. Having said this, where committed developments do not come forward, the plan still aims to deliver this level of development. The development of 3140 dwelling units under alternative C unless located at a high density on (non sensitive) brownfield sites, is likely to put greater pressure on biodiversity species and habitats.</p>					
<b>Sensitivity of receptors</b>	<p>There are 17 Sites of Special Scientific Interest (SSSIs) within the District, of which two have further designations; Charnwood Lodge- a National Nature reserve, and the River Mease - a Special Area of Conservation. These sites potentially are sensitive to development in close proximity.</p> <p>The River Mease Special Area of Conservation (and SSSI) in the south west of the District is affected by water quality issues, whilst the condition of some Sites of Special Scientific Interest that are reliant upon the quality of water in this catchment is a concern. The settlement of Measham and Ashby de la Zouch lie within the River Mease catchment. Hence development has the potential to affect phosphate levels in the river or require investment in sewage treatment works.</p> <p>Coalville, Ashby-de-la-Zouch, Ibstock and Measham lay within the 'heart of the National Forest', an area that contains SSSI and LNR sites. These sites have the potential to be affected by recreational pressures, but could also benefit from enhancement measures linked to the National Forest improvement programme.</p> <p>Charnwood Lodge is a National Nature Reserve in close proximity to Coalville designated due to its geodiversity. A landscape appraisal has been undertaken to define the extent of the Charnwood Regional Park. The boundary includes parts of the Coalville Urban Area.</p> <p>There are a variety of local wildlife sites and candidate local wildlife sites throughout the District, as well as known locations for priority species such as bats, badgers and great crested newts.</p>					
<b>Likelihood of effects</b>	<p>It is unlikely that Alternative A would have any significant effects given that all development is already committed. Under Alternative B, development could potentially be allocated to settlements within the National Forest area. Given the settlement hierarchy will be used to guide development, this would most likely be a combination of Coalville, Ashby de la Zouch and / or the Service Centres. The case would be similar for alternative C, although under this proposal encroachment into the National Forest area is more likely than alternative B, and/or it may be necessary to increase development in smaller settlements across the District.</p> <p>With regards to the River Mease SAC, the Water Management Quality Plan has identified a Developer Contribution Scheme (DCS) to set out financial contributions to fund actions to reduce phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality. It is unlikely that development in these areas would be of a scale that would lead to significant effects. Under alternative C it is assumed that the balance of development would need to be met elsewhere rather than exceeding appropriate levels in the River Mease Catchment.</p>					
<b>Significance</b>	<p>Alternative A would have a neutral effect on the baseline position, as development is already committed. It is considered unlikely that further development proposals would have significant effects on biodiversity, as there would be evidence to suggest that housing needs could be met without having to release land that would harm biodiversity.</p> <p>For Alternative B, additional land would need to be released to meet an additional 800 dwellings. The effects are uncertain as it depends where this development occurs and whether mitigation/enhancement is possible. There is a broad assumption that effects could be avoided, but these issues need to be explored by testing alternative distributions to development (see appendix B).</p> <p>Alternative C is likely to have more significant effects upon local biodiversity and geodiversity assets (than alternative B) given the increase in sites required for development. An increase in sites in Coalville could put pressure on SSSIs (though recreation, or indirect loss of surrounding greenspace), particularly if development occurred on urban fringe sites to the north east of the town. Effects upon designated habitats could be more easily avoided should development be distributed across the district amongst the key service centres and local service centres (and to some villages). However, development in these locations would still present the potential for effects on locally important</p>					

	<p>wildlife sites or protected species.</p> <p>Though mitigation and enhancement measures would likely be secured to ensure that significant effects to biodiversity did not occur, negative effects may be more difficult to avoid completely at this scale of growth. A minor negative effect is predicted at this stage, at is more likely that effects would be generated at this scale of growth. However, a degree of uncertainty remains, depending upon the precise distribution of growth.</p>
--	---

**Built and Historic Environment (SA Objective 11)**

	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	?	C. Higher growth (12,740)	x?
<b>Nature of effects</b>	<p>Housing growth in any of the settlements could increase the amount of traffic through Conservation Areas and in the vicinity of Listed Buildings/Scheduled Monuments; potentially affecting their setting and condition.</p> <p>Most of the sites available for development in the 2014/2015 SHLAA (for all alternatives) do not contain listed buildings or other designated heritage assets. A direct loss of heritage assets is therefore unlikely for any alternative.</p> <p>The setting of heritage assets could potentially be affected by development of sites within the vicinity if they are not well screened, or loss of land would change the character of the area, which is part of the value of some heritage assets. The greater the scale of growth across the district, or in any particular settlement is likely to lead to more effects upon the setting of heritage assets, as well as the character of the built and natural environment.</p>					
<b>Sensitivity of receptors</b>	<p>There are Listed Buildings throughout the District, with concentrations in most built up areas and are therefore likely to be screened from most new developments at the edge of settlements. This is particularly the case for larger settlements such as Coalville and Ashby de la Zouch. There are also scheduled monuments, and heritage assets of local value throughout the district.</p> <p>There are Conservation Areas in the main settlements, which are likely to be a focus for development given the settlement hierarchy.</p> <p>The setting of heritage assets in smaller villages may be more sensitive to development, given that they are less contained by built up areas compared to the local and key service centres and principal towns.</p>					
<b>Likelihood of effects</b>	<p>Under alternative A, committed developments would be expected to come forward to meet the target. Impacts on the built environment will already have been considered, and deemed to be acceptable (although reserved matters would need to be explored).</p> <p>It is likely that effects of further development proposals (or full proposals where outline permission has been granted) on listed buildings <u>could</u> be avoided with siting, layout and design during the planning application process. Indirect effects on settlements (such as increased traffic) may occur from time to time, but the magnitude of effects is considered to be small. For alternative A, these effects should already have been assessed through the planning proposal proves, whilst for alternative B, only an additional 800 additional dwellings would be allocated.</p> <p>It is likely that Coalville, Ashby de la Zouch and Ibstock would need to absorb a substantial amount of development under Alternative C (<i>owing to availability of sites and other constraints in Castle Donnington and the other Local Service Centres</i>); Effects on heritage ought to be avoidable depending upon the location and design of developments. However, it may also be necessary to allocate development in some sustainable villages, which are typically more sensitive to change. Alternative distributions that place greater development in the local centres and sustainable villages would create similar issues. Overall, the greater scale of growth under Alternative C would be more likely to have effects upon the setting of assets and mitigation measures could prove less effective due to the cumulative effect of different developments. A minor negative effect is predicted at this stage, as it is considered likely that development could be planned to avoid and minimise effects on heritage. However, at this scale of growth, this would be more difficult to ensure, and so some effects may occur.</p> <p>The development proposed under alternative A has largely been tested through the planning process, and would be expected to come forward anyway in the absence of the Local Plan. Therefore, a neutral effect on the baseline position is predicted. For alternative B, there would be a greater level of development, that would require the allocation of land to accommodate a further 800 dwellings. It is uncertain where this would go at this stage, but it is sensible to assume that it would be at the main settlements as determined under the settlement hierarchy.</p>					

<b>Significance</b>	<p>The development proposed under Alternative A has largely been tested through the planning process, and would be expected to come forward anyway in the absence of the Local Plan. Therefore, a neutral effect on the baseline position is predicted. For alternative B, there would be a greater level of development, that would require the allocation of land to accommodate a further 800 dwellings.</p>
	<p>It is uncertain where this would go at this stage, but it is sensible to assume that it would be at the main settlements as determined under the settlement hierarchy. The magnitude of the effects would not be anticipated to be great, as there is unlikely to be a direct impact upon heritage assets. However, there could be indirect effects on the setting of the heritage assets. It would be expected that effects could be managed through avoidance of sensitive areas, and through design. However, uncertain effects have been recorded at this stage as it is not clear which sites or settlements would receive the growth.</p>
	<p>The sites which would be developed under Alternative C are also unknown, and thus the effects hard to determine. However, it is more likely that development of this magnitude could have a negative effect on the setting of heritage assets; It may be more difficult to mitigate such effects if there are multiple development sites in individual settlements, contributing to an overall shift in character. This would be a particular issue for smaller settlements.</p>

Landscape, Land and Soil (SA Objectives 12 and 13)						
	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	?	C. Higher growth (12,740)	xx?
<b>Nature of effects</b>	<p>Housing development would require the release of land with the potential to affect the openness, character and tranquillity of landscapes. Under Alternative A, committed developments have already been identified to meet the housing target, so further development would be determined through new proposals. There would be less pressure to release greenfield land under this alternative, given that the housing target would already be met through commitments.</p> <p>There would be need to release further land to meet an additional 800 dwellings under Alternative B. This could result in the need to release greenfield land, which may also be best and most versatile agricultural land. In order to accommodate an additional 3140 dwelling units under alternative C, more land would need to be released, most likely on urban fringe sites that are greenfield and classified as Grade 3 agricultural land. Depending upon the location, there could also be a loss of grade 2 land, though this should be avoided if possible.</p>					
<b>Sensitivity of receptors</b>	<p>Coalville and Ashby lie within the 'heart of the National Forest'. These are important local landscapes, which could potentially be affected by development. Conversely, these areas could also be more suitable for and benefit from enhancement measures linked to the National Forest improvement programme. Land available for development around Ashby would be likely to be Grade 2/3 agricultural land. Development around Coalville could potentially lead to the coalescence with surrounding settlements such as Whitwick and Thringstone. The sustainable villages are typically surrounded by open countryside, which is sensitive to change.</p>					
<b>Likelihood of effects</b>	<p>The likelihood of effects on landscape character depends upon the choice of sites available to meet housing targets at different settlements. Where agricultural land is affected, there would be a permanent loss of this asset that would be difficult to avoid. For alternative A there would be less pressure to develop land, whilst under Alternative B, there would be greater pressure, particularly in Coalville and Ashby de la Zouch given that these are at the top of the settlement hierarchy. This pressure would be higher again for alternative C, and would likely result in the spread of development to the edge of Coalville and/or Ashby de la Zouch, followed by lower order settlements within the settlement hierarchy. The loss of agricultural land would be very likely, which would be most likely to be classified as Grade 3. It is assumed that grade 2 land would be avoided, in-line with the NPPF requirement to protect the highest quality land, particularly if there are alternative sites of a lower quality (which there are). At this higher scale of growth, the necessity to release land in Coalville and / or around the Local Service Centre and Sustainable Villages could be increased.</p>					

<b>Significance</b>	<p>Alternative A will have a neutral effect, as it relies upon the delivery of committed development which will come forward anyway (and is therefore the baseline position). Impacts upon landscape will already have been considered for individual planning proposals and given that permission has been granted, these will have been determined to be appropriate by the Council.</p> <p>Additional land would be allocated under Alternative B. It is uncertain where this would be, so the effects on landscape are difficult to judge at this level. However, additional growth in the main settlement of Coalville could put pressure on areas where separation between settlements could be an issue. Development in other settlements would likely be at edge of settlement sites too, with differing potential to mitigate negative effects.</p> <p>Conversely, new development could help to contribute to enhancements to Green Infrastructure in the National Forest, which could have positive effects under alternative B. At this stage, uncertain effects have been recorded.</p> <p>Given that the housing target being planned for under both alternatives will be largely met by committed development, there is likely to be less pressure to release further land for development in sensitive areas. Therefore significant effects on landscape and soil would not be anticipated.</p> <p>Alternative C is likely to lead to adverse effects upon the character of landscapes, most likely within Coalville and Ashby de la Zouch, but also on the periphery of Local Centres and / or sustainable villages. The cumulative effects of development could lead to significant negative effects on some areas, but this is difficult to predict without knowing the precise distribution of development. Nevertheless, this scale of growth would be likely to lead to negative effects on landscape in one way or another.</p>
---------------------	--

**Natural Resources (SA objective 14)**

	<b>A. No more than committed developments (9,600)</b>	↔	<b>B. Meet the identified housing target (10,400)</b>	↔	<b>C. Higher growth (12,740)</b>	?
<b>Nature of effects</b>	<p>New development typically results in an increase in the use of natural resources. Both alternative B and alternative C set a target for growth beyond the baseline position (i.e. what would be expected to happen in the absence of the Local Plan). However, it should be borne in mind that development could still come forward in the absence of the plan and this would in all likelihood be in response to housing demand. Therefore, alternative B is unlikely to lead to a significantly different use of natural resources. Due to the higher scale of development under Alternative C, the use of natural resources could be higher than the projected baseline position.</p> <p>For alternative B and alternative C, there is the potential for positive effects on the baseline position as new development could be designed so as to support improved levels of recycling and energy / water efficiency. . (i.e. a greater portion of the housing stock would be built to high sustainability standards).</p> <p>Negative effects on the baseline would not be anticipated, as there are minimum standards that must be achieved as set through building regulations.</p> <p>Development in areas of minerals value can sterilise mineral resources.</p>					
<b>Sensitivity of receptors</b>	<p>The ability to achieve higher standards of sustainability and resource efficiency in new development is influenced by planning policies, deliverability and viability factors. The development opportunities that would be likely to be allocated under alternative B and C would be likely to be deliverable and viable, or they would not be supported through the Local Plan.</p> <p>No particular opportunities for district heating have been identified within North West Leicestershire. The scale and type of growth under each option would not be expected to generate the demand for heat (nor the anchor loads) necessary to support a viable scheme.</p> <p>The scale of growth would not be expected to prejudice opportunities for wind energy schemes, as opportunities are largely outside of urban areas.</p>					
<b>Likelihood of effects</b>	<p>Given that there are minimum standards that must be implemented through National House Building Standards and Building Regulations, new development would not be brought forward that did not achieve certain resource efficiency standards. There may be opportunities to encourage higher sustainability standards on sites that are more viable, but the likelihood of such higher standards being achieved is considered to be low as this would be dependent upon voluntary action. Therefore, significant positive effects would not be anticipated for any of the alternatives.</p> <p>With regards to resource use, alternative C pushes for a higher level of growth that could lead to increased use of energy, raw materials and water than would otherwise be the case. However, housing delivery would also be driven by demand, capital and other market factors, so a higher plan target may not actually be achieved anyway.</p>					
<b>Significance</b>	<p>It is considered unlikely that alternative A or alternative B would have a significant effect on the baseline position.</p> <p>By exceeding the OAN, alternative C may have a negative effect on resources by increasing the use of raw materials and energy in construction, increasing the generation of wastes and increasing energy and water use due to an increase in the total number of homes. The effects are predicted to be uncertain at this stage though, as actual housing delivery may not match plan targets.</p>					

Pollution (SA Objective 15)						
	A. No more than committed developments (9,600)	↔	B. Meet the identified housing target (10,400)	↔	C. Higher growth (12,740)	✗?
<b>Nature of effects</b>	<p>Increased housing and employment growth in any of the settlements could increase the amount of traffic contributing to air and noise pollution.</p> <p>Development within the River Mease catchment area could contribute to increased pressure on water quality in the River Mease.</p>					
<b>Sensitivity of receptors</b>	<p>Increasing traffic may exacerbate air pollution within Air Quality Management Areas (AQMAs) for Coalville, Kegworth and Castle Donnington.</p> <p>Development to the north would be sensitive to noise disturbance from aircraft at sites allocated in Castle Donnington and Kegworth due to proximity to East-Midlands airport.</p> <p>Development within the River Mease catchment area, in particular in the settlements of Measham, Ashby de la Zouch and Appleby Magna, has the potential to adversely impact on water quality (through increased wastewater discharge) in this sensitive river corridor.</p>					
<b>Likelihood of effects</b>	<p>Alternative A is unlikely to have effects, as it does not plan for growth above that which is already committed.</p> <p>For alternative B development is expected to increase car usage although the likelihood of car use could be lower if development is focused on areas with good access to services and public transport. Alternative C is likely to lead to further car use in areas of existing congestion and air quality problems such as Coalville.</p> <p>Potential effects on water quality are considered unlikely to occur under alternatives A and B given that there is a Water Quality Management Plan in place for the River Mease Catchment and the level of development would be no more than 800 dwellings. Negative effects would be more likely under alternative C, which would see the addition of 3140 dwelling units and a potential increase of pollutants into the water system. However, it would be possible to distribute housing so as to avoid negative effects upon the River Mease (though this would require greater development elsewhere). The preferred long term solution identified in DCS2( pumping out of catchment) , means that Alternative C could potentially be supported when this happens, even if it involved higher levels of growth in the River Mease catchment.</p> <p>It is unlikely that substantial growth would be directed to the north, as the capacity for development is lower, and there are a number of key constraints such as flood risk and the operation of the East Midlands Airport. Therefore, development would be likely to be focused in Coalville (which suffers from air quality issues), Ashby (to an extent), and/or or the Local Service Centres / Sustainable Villages.</p>					
<b>Significance</b>	<p>Alternative A is predicted to have a neutral effect as the planned development has already been committed and it is assumed that potential pollution issues have adequately been dealt with.</p> <p>Alternative B would lead to an increase in car use, noise and further discharge from waste water treatment plants. The effects are considered to be insignificant though, as the quantum of development would not be likely to significantly affect the achievement of air quality standards, and could also be accommodated even if all the development was focused into the River Mease Catchment as the Habitats Regulations Assessment concludes that the Local Plan would not adversely affect the SAC. There is the potential for increased noise, which could affect local amenity, but it is expected that these effects could be mitigated, provided a significant amount of development is not distributed to Castle Donnington/Kegworth.</p> <p>The pollution as a result of alternative C is likely to be more pronounced. The increased scale of growth could necessitate further growth in Coalville (which could add to congestion), and/or an increase in development at lower order settlements which could contribute to local amenity issues and is not a sustainable pattern of development. A potential negative effect is recorded for alternative C, but it should be noted that it is difficult to ascertain the cumulative effect of further unplanned development at this high level of appraisal.</p>					

## Summary of alternatives assessment

SA topic	Alternative A	Alternative B	Alternative C
Housing	✓	✓✓	✓✓✓ / ✗
Health and Wellbeing	✓	✓	✓✓ / ✗ ?
Communities and town centres	✓	?	✓ / ✗
Economy and employment	↔	✓	✓
Travel	↔	✗	✗✗
Climate change	↔	✓	✗
Biodiversity and Geodiversity	↔	?	✗?
Landscape, land and soil	↔	?	✗✗?
Built and historic environment	↔	?	✗?
Natural Resources	↔	↔	?
Pollution	↔	↔	✗?

Each alternative would have a positive effect on housing. Alternative B would deliver the full objectively assessed need, having a positive effect on housing and health and wellbeing, whilst Alternative A wouldn't deliver the full objectively assessed need over the plan period. The effect is less positive than Alternative B, which allocates additional land and plans to meet the full need as part of the Local Plan; thereby creating greater certainty. Similarly, alternative C is predicted to have a major positive effect on housing by further increasing choice and flexibility and providing better potential to meet affordable housing needs. However, planning for such a high target could have negative implications by saturating the market, and encouraging in-migration.

Alternative A would have a neutral effect on most other SA objectives, as the level of planned development would be entirely met by committed development. Any further development would therefore not be necessary to meet housing targets, and the Plan would be well placed to reject proposals that would result in harm to the built and natural environment. Given that Alternative B allocates further land, there is potential for negative effects in terms of creating more car travel. There are also potential effects on the built and natural environment as a result of development, but these are difficult to predict given the uncertainty about where this development would be located. Uncertain effects have been identified at this stage, but it is considered likely that new development could be located and designed in a way that mitigates effects and could potentially lead to enhancements in terms of resource efficient housing and green infrastructure networks.

Although the distribution of development is also unknown for alternative C, assumptions can be made about where development would need to be located given the scale of growth that would need to be accommodated. For example, settlements to the north are constrained, whilst it would not be possible to meet needs fully through a dispersed approach alone. Therefore, it is likely that there would need to be increased growth in Coalville and / or Ashby de la Zouch. Given the need to avoid negative effects in the River Mease Catchment, there would also be a need to manage increased growth in Ashby and Measham, pointing towards a greater role for Ibstock and sustainable villages. Taking these factors into account, it is possible to predict the broad effects of alternative C (albeit with strong caveats relating to the unconfirmed distribution of this development). Notably, there would be greater positive effects on health and wellbeing by supporting increased regeneration, town centres, and the local economy. However, the likely effects on environmental factors could be significant. Regardless of distribution, planning for this scale of growth could lead to negative effects upon landscape and travel. Potential effects upon biodiversity, heritage and pollution have also been recorded, though there is greater uncertainty surrounding these factors.

Overall, Alternative A would have no significant negative effects, but the positive effects would be slightly less pronounced compared to Alternative B. Although there are some uncertainties about the effects of Alternative B, this approach also offers greater potential for enhancement. Alternative C offers the greatest potential for economic growth and social development. However, this would not benefit all communities, and the effects upon the environment would be significantly worse than alternatives A and B. In the long term, this could have a negative effect on some communities.

## Appendix B: Appraisal of housing distribution alternatives

### The reasonable alternatives

This appendix sets out an appraisal of reasonable alternatives for the distribution of housing needs across the district in order to meet the target for housing established by the Council 10,400 dwellings. This leaves a residual need of 800 dwellings, which could be broadly distributed in a number of ways,

#### Alternatives for delivering a minimum of 800 dwellings

**A. Focus on Coalville Urban Area** – Under this approach, the majority of the additional housing (800 dwellings) would be allocated to the Coalville urban area<sup>18</sup>. This reflects the role of Coalville as this is the principal location for growth and the highest level of the settlement hierarchy. This additional growth would also ensure that the proportion of overall homes (compared with the district total) in Coalville does not decrease over the plan period compared to that recorded by the 2011 Census (as it would if the remaining housing need was distributed elsewhere).

**B. Focus on Ashby de la Zouch** – Under this approach, the majority of the additional housing (800) would be allocated to Ashby de la Zouch. This reflects the town's position as a Key Service Centre in the Settlement Hierarchy. Without this additional growth in Ashby the rate of growth for Ashby over the Plan Period would be lower than the rate of growth for each of the Local Service Centres, which does not strictly reflect its role in the settlement hierarchy. Ashby also provides several large strategic sites that could be developed as sustainable urban extensions meeting (or exceeding) the full amount of additional housing required.

**C. Focus on the main towns** – Under this approach the additional housing would be distributed between the 'key Settlements', applying the principles of the settlement hierarchy, but taking into account land supply and constraints. This would mean a rough split as follows: Coalville (290) Ashby de la Zouch (170) Castle Donington (50 – due to constraints) Ibstock (130), Kegworth (110) and Measham (50).

**D. Dispersal option** – Under this approach, the majority of development would be directed to the Local Service Centres and the Sustainable Villages (rest of district) to maintain the proportion of dwellings provided in these areas. If the residual housing need was met elsewhere, the proportion of homes in sustainable villages will decrease over the plan period. The distribution under this alternative could be broadly as follows: 380 dwellings split more thinly between the main settlements - Ibstock (50); Kegworth (30); Measham (40); Ashby de la Zouch (80); Coalville (130); and Castle Donington (50). For the rest of district / Sustainable Villages, the split could be as follows (based on SHLAA site availability) - Appleby Magna (65); Albert Village (45); Blackfordby (40); Coleorton (25); Donnithorpe (40); Moira (30); Ravenstone (40); Swannington (40); ; Heather (40); Diseworth (25); Worthington (10); Breedon on the hill (20).

**E. Coalville and Ashby de la Zouch** – This approach would split housing needs between the Principal town of Coalville and Ashby de la Zouch, which is the next largest settlement capable of accommodating significant growth. This is in line with the settlement hierarchy by providing for a large portion of additional growth within Coalville, but directing the residual need to Ashby de la Zouch. Under this approach the broad split would be as follows: Coalville (450), Ashby de la Zouch (350).

---

<sup>18</sup> NB: Following the appraisal of these reasonable alternatives, planning permission has been granted for 650 dwellings at Money Hill in Ashby de la Zouch. If planning to meet a target of 10,400 dwellings, this would reduce the residual requirement to only 450 dwellings. The alternatives assessment is based upon a base date of October 2015, which is the base date for the housing figures set out in the Local Plan. This also ensures that the alternatives assessment is not prejudiced by the planning permission at Money Hill.

## Appraisal methodology

The appraisal identifies and evaluates 'likely significant effects' on the baseline / likely future baseline associated with each alternative, drawing on the sustainability topics and objectives as a methodological framework.

The task of forecasting effects is inherently challenging due to:

- The high level nature of the policy measures under consideration;
- Being limited by definition of the baseline and (in particular) the future baseline;
- The ability of developers to design out/mitigate effects during the planning application stage.

In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made.<sup>19</sup>

It is important to note that effects are predicted based upon the criteria presented within the SEA Regulations.<sup>20</sup> So, for example, account is taken of the nature of effects (including magnitude, spatial coverage and duration), the sensitivity of receptors, and the likelihood of effects occurring as far as possible. The potential for 'cumulative' effects is also considered. These effect 'characteristics' are described within the appraisal as appropriate under each sustainability topic. A table is also presented under each topic summarising the predicted effects and their characteristics (i.e. namely whether they are significant or not).

For each alternative, one of the following symbols has been allocated for each SA topic.

Major negative effect	xxx	Minor positive effect	✓
Moderate negative effect	xx	Moderate positive effect	✓✓
Minor negative effect	x	Major positive effect	✓✓✓
Neutral effect	↔	Effects are unclear	?

*NB: Positive and negative effects are considered to be significant (to differing degrees).*

---

<sup>19</sup> As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>):

"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."

<sup>20</sup> Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Housing (SA Objective 1)									
A. Focus on Coalville	✓?	B. Focus on Ashby de la Zouch	✓✓	C. Focus on main towns	✓✓ ✓	D. Dispersal	✓✓ ✓	E. Coalville and Ashby de la Zouch	✓✓
Nature of effects	Each alternative has the potential (to differing degrees) to deliver the additional housing need (800) to meet the Plan strategy. By allocating housing development at strategic site(s), both market and affordable housing would be delivered, having a positive effect on meeting housing needs. However a more dispersed approach could offer a wider choice of housing sites across different settlements.								
Sensitivity of receptors	There is a need for housing throughout the district. However, it is desirable to locate development where it is well related to employment opportunities, services and facilities. In this respect, alternatives A, B and E in particular, are likely to have greater influence on the delivery of housing that helps to reduce overall travel.								
Likelihood of effects	There is sufficient land available for development in the SHLAA within Ashby de la Zouch to accommodate over 800 dwellings. Therefore, both alternatives A and B are likely to have positive effects. It is probable that development at strategic sites would come forward within the plan period ( <i>the SHLAA states that these sites are available and deliverable</i> ). Although development in Coalville would help to reduce overall commuting, the Council consider that the potential sites identified in the SHLAA may not be available, or could have significant effects on a proposed 'Area of Separation'. Therefore, the likelihood of housing being delivered in Coalville is considered to be lower, or there may be a need to develop in the surrounding urban areas such as Whitwick, and Ravenstone. This would an issue for alternative A, but less so for alternatives, C, E and D (In particular), as the housing target is lower under these alternatives and may be easier to achieve. For alternatives C and D it is considered likely that housing could be delivered at available (mainly greenfield) sites in the main towns and/or sustainable villages, though, this would mean bringing forward the majority of development opportunities (identified in the SHLAA) in many of these settlements, especially under the dispersal approach.								
Significance	<p>Alternative A is predicted to have a positive effect by delivering housing in an accessible location. However, it is uncertain whether a target of 800 (or more) dwellings could be achieved without encroaching into sensitive land. Therefore, the effects are predicted to be <b>minor</b>. There is an uncertain effect recorded to highlight that the effects could be moderately positive if potential issues of deliverability are overcome.</p> <p>Alternative B is predicted to have a <b>moderate positive effect</b> as Ashby is an attractive location for development with a number of opportunities for development identified within the SHLAA.</p> <p>Alternatives C and D would also have positive effects in terms of housing delivery, as needs would likely be met in a variety of locations across the district. Alternatives C and D would benefit rural communities more so than alternatives A,B and E, and so these may be more beneficial for tackling affordability issues in these locations. Alternatives C and D are therefore predicted to have <b>major positive effects</b>.</p> <p>Alternative E is predicted to have a <b>moderate positive effect</b>. It provides for housing in an attractive location at Ashby de la Zouch, whilst also providing further growth in Coalville, but at a less substantial level than Alternative A.</p>								

## Health and Wellbeing (SA Objective 2)

A. Focus on Coalville	✓✓	B. Focus on Ashby de la Zouch	✓	C. Focus on main towns	✓	D. Dispersal	✓ / ✗	E. Coalville and Ashby de la Zouch	✓
<b>Nature of effects</b>	<p>There is the potential for targeted growth to support regeneration, and in turn support the achievement of health and well-being objectives. The scale of growth means that positive effects would be likely to be limited to certain communities and slowly accrue over the plan period as development opportunities were built out. Growth in areas with poor transport links and limited local services could lead to poor access to health facilities, jobs and other essential services and could limit the potential for residents to make active travel choices.</p>								
<b>Sensitivity of receptors</b>	<p>'Leicestershire Together' has identified the most deprived areas in North West Leicestershire using the Indices of Multiple Deprivation (IMD) dataset, and identifies neighbourhoods that should be priorities for action to reduce deprivation and address inequalities. These are:</p> <ul style="list-style-type: none"> <li>• Ashby de la Zouch (Westfields, Willesley and Nursery Farm estates);</li> <li>• Castle Donington (Bosworth Road/Shields Crescent, Hastings St area, Moira Dale);</li> <li>• Coalville Urban Area (Coalville (Central Estate);, Snibston (Ravenstone Road/Western Avenue);, Thringstone (Melrose Road area); and Whitwick (St Bernards Estate);</li> <li>• Greenhill (Greenhill and Agar Nook Estate);</li> <li>• Ibstock (Sunnyside Estate);</li> <li>• Measham (Atherstone Road estate/Dysons Close); and</li> <li>• Moira (Norris Hill, Albert Village).</li> </ul> <p>In terms of access to services, rural settlements are less well serviced by public transport and essential services. Coalville is particularly well serviced, followed by Ashby de la Zouch and the Local Service Centres.</p>								
<b>Likelihood of effects</b>	<p>Even in areas that are deprived, achieving regeneration will be dependent upon the location of sites that could come forward; their viability; and any community infrastructure that is secured through developer contributions. Other factors such as access to employment will also play a role in tackling deprivation and promoting wellbeing. It is considered that there is considerable uncertainty in positive effects occurring across all areas. For those areas that are less deprived, the effects on health and wellbeing would be less likely to be positive.</p>								
<b>Significance</b>	<p>The approach of focusing growth at Coalville (Alternative A and to a lesser extent E) performs relatively well, given that it contains a number of deprived communities that could potentially benefit from new development through access to affordable housing and enhanced community infrastructure. For this reason, a <b>moderate positive</b> effect is expected for Alternative A, because development could help to contribute to regeneration. However, the development of some urban sites could be difficult, and there may therefore be a need to develop on greenfield land. Under Alternative E, the concentration of 450 dwellings into Coalville ought to still have a positive effect upon communities in this settlement, whilst there would also be positive effects on health in Ashby de la Zouch.</p> <p>Alternatives B and C are likely to lead to <b>minor positive</b> effects by improving access to affordable housing, supporting local facilities and services, and locating housing in areas with good access to essential services.</p> <p>Alternative D could have benefits for sustainable villages by helping to support the viability of local services and facilities. However, the scale of growth is not substantial enough to generate a significant effect. The positive effects upon Local Service Centres are likely to be generated, though the effects are predicted to be minor.</p> <p>Development contributions could make small improvements to the local environment and community infrastructure in the Local Service Centres and Sustainable Villages. However, development in these areas would be unlikely to support active travel choices, so a <b>minor negative</b> effect would also be anticipated in this respect for D, reflecting the greater number of people that would be living in areas with poor accessibility.</p>								

## Employment and the Economy (SA Objectives 4 and 5)

A. Focus on Coalville	✓	B. Focus on Ashby de la Zouch	✓	C. Focus on main towns	✓✓	D. Dispersal	↔	E. Coalville and Ashby de la Zouch	✓✓
<b>Nature of effects</b>	<p>New housing development located in areas with good local access to job opportunities could have positive effects by reducing the need to commute. Alternative A is the most positive in this respect. Conversely, housing in areas that are not well serviced by local employment could have the opposite effect.</p> <p>In terms of supporting the vitality of local economies, particularly in the rural areas, alternatives C and D have the potential to have positive effects by supporting growth in local service centres and villages that can take advantage of the growing tourist and woodland economies.</p>								
<b>Sensitivity of receptors</b>	<p>A key aim is to contribute to sub-regional economic growth objectives, and in particular to support the achievement of objectives for the five growth areas across Leicestershire identified by the Leicester and Leicestershire Local Enterprise Partnership Strategic Economic Plan.</p> <ul style="list-style-type: none"> <li>• One growth area is the East Midlands Enterprise Gateway focussed upon existing major economic activities in the north of the district (principally East Midlands Airport, East Midlands Distribution Centre and Donington Park) and potential major employment opportunities associated with the development of a Strategic Rail Freight Interchange (SRFI) west of Junction 24 of the M1 and north of East Midland Airport.</li> <li>• Another growth area is the Coalville Growth Corridor along the A511 from Junction 22 of the M1 to Junction 13 of the A42.</li> </ul> <p>Furthermore, parts of the District lie within the National Forest. This provides a range of economic opportunities including tourism and leisure, as well as emerging economic opportunities such as the woodland economy.</p>								
<b>Likelihood of effects</b>	<p>Growth in housing is considered likely to support an increase in local spending wherever it is distributed. The effects could be more positive for smaller centres though, as services and businesses could be marginal and rely upon smaller catchment areas. Having said this, the scale of growth may not be substantial enough to have a significant effect upon the economy when it is spread thinly.</p> <p>Promoting housing in accessible locations is more likely to lead to better access to jobs (Alternatives A, B and E fare better in this respect).</p>								

There are economic growth arguments for focusing growth in the north of the District, in the vicinity of the East Midlands Enterprise Gateway. This would help to address the current mismatch whereby areas of high job density, such as around East Midlands Airport, are not matched by areas of high population density and there is a commensurate reliance on employees commuting into the District.

There are 'employment' arguments for focusing growth in the north of the District. The Leicestershire Local Transport Plan 3 2011 (LTP3) identifies that local job provision is more important to low-skilled workers due to travel cost constraints, and there remain areas of spatial mismatch between the supply of jobs and workers for the lower-skilled. The LTP3 identifies Castle Donington as such an area, where workers are not available to match jobs.

Opportunities for the Local Plan to direct growth to the north are limited. The option of focusing on Castle Donington, Kegworth and sustainable villages, to match new homes to those areas of high job growth, is considered to be an 'unreasonable' option as there is not enough available / deliverable land and significant constraints exist including those associated with flood risk and the East Midlands Airport.

There are economic arguments in support of focusing growth at Coalville, given the identified Growth Corridor and given that Coalville Town Centre is one of the five existing principle employment destinations (as is Bardon Industrial Estate east of Ellistown). The most deprived area in terms of employment IMD is Greenhill including residential areas on the outskirts of Coalville. Coalville has good bus connections to the other major settlements (except for Kegworth) and larger centres such as Loughborough, Leicester and Burton upon Trent. Furthermore, the Council is working with others to try and improve bus connectivity from Coalville to the East Midlands Enterprise Gateway.

While Ashby de la Zouch is one of five existing principal employment destinations in the District there appears to be few strategic economic arguments for focusing Local Plan housing growth there. Ashby's Centre is relatively healthy, but further growth is constrained by its historic character and recent demand for additional retail has led to out-of-centre developments. There are bus services to Coalville, Leicester and Burton upon Trent, but limited evening services, which can impact on lower skilled employees who work shifts.

In conclusion, the option to 'Focus on Main Towns' under Alternative C is found to perform relatively well, and would have **moderate positive effects** as it would lead to the highest level of growth in the north of the District (approximately 50 homes at Castle Donington plus 110 at Kegworth), whilst also ensuring growth at Coalville (290 homes) that might support regeneration / transformational change (e.g. by encouraging investment in the town centre). There would also be approximately 130 homes directed to Ibstock, a service centre in the vicinity of Coalville with good access to the principal town.

As for the other options -

- **A (Focus on Coalville)** – This alternative performs well, although opportunities to support growth at the East Midlands Enterprise Gateway could be missed (albeit it is recognised that transport connections are good and improving). A **minor positive effect** is predicted. Under this approach, further growth in the key centres would not be planned for either, so effects in these areas would be negligible.
- **B (Focus on Ashby de la Zouch)** – This would lead to economic benefits within Ashby de la Zouch, given the good transport connections (via car) to Coalville, Burton and the East Midlands Gateway. However, there could be negative implications in terms of access to work for those with lower skills. Under this approach, further growth in the key centres would not be planned for either, so effects in these areas would be negligible. Overall, a **minor positive effect** is predicted.
- **D (Dispersal)** – Although development in some areas would be positive (such as at Castle Donington and Kegworth) this would be small scale, and a lot of development would also take place in settlements with poor transport links. The benefits to the economy would therefore be diluted, and a **negligible effect** is predicted as a consequence.
- **E (Ashby de la Zouch and Coalville)** – This approach would have benefits at two key settlements. The benefits in Coalville would be less prominent than for Alternative A, but this is countered by positive effects in Ashby de la Zouch, at a level that does not place the entire residual requirement in an area that may not benefit low-skilled workers. Therefore, a **moderate positive effect** is predicted.

**Communities and Town Centres (SA Objectives 3 and 6)**

A. Focus on Coalville	✓✓?	B. Focus on Ashby de la Zouch	✓✓?	C. Focus on main towns	✓✓?	D. Dispersal	✓?	E. Coalville and Ashby de la Zouch	✓
<b>Nature of effects</b>	<p>A key objective is to support the role of town centres, particularly where they are underperforming and/or the wider town is associated with relative deprivation. There is also a need to plan for adequate access to services and facilities that might be located outside of town centres, including schools. In theory, increased growth has the potential to further support the vitality and viability of town centres. This is the case under any of the alternatives.</p> <p>Development also has the potential to deliver improvements to community infrastructure through developer contributions, which could help to improve access to open space, leisure, and essential facilities. In smaller centres (alternative D) it is possible that the growth proposed may not be accommodated by existing facilities, (there is typically less scope to expand facilities in rural areas), therefore, placing excess pressure on existing community facilities or travel to facilities in larger settlements.</p>								
<b>Sensitivity of receptors</b>	<p>The retail offer in North West Leicestershire is mainly located in the town and village centres of Coalville; Ashby de la Zouch; Castle Donington; Ibstock; Kegworth; and Measham. A Retail Capacity Study Update was completed in March 2013 (updated in 2014), made recommendations that the retail role of main towns and village centres needed to be supported to help reduce vacancy rates and avoid the loss of shop units to other uses. A particular emphasis was placed on the town centre of the Coalville Urban Area.</p> <p>Coalville is the District's largest centre, but is struggling with vitality and viability and currently has the highest vacancy rates. The Retail Study suggests that new floorspace be located in Coalville, to assist in the delivery of needed quantitative and qualitative improvements. There has been limited investment in new retailing within Coalville Town Centre, which has faced competition from out-of-centre supermarkets in Coalville and large-scale out-of-town shopping elsewhere.</p> <p>At Ashby and Castle Donington, town centres are performing well, and there is little potential for major improvements to the offer. At the smaller centres of Ibstock and Measham, the Retail Study notes a high proportion of its units are occupied by non-shop uses and recommends enhancements. Kegworth was not a focus of the Study on account of its small retail offer.</p>								
<b>Likelihood of effects</b>	<p>The development of housing is considered likely to lead to increased local spending, at least on food shopping and local services. These effects would be expected to be permanent and would increase as further development was secured. For options A and B, the focused approach to development in either Coalville or Ashby de la Zouch is more likely to generate demonstrable effects in these locations. For the dispersed approaches, the level of growth in some settlements would be unlikely to have a major effect on local spending (particularly for D).</p> <p>In terms of securing contributions towards infrastructure enhancements, it is likely that larger scale developments will have greater scope for making enhancements on site. The scale of development will also affect the level of development at each settlement. In this respect, positive effects are more likely to occur for alternatives A and B (and to a lesser extent E), which direct a substantial amount of additional housing to Coalville and Ashby de la Zouch respectively. Although there would be high value land available in some of the other main towns and rural settlements, the level of development would be lower, and thus the potential for S106 or CIL contributions would be lower. The size of sites available in Ashby de la Zouch and Coalville may also be more suitable for achieving comprehensive developments with supporting facilities.</p>								
<b>Significance</b>	<p>There are 'Community and Wellbeing' arguments for focusing growth at Coalville. Housing growth should help to stimulate town centre enhancements and regeneration in Coalville, which would have a positive effect on the baseline position (A key element of the SA objective is to support growth in Coalville in particular).</p> <p>Whilst implementation of current planning permissions could help to stimulate investment, and potentially reduce the number of vacant units, there may be the potential to go further by directing additional growth to Coalville in the hope of stimulating transformative change. This is an important consideration given that Coalville is currently a focus of 'relative deprivation' (see discussion, above under the 'Economy and employment' heading). For these reasons, it is considered that Alternative A could have a <b>moderate positive effect</b> on Coalville. However, this approach would not support the vitality of other settlements around the district, which could be considered a disproportionate approach to 'sharing the benefits' of development. The effects on other settlements are not likely to be significant, as there is already a substantial amount of permitted development.</p> <p>Alternative C focusing growth at the main towns performs well, including on the basis that housing growth should help to maintain (and possibly stimulate enhancement of) the town centres at Ibstock; Measham; and Kegworth, as well as a modest level of growth at Coalville and Ashby de la Zouch. Though the level of growth at sustainable villages would be smaller, this could help to support services in these areas too (though for some, there could be a risk of increased pressure). A <b>moderate positive effect</b> is predicted as this approach would have benefits for a greater number of settlements across the district.</p> <p>However, there is some potential for negative effects on smaller centres should they be unable to accommodate additional growth. Though these effects are not considered likely to be significant, an uncertain effect is recorded at this</p>								

stage.

Alternative D 'Dispersal' would help to support the vitality of local service centres and sustainable village centres and potentially improve the viability of schools, depending upon current capacity. This is predicted to have a **minor positive effect**. Conversely, schools in Sustainable Villages may have limited potential to expand. These effects are unclear at this stage, though unlikely to be significant given the relatively small scale of growth involved for most settlements. This approach would only direct a small amount of growth to Coalville and Ashby de la Zouch, which could be considered a missed opportunity in terms of providing housing development in areas with good facilities and services and strong town centres (which could be improved in Coalville). Consequently, the positive effects are only predicted to be **minor**.

Alternative B would be less likely to contribute towards the achievement of objectives around regeneration and reducing inequalities within the District. However, housing growth at Ashby de la Zouch will enable delivery of affordable housing and also lead to funding being made available for new/enhanced community infrastructure (*given that development viability is high in Ashby de la Zouch* and there are several large scale opportunities where new facilities could be secured on site). A moderate positive effect is predicted for Ashby de la Zouch. However, this approach would not support the vitality of other settlements around the district, which could be considered a disproportionate approach to 'sharing the benefits' of development.

Alternative E is predicted to have a **minor positive effect**. It would help to contribute to regeneration and improved vitality in Coalville, but these would be anticipated to be minor. Similarly, a positive effect on Ashby de la Zouch would be generated, but this too would be minor (the potential to secure infrastructure improvements at both settlements would be lower than Alternatives A and B. There would be no benefits for other settlements in the district.

Travel (SA Objective 7)									
A. Focus on Coalville	x	B. Focus on Ashby de la Zouch	↔	C. Focus on main towns	x	D. Dispersal	x	E. Coalville and Ashby de la Zouch	↔
Nature of effects	<p>There are no train stations within the District and bus services are variable with the larger settlements best served. As the District is very well connected in terms of the strategic road network, travel to work is dominated by the car. Some 74.6% of the District's population travel to work by car. This is higher than the UK average (70.6%) and the 13th highest in the country. Increased car dependency leads to road congestion, parking problems, air pollution, road accidents and CO<sub>2</sub> emissions. Growth at the East Midlands Enterprise Gateway could lead to a particular increase in road traffic along strategic road routes to the North as more commuters travel to work in this area. The private car will continue to be the primary mode of airport access, but the Council will work with partners to encourage wider public transport use by developing the network of bus routes and services.</p>								
Sensitivity of receptors	<p>Existing congestion:</p> <ul style="list-style-type: none"> <li>At Coalville - The A511 is subject to congestion as it passes through the town, especially during peak hours.</li> <li>At Ashby - Congestion is often an issue at Junction 13 of the A42, but within the town itself the majority of problems created by through traffic have been removed by the construction of the A511 bypass in 2002.</li> <li>At Castle Donington - there are traffic queues during peak hours along High Street and Bondgate, and an Air Quality Management Area has been declared on High Street.</li> </ul> <p>With regards to public transport:</p> <p>Public transport services are more comprehensive in Coalville, followed by the Local Service Centres and Ashby de la Zouch, and lesser still (overall) for the sustainable villages / rural areas.</p>								
Likelihood of effects	<p>Measures to reduce car dependency identified through the Local Transport Plan 3 (LTP3) include various low cost schemes to deal with congestion and parking issues around Coalville Town Centre and implementation of schemes around Coalville as part of the Government's Local Sustainable Transport Fund. Due to the limited scale of development in each settlement for alternatives 1C/2C and 1D/2D, it is unlikely that development would be able to contribute to a significant improvement in the local highways infrastructure (through developer contributions).</p> <p>Reinstating a passenger service on the Leicester to Burton Line - a rail service linking Loughborough to Derby via Leicester and Burton on Trent exists as a long term goal. The provision of stations, together with car parking and facilities (including at Coalville and Ashby de la Zouch) is supported by the Council. Hence the potential for increased public transport in these areas could offset some increased car travel from new development, but this is highly uncertain and in the longer term.</p>								
Significance	<p>In order to reduce the need to travel, there is a need to locate housing growth in close proximity to larger centres (of which Coalville is the largest) and employment centres (focused mainly to the north), but there is also a need to take into account public transport connectivity (less good at service villages, and less than ideal at Ashby de la Zouch) and existing road capacity / congestion issues (most problematic at Castle Donington).</p> <p>Adding to existing congestion issues would be more likely to occur for alternative A, given that all the additional growth would be focused into Coalville. In contrast, the effects of congestion would be less likely to occur for alternatives C and D, which spread the distribution more thinly.</p> <p>As an accessible location, development in Coalville should encourage better access to jobs and services by other modes of transport. However, Alternative A is predicted to have a <b>minor negative effect</b> to reflect possible increases in congestion, with the potential to affect an AQMA.</p> <p>Ashby de la Zouch is not ideal with regards to public transport, which could affect people without a car. However, given that the town has good access to local services, facilities and jobs, these effects ought to be offset somewhat. The scale of growth involved is <b>not predicted to have significant effects</b> upon the road network, or overall patterns of travel.</p> <p>Alternative C is less likely to have significant effects upon individual settlements, as development is spread more evenly amongst the principal towns, key service centres and local service centres. However, there would be lower amounts of development focused on Coalville and Ashby de la Zouch, which are better serviced by facilities and services. This pattern of development could therefore perpetuate a reliance on car travel in some areas. Whilst this is negative, the effects are <b>not predicted to be significant</b>.</p> <p>Alternative D will locate a greater amount of development to the sustainable villages, which is likely to perpetuate the dominance of car travel as well as locating development in areas of poorer accessibility. Although the effects on the road network for any one settlement are unlikely to be significant (given the magnitude of development), the overall pattern of development would likely lead to poorer accessibility and greater numbers of car trips compared to the alternatives. Consequently, a <b>minor negative effect</b> is predicted for Alternative D.</p> <p>Alternative E is predicted to have a neutral effect. Housing development is split between two settlements that are well served by facilities, jobs and services. However, unlike Alternative A, the quantum of growth to Coalville would be less likely to have significant effects upon congestion. Therefore, a <b>neutral effect</b> is predicted overall.</p>								

**Climate Change (SA Objectives 8 and 9)**

<b>A. Focus on Coalville</b>	✓	<b>B. Focus on Ashby de la Zouch</b>	✓	<b>C. Focus on main towns</b>	↔	<b>D. Dispersal</b>	✗	<b>E. Coalville and Ashby de la Zouch</b>	✓
------------------------------	---	--------------------------------------	---	-------------------------------	---	---------------------	---	---	---

<b>Nature of effects</b>	<p>Large-scale housing development has the potential to incorporate sustainable design; decentralised and low carbon energy measures; and green infrastructure measures. Development within areas identified in the North West Leicestershire Green Infrastructure Strategy may contribute towards the enhancement of the Trent Strategic River corridor, the National Forest, and the Urban Fringe GI Enhancement Zones at the Coalville Urban Area. In contrast, inappropriate site selection for housing distribution can exacerbate the risk of flooding in an area prone to flood risk.</p> <p>New development in towns and villages could help to sustain public transport services, reducing car dependency and associated emissions. It is likely that dispersed housing as in Alternatives C and D will increase car dependency and not generate new opportunities for public transport to higher order settlements.</p>
<b>Sensitivity of receptors</b>	<p>Fluvial flooding represents the primary source of flood risk, with the northern part of the District (Kegworth across to Castle Donington) having the highest risk of fluvial flooding from the rivers Trent and Soar. Other areas at risk of flooding are central Ashby-de-la-Zouch and parts of the wider Coalville Urban Area including Thringstone and Whitwick. The south west boundary to Measham is defined by areas at risk of flooding having the potential to impact on housing delivery at sites under Alternatives C and D.</p> <p>Alternatives A and B, Coalville and Ashby-de-la-Zouch, lie within the ‘heart of the National Forest’, an area that implements a National Forest Design Charter with place making principles that reinforce design orientated policies such as the use of natural materials such as wood, the environmental performance of buildings and spaces and the use of green and blue infrastructure.</p>
<b>Likelihood of effects</b>	<p>Regardless of the alternative, all new development should seek to incorporate climate change and adaptation and design measures in line with the NPPF to combat the effects of changing weather patterns and to secure energy efficiency performance.</p> <p>For Alternatives A, C and D the delivery of housing through these strategies has the potential to be constrained by flood risk. Development can mitigate against climate change and avoid increased flood risk. The District has a sewerage system mainly based on Victorian sewers, which presents a local risk of flooding. However, it is considered likely that the scale of development proposed could be accommodated under each alternative through a range of site options that are not at risk of flooding.</p>
<b>Significance</b>	<p>High carbon emissions per head characterise the District. Large, unconstrained greenfield sites are typically more profitable and thus allow for an improved standard of design with regards to sustainability. In this respect, Alternative B would be an attractive option, as there are large sites available for development in Ashby de la Zouch. However, given that the energy efficiency of Buildings is determined largely through Building Regulations, It is not considered likely that higher standards will be secured unless developers voluntarily adopt such an approach.</p> <p>A sustainable pattern of development, including improvement to the self-containment levels of the main towns (a <b>minor positive effect</b> for Alternatives A, B, C). Key Service Centres and Local Service Centres offers a chance to reduce the need to travel. Self-dependence is less likely to be created for the sustainable villages (Alternative D) given that the level of development is unlikely to support new facilities and services.</p> <p>The National Forest Design Charter promotes low carbon design, and high energy efficiency standards for housing delivery, which would help to ensure that development ‘goes further’ than requirements set by the National House Building standards and NPPF. This is a <b>positive effect</b> for Alternatives A,B and E.</p> <p>The purpose of the Sequential Test is to direct new development to areas with the lowest probability of flooding. There are sites available for each alternative to meet 800 dwellings without developing sites that are at a greater risk of flooding. Therefore, effects upon flood risk are not predicted to be significant for any alternative.</p> <p>In order to reduce emissions from transport, development needs to be located where it would help reduce car use and where people are not disadvantaged by not driving. Alternatives A, B, E, and to a lesser extent C are therefore more positive in this respect than alternative D which would be more likely to promote increased car dependence and longer car trips. The effects are considered to be <b>negative</b> in this respect for alternative D. A <b>neutral effect</b> is predicted for Alternative C.</p>

**Biodiversity and geodiversity (SA Objective 10)**

A. Focus on Coalville	x?	B. Focus on Ashby de la Zouch	x?	C. Focus on main towns	?	D. Dispersal	?	E. Coalville and Ashby de la Zouch	↔
Nature of effects	<p>Housing development associated with each of the alternatives would require the release of land in and around certain settlements which can result in loss or fragmentation of biodiversity and geodiversity to local areas.</p> <p>In some locations adjacent or in close proximity to protected sites (SAC, SPA, SSSI, LNR) there is the potential for adverse effects on ecological and geological sites from an increase in growth in the local area (<i>through increased disturbance, visitor pressure, or pollution</i>). Development could also have localised impacts on biodiversity by reducing the amount of supporting / surrounding habitats or direct disturbance.</p>								
	<p>There are 17 Sites of Special Scientific Interest (SSSIs) within the District, of which two have further designations; Charnwood Lodge- a National Nature reserve, and the River Mease - a Special Area of Conservation. These sites potentially are sensitive to development in close proximity.</p> <p>The River Mease Special Area of Conservation (and SSSI) in the south west of the District is affected by water quality issues, whilst the condition of some Sites of Special Scientific Interest that are reliant upon the quality of water in this catchment is a concern. The settlement of Measham and Ashby de la Zouch lie within the River Mease catchment. Hence development via alternatives B, C and D has the potential to affect phosphate levels in the river or require investment in sewage treatment works.</p> <p>Coalville and Ashby-de-la-Zouch lie within the ‘heart of the National Forest’, an area that contains SSSI and LNR sites. These sites have the potential to be affected by recreational pressures, but could also benefit from enhancement measures linked to the National Forest improvement programme. The settlements of Ibstock and Measham also lie within the National Forest, both of which would be allocated development under alternatives C &amp; D.</p> <p>Charnwood Lodge LNR is a National Nature Reserve in close proximity to Coalville designated due to its geodiversity. A landscape appraisal has been undertaken to define the extent of the Charnwood Regional Park. The boundary includes parts of the Coalville Urban Area.</p>								
Sensitivity of receptors	<p>Although Alternative B (Ashby-de-la-Zouch) is within the National Forest area, concentrating development at strategic sites or in a large scale urban extension to is likely to have a lesser impact on biodiversity in the area than at Coalville (Alternative A) due to the designated sites in its vicinity. However, Ashby de la Zouch lies within the River Mease catchment area, so there may be potential for effects on this European Site.</p> <p>Development delivered through alternative A has the potential to result in the loss of greenfield land on the edge of the Coalville urban area, which could have effects upon designated sites and / or species reliant on surrounding open space and habitats. There are alternative sites in the urban area that are less likely to present issues for biodiversity, but there are some deliverability issues, so the certainty with which these sites could meet 800 dwellings is uncertain.</p> <p>With regards to the River Mease SAC, the Water Management Quality Plan has identified a Developer Contribution Scheme (DCS) to set out financial contributions to fund actions to reduce phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality. The scale/distribution of each alternative is not likely to have a significant effect upon the catchment. It may be necessary to seek further mitigation to support the scale of development under alternative B, which places the highest level of growth within the catchment. However a DCS2 has recently been approved which would pump outside the catchment area, and therefore ought to accommodate this higher scale of growth too.</p>								
	<p>For Alternative A, the delivery of the majority of development to the Coalville urban area has the potential for <b>Minor Negative</b> effects due to pressure on ecological networks and possible effects on SSSIs. These effects ought to be capable of mitigation and / or enhancement measures that can be secured on site with larger scale developments. Nevertheless, a minor negative effect has been recorded as there is uncertainty about the sites that would be selected at this stage. It may be necessary to release sites on the urban fringes to secure 800 dwellings, which could potentially have greater effects on biodiversity. An <b>uncertain effect</b> is recorded at this stage.</p> <p>For Alternatives C and D, growth is dispersed more evenly across key towns and/or sustainable villages. These strategies have the potential to impact upon protected sites and ecological networks in certain settlements. Given the dispersed pattern of growth, it is likely that these effects could be mitigated through the location and design of developments. An <b>uncertain effect</b> is predicted, though these would not be expected to be significant.</p> <p>Although Ashby de la Zouch is within the River Mease catchment, it is considered likely that mitigation measures would minimise potential negative effects on water quality. However, this is reliant upon DCM2 being implemented and pumping water outside the catchment.</p> <p>A <b>minor negative effect</b> has been recorded at this stage for Alternative B. The effects of alternative E on the SAC would not be significant, as the scale of housing could be accommodated within current headroom. However, there is still potential for negative or positive effects on local biodiversity depending upon the sites released and enhancement measures secured. Development in Coalville would still occur under Alternative E too, though the lower scale would reduce potential effects on biodiversity. Therefore, the overall effects on biodiversity for Alternative E <b>are not expected to be significant</b>.</p>								

Built and Historic Environment (SA Objective 11)									
A. Focus on Coalville	⇄?	B. Focus on Ashby de la Zouch	✗?	C. Focus on main towns	⇄	D. Dispersal	✗	E. Coalville and Ashby de la Zouch	?
<b>Nature of effects</b>	<p>Housing and employment growth in any of the settlements could increase the amount of traffic through Conservation Areas and in the vicinity of Listed Buildings potentially affecting their setting, appearance or leading to damage.</p> <p>Most of the sites available for development in the 2014/2015 SHLAA (for all alternatives) do not contain listed buildings. A direct loss of heritage assets is therefore unlikely.</p> <p>The setting of heritage assets could be affected by development. For example, views from atop of Ashby Castle could be altered due to development around Ashby de la Zouch.</p>								
<b>Sensitivity of receptors</b>	<p>There are Listed Buildings (mainly Grade 2) throughout the District, with concentrations in most built up areas and are therefore likely to be screened from most new developments at the edge of settlements. This is particularly the case for larger settlements such as Coalville and Ashby de la Zouch.</p> <p>The setting of heritage assets in smaller villages (which would need to be developed under alternative D) may be more sensitive to development, given that they are less contained by built up areas compared to the local and key service centres and principal towns. Ashby Castle is a Grade 1 listed heritage asset that could be affected by development given that there are views from atop the castle.</p>								
<b>Likelihood of effects</b>	<p>For all alternatives, it is likely that effects on listed buildings <u>could</u> be avoided with siting, layout and design during the planning application process. Indirect effects on settlements (such as increased traffic) may occur from time to time, but the magnitude of effects is considered to be small for each of the alternatives.</p> <p>For alternatives A, and C heritage assets in Coalville, Measham, Kegworth and Ibstock are unlikely to be directly affected by development, as opportunity sites are some distance from historic features. The scale of development is also unlikely to give rise to significant indirect effects that cannot be avoided. However, for alternative B (and to a lesser extent E and C) views from atop Ashby Castle could be affected depending upon the location of sites.</p> <p>For alternative D the likelihood of significant effects would differ depending upon the settlements where development occurred. For some settlements such as Moira, Heather, Donnithorpe and Swannington, development sites are not adjacent to designated heritage features, so direct effects would be unlikely. In other areas such as Appleby Magna, a number of sites are directly adjacent to or contain listed buildings, and development would therefore be more likely to have a direct effect on the setting of these features. The scale of development in smaller villages would also be likely to alter the character of the built environment and non-designated heritage assets.</p>								
<b>Significance</b>	<p>For alternatives A and E, it is considered that increased development in Coalville could be accommodated without having a significant effect on the historic and built environment. Whilst this would be dependent upon the sites that were brought forward, in the main, opportunity sites are located in areas that are not particularly sensitive. However, given that Coalville is already experiencing considerable growth, the cumulative effects on the character of the built environment could be more pronounced. On balance, the effects are considered to be <b>negligible</b> for both Alternatives A and E.</p> <p>For alternatives B, there are some sensitive heritage assets in Ashby de la Zouch, in particular the Castle remains and the Conservation Area. However, development would be most likely to occur on urban extensions that are well screened from such assets. Therefore, direct effects on the historic environment are considered to be negligible. Alternative B would see further growth in Ashby of the order of 800 dwellings. This could create additional traffic and parking in the town, having indirect effects on the quality of the built environment. However, these effects are considered to be insignificant and only likely to occur transiently. With respect to the setting of the Castle, Alternative B has the potential to have negative effects on the experience of this heritage asset. The extent of effects would depend upon the location of sites. There is a strategic site at Money Hill that is visible from atop the castle, whilst sites to the south are more screened and not elevated. Overall an uncertain <b>minor negative effect</b> is predicted for Alternative B to take account of these issues. The same issues would be apparent for Alternative E (and to a lesser extent C), but there would be greater scope to avoid negative effects through lower densities and / or avoidance of sensitive sites / locations. Nevertheless, an <b>uncertain negative</b> effect is predicted in line with the precautionary principle.</p> <p>For Alternative C, the effects on heritage assets are not considered to be significant, as housing would be distributed fairly modestly to several settlements. The development sites available at these settlements do not present any significant constraints with regards to the historic environment.</p> <p>For Alternative D, there would be growth of some sustainable villages, which could have an adverse effect on the character of the built environment. Although direct effects on designated heritage assets would not be anticipated for most areas, there are some settlements (such as Appleby Magna) where development would most likely be adjacent to a number of listed buildings, and the potential for effects on their character would be increased. Overall, it is considered that Alternative D could have <b>minor negative effects</b> on the historic environment. Whilst development could affect the character of settlements, the scale required ought to allow for a choice of sites, which should help to avoid any sensitive areas.</p>								

**Landscape, Land and Soil (SA Objectives 12 and 13)**

A. Focus on Coalville	xx?	B. Focus on Ashby de la Zouch	x	C. Focus on main towns	xx?	D. Dispersal	xx	E. Coalville and Ashby de la Zouch	x	
<b>Nature of effects</b>	<p>Housing development would require the release of land with the potential to affect the openness, character and tranquility of landscapes. There would also be a need to release greenfield land, of which a large proportion (of sites in the SHLAA) would be best and most versatile agricultural land.</p> <p>For alternatives A, B and E development would most likely be large scale 'urban extensions'. Alternatives C would see a lower amount of growth focused at Coalville and Ashby (compared to Alternatives A, B and E), so the scale of growth would be lower in these locations. A modest amount of additional growth would also be allocated to the other Local Service Centres, and this would most likely be on greenfield sites available on the edge of these settlements.</p> <p>In addition to development in the Local Service Centres, the dispersal alternative could see growth in the size of the smaller 'rural' settlements such as Donnisthorpe; Appleby Magna; Blackfordby; Coleorton; Heather and Swannington leading to a change in the size and character of these settlements.</p>									
	<b>Sensitivity of receptors</b>	<p>Coalville and Ashby lie within the 'heart of the National Forest'. These are important local landscapes, which could potentially be affected by development. Conversely, these areas could also be more suitable for and benefit from enhancement measures linked to the National Forest improvement programme. Land available for development around Ashby would be likely to be Grade 2/3 agricultural land. Land within the urban area is on a mix of brownfield and greenfield sites, with less agricultural land likely to be affected.</p> <p>Development around Coalville could potentially lead to the coalescence with surrounding settlements such as Whitwick.</p> <p>The small scale and rural nature of villages, means that these areas are less capable of accommodating the scale of growth proposed under alternative D. The land available for development around the smaller villages varies, for example; predominantly Grade 2 in Appleby Magna, a mix of Grade 2/3 in Ravenstone, mainly Grade 3 in Swannington and Heather, and a mix of Grade 3/4 in Donnisthorpe and Moira.</p>								
		<b>Likelihood of effects</b>	<p>The likelihood of effects on landscape character depends upon the choice of sites available to meet housing targets at different settlements. For alternative A, there are a range of sites in the Coalville urban area that could come forward. The effects would differ depending upon what combination of sites was preferred. To deliver the scale of growth required it is likely that sites in proposed areas of separation may need to come forward.</p> <p>For Alternative B, it is clear that development would require the release of (one or a combination of) large strategic sites in Ashby de la Zouch. The effects would be different depending upon which site was released. However, it is considered that effects on landscape would be less likely to occur because site selection could incorporate landscape considerations. The large scale nature of the sites should also allow for the incorporation of mitigation and / or enhancements measures. Coalescence would be unlikely to occur unless development was proposed to the south (with Packington).</p> <p>For alternatives C and to a greater extent D, the likelihood of impacts on the landscape are considered to be greater as mitigation may be more difficult to secure given the sensitivity of settlements and the need to maximise development opportunities to deliver the housing target. Where agricultural land is affected, there would be a permanent loss of this asset that would be difficult to avoid.</p>							

**Significance**

Due to the large range of potential sites in Coalville, it is difficult to judge the effects for alternative A. However, the additional growth in the Coalville urban area could put pressure on areas of separation or areas of landscape value. This could have a significant negative effect, on landscape character. Conversely, development could help to contribute to enhancements to Green Infrastructure in the National Forest, which could have positive effects. Both positive and negative effects are uncertain. However, a **moderate negative effect** is predicted for A due to the potential for significant changes to proposed areas of separation. The effects on Coalville associated with the level of growth under alternatives C, D and E would be less prominent as it may be possible to avoid the most sensitive sites due to the lower scale of growth.

For Alternative B, there are potential effects on landscape character on the settlement edge of Ashby de la Zouch. It is likely that mitigation and/or enhancement measures could be secured, and the scale of development would not lead to a drastic change to the character of Ashby de la Zouch. However, there would likely be a loss of best and most versatile agricultural land. Hence a **minor negative effect** has been recorded.

For alternative C, the scale of additional development in the principal town, key and local service centres would be modest, and the effects should be possible to mitigate. This would depend upon which sites were allocated, but there are sites with moderate-high potential for mitigation in Kegworth; Measham; Coalville and Ashby de la Zouch. However, there is the potential for cumulative effects on the character of the landscape in each of these settlements, so a negative effect has been recorded. The potential to mitigate effects on landscape character are moderate or poor for much of Ibstock, so it is considered likely that the cumulative effects of additional development here could more pronounced. A loss of agricultural land of Grade 2/3 could also be anticipated. Overall a **moderate negative effect** has been recorded for Alternative C.

For Alternative D, the effects identified for alternatives C would still occur at the local service centres of Measham, Kegworth and Ibstock (but to a lesser extent). However, there would also be negative effects on the character of the landscape at a number of smaller settlements, which are more sensitive to change and are already experiencing growth through committed development. A loss of agricultural land of Grade 2/3 could also be anticipated. Cumulatively, a **moderate negative effect** is predicted across the district for Alternative D.

Alternative E is predicted to have a **minor negative effect**. Whilst there is potential for effects on the landscape in Ashby, these could be avoided through lower densities, layout and location. The effects on Coalville associated with the level of growth under alternative E would also be less prominent as it may be possible to avoid the most sensitive sites due to the lower scale of growth. A loss of agricultural land of Grade 3 would be anticipated.

## Natural Resources (SA objective 14)

A. Focus on Coalville	↔	B. Focus on Ashby de la Zouch	↔	C. Focus on main towns	↔	D. Dispersal	↔	E. Coalville and Ashby de la Zouch	↔
<b>Nature of effects</b>	New development typically results in an increase in the use of natural resources. However, these alternatives do not set targets for growth, and therefore the degree of influence is minimal.								
	There is the potential for positive effects on the baseline position as new development could be designed so as to support recycling and sustainable construction.								
	Negative effects on the baseline would not be anticipated, as there are minimum standards that must be achieved as set through building regulations.								
	Development in areas of minerals value can sterilise mineral resources.								
<b>Sensitivity of receptors</b>	The ability to achieve higher standards of sustainability and resource efficiency in new development is influenced by planning policies, deliverability and viability factors.								
	If the available land was marginally viable, it would be unlikely that higher standards of sustainability (compared to national standards) could be achieved on new developments.								
	However, the development opportunities that would be likely to be brought forward under each of these alternatives would be likely to be deliverable and viable. Therefore, the conditions for encouraging sustainable growth are more favourable than not.								
<b>Likelihood of effects</b>	Given that there are minimum standards that must be implemented through National House Building Standards and Building Regulations, new development would not be brought forward that did not achieve certain resource efficiency standards. There may be opportunities to encourage higher sustainability standards on sites that are more viable, but the likelihood of such higher standards being achieved is considered to be low as this would be dependent upon voluntary action. Therefore, significant effects would not be anticipated for any of the alternatives.								
<b>Significance</b>	It is considered unlikely that any of the alternatives would have a significant effect on the baseline position.								

**Pollution (SA Objective 15)**

A. Focus on Coalville	xx	B. Focus on Ashby de la Zouch	↔	C. Focus on main towns	x	D. Dispersal	↔	E. Coalville and Ashby de la Zouch	x
Nature of effects	<p>Increased housing growth in any of the settlements could increase the amount of traffic contributing to air and noise pollution. Developments on the urban fringe will require additional safety and security lighting, which could lead to an exacerbation of light pollution in ‘tranquil areas’ (more significant for Alternative 1D, and to a lesser extent 2D).</p> <p>Alternatives 1C / 2C and 1D / 2D at Kegworth and Castle Donington, have the potential to expose residents to aircraft noise and emissions. The magnitude of effects is low, given the small numbers of development involved in these locations.</p>								
	<p>Increasing traffic may exacerbate air pollution within Air Quality Management Areas (AQMAs). For alternative A, increased development in Coalville has the potential to affect the Stephenson Way/Bardon Road AQMA. Alternative E would also add to existing congestion but at a lower scale. While alternatives C and D with a development focus on Kegworth and Castle Donington has the potential to affect the main streets of High Street and Bondgate in Castle Donington and the High Street in Kegworth (AQMAs). Kegworth’s proximity to the M1 has warranted AQMA status on the Mole Hill access route, which has the potential to be further exacerbated by an increase in traffic accessing the M1.</p> <p>For Alternatives C and D, there is a likelihood of noise disturbance from aircraft at sites allocated in Castle Donington and Kegworth due to proximity to East Midlands Airport.</p> <p>Development of Alternatives B, C, D and E all include development within the River Mease catchment area, in particular in the settlements of Measham, Ashby de la Zouch and Appleby Magna, has the potential to adversely impact on water quality (through increased wastewater discharge) in this sensitive river corridor.</p>								
Sensitivity of receptors	<p>For all alternatives, development is expected to increase car usage although the likelihood of car use could be lower for alternatives A and B which have better access to services and public transport links (which could be further improved by reinstatement of the National Forest Train Line).</p> <p>Effects on air quality are likely to be more pronounced for alternative A, which allocates a significant amount of housing to Coalville (which is already experiencing substantial growth) and alternative C which would allocate growth to Kegworth and Castle Donington (albeit only minor amounts). Alternative E would also lead to an additional 450 dwellings in Coalville, which could also contribute to congestion/air quality issues.</p> <p>Potential effects on water quality are considered less likely to occur given that there is a Water Quality Management Plan in place for the River Mease Catchment and overall levels of development should be able to be accommodated. The effects would be most prominent for Alternative B, which allocates the highest amount of growth into the catchment area, followed by Alternative E, C and then D. However, under DCS2, when out pumping occurs, all these levels of growth could be accommodated.</p>								
	<p>For all alternatives, development is expected to increase car usage although the likelihood of car use could be lower for alternatives A and B which have better access to services and public transport links (which could be further improved by reinstatement of the National Forest Train Line).</p> <p>Effects on air quality are likely to be more pronounced for alternative A, which allocates a significant amount of housing to Coalville (which is already experiencing substantial growth) and alternative C which would allocate growth to Kegworth and Castle Donington (albeit only minor amounts). Alternative E would also lead to an additional 450 dwellings in Coalville, which could also contribute to congestion/air quality issues.</p> <p>Potential effects on water quality are considered less likely to occur given that there is a Water Quality Management Plan in place for the River Mease Catchment and overall levels of development should be able to be accommodated. The effects would be most prominent for Alternative B, which allocates the highest amount of growth into the catchment area, followed by Alternative E, C and then D. However, under DCS2, when out pumping occurs, all these levels of growth could be accommodated.</p>								
Likelihood of effects	<p>Part of the policy objective is to improve air quality in Air Quality Management Areas which are largely linked to transport related issues. There is also a need to ensure that new development is not itself detrimentally affected by noise and pollution. Alternatives A, C and D have potential to exacerbate areas that have air quality issues. Alternative B solely in Ashby-de-la-Zouch, has the distinction of having no AQMA designations and is also fairly well served by public transport.</p> <p>Although the scale of growth in Coalville under Alternative A would be more substantial than for growth at the other settlements containing AQMAs (under alternatives C /and D), Coalville is better served by public transport links, and so the effects could be offset somewhat. Nevertheless, a <b>moderate negative effect</b> is predicted, particularly as a number of site options in the area fall in close proximity to (and could even be accessed from) key routes, along which parts are designated as an AQMA. For the same reasons, Alternative E is also predicted to have a negative effects, but the scale of development is lower, and so these are predicted to be minor.</p> <p>Water pollution concerns arising from Alternatives, B, C, D and E for the River Mease have the potential to be mitigated through implementation of the Water Quality Management Plan and DCS1/2. Development contributions specifically set to implement restoration and enhancement measures can lead to a reduction in phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality, or cause a net increase in phosphorous levels. Therefore, it is concluded for all options based on the implementation of DCS1/2 that there is unlikely to be any significant effects . . .</p> <p>For alternatives C and D, more housing would be located in areas that could be affected by noise pollution (for example in Castle Donington and Kegworth). Given the relatively low numbers involved, the effects are not predicted to be significant though (Particularly for D). However, both alternatives involve some growth in Coalville (which could affect air quality, but a lesser extent to Alternative A. Overall, <b>minor negative effects</b> are predicted for Alternative C and <b>negligible effects</b> for Alternative D, which would dilute potential negative effects in any one location.</p>								
	<p>Part of the policy objective is to improve air quality in Air Quality Management Areas which are largely linked to transport related issues. There is also a need to ensure that new development is not itself detrimentally affected by noise and pollution. Alternatives A, C and D have potential to exacerbate areas that have air quality issues. Alternative B solely in Ashby-de-la-Zouch, has the distinction of having no AQMA designations and is also fairly well served by public transport.</p> <p>Although the scale of growth in Coalville under Alternative A would be more substantial than for growth at the other settlements containing AQMAs (under alternatives C /and D), Coalville is better served by public transport links, and so the effects could be offset somewhat. Nevertheless, a <b>moderate negative effect</b> is predicted, particularly as a number of site options in the area fall in close proximity to (and could even be accessed from) key routes, along which parts are designated as an AQMA. For the same reasons, Alternative E is also predicted to have a negative effects, but the scale of development is lower, and so these are predicted to be minor.</p> <p>Water pollution concerns arising from Alternatives, B, C, D and E for the River Mease have the potential to be mitigated through implementation of the Water Quality Management Plan and DCS1/2. Development contributions specifically set to implement restoration and enhancement measures can lead to a reduction in phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality, or cause a net increase in phosphorous levels. Therefore, it is concluded for all options based on the implementation of DCS1/2 that there is unlikely to be any significant effects . . .</p> <p>For alternatives C and D, more housing would be located in areas that could be affected by noise pollution (for example in Castle Donington and Kegworth). Given the relatively low numbers involved, the effects are not predicted to be significant though (Particularly for D). However, both alternatives involve some growth in Coalville (which could affect air quality, but a lesser extent to Alternative A. Overall, <b>minor negative effects</b> are predicted for Alternative C and <b>negligible effects</b> for Alternative D, which would dilute potential negative effects in any one location.</p>								
Significance	<p>Part of the policy objective is to improve air quality in Air Quality Management Areas which are largely linked to transport related issues. There is also a need to ensure that new development is not itself detrimentally affected by noise and pollution. Alternatives A, C and D have potential to exacerbate areas that have air quality issues. Alternative B solely in Ashby-de-la-Zouch, has the distinction of having no AQMA designations and is also fairly well served by public transport.</p> <p>Although the scale of growth in Coalville under Alternative A would be more substantial than for growth at the other settlements containing AQMAs (under alternatives C /and D), Coalville is better served by public transport links, and so the effects could be offset somewhat. Nevertheless, a <b>moderate negative effect</b> is predicted, particularly as a number of site options in the area fall in close proximity to (and could even be accessed from) key routes, along which parts are designated as an AQMA. For the same reasons, Alternative E is also predicted to have a negative effects, but the scale of development is lower, and so these are predicted to be minor.</p> <p>Water pollution concerns arising from Alternatives, B, C, D and E for the River Mease have the potential to be mitigated through implementation of the Water Quality Management Plan and DCS1/2. Development contributions specifically set to implement restoration and enhancement measures can lead to a reduction in phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality, or cause a net increase in phosphorous levels. Therefore, it is concluded for all options based on the implementation of DCS1/2 that there is unlikely to be any significant effects . . .</p> <p>For alternatives C and D, more housing would be located in areas that could be affected by noise pollution (for example in Castle Donington and Kegworth). Given the relatively low numbers involved, the effects are not predicted to be significant though (Particularly for D). However, both alternatives involve some growth in Coalville (which could affect air quality, but a lesser extent to Alternative A. Overall, <b>minor negative effects</b> are predicted for Alternative C and <b>negligible effects</b> for Alternative D, which would dilute potential negative effects in any one location.</p>								
	<p>Part of the policy objective is to improve air quality in Air Quality Management Areas which are largely linked to transport related issues. There is also a need to ensure that new development is not itself detrimentally affected by noise and pollution. Alternatives A, C and D have potential to exacerbate areas that have air quality issues. Alternative B solely in Ashby-de-la-Zouch, has the distinction of having no AQMA designations and is also fairly well served by public transport.</p> <p>Although the scale of growth in Coalville under Alternative A would be more substantial than for growth at the other settlements containing AQMAs (under alternatives C /and D), Coalville is better served by public transport links, and so the effects could be offset somewhat. Nevertheless, a <b>moderate negative effect</b> is predicted, particularly as a number of site options in the area fall in close proximity to (and could even be accessed from) key routes, along which parts are designated as an AQMA. For the same reasons, Alternative E is also predicted to have a negative effects, but the scale of development is lower, and so these are predicted to be minor.</p> <p>Water pollution concerns arising from Alternatives, B, C, D and E for the River Mease have the potential to be mitigated through implementation of the Water Quality Management Plan and DCS1/2. Development contributions specifically set to implement restoration and enhancement measures can lead to a reduction in phosphorous levels thereby ensuring that new development does not lead to deterioration in water quality, or cause a net increase in phosphorous levels. Therefore, it is concluded for all options based on the implementation of DCS1/2 that there is unlikely to be any significant effects . . .</p> <p>For alternatives C and D, more housing would be located in areas that could be affected by noise pollution (for example in Castle Donington and Kegworth). Given the relatively low numbers involved, the effects are not predicted to be significant though (Particularly for D). However, both alternatives involve some growth in Coalville (which could affect air quality, but a lesser extent to Alternative A. Overall, <b>minor negative effects</b> are predicted for Alternative C and <b>negligible effects</b> for Alternative D, which would dilute potential negative effects in any one location.</p>								

## Summary of alternatives assessment

SA topic	A: Focus on Coalville	B: Focus on Ashby	C: Main towns	D: Dispersal	E: Coalville & Ashby
Housing	✓?	✓✓	✓✓✓	✓✓✓	✓✓?
Health and Wellbeing	✓✓	✓	✓	✓ / ✗	✓
Communities and town centres	✓✓?	✓✓?	✓✓?	✓	✓
Economy and employment	✓	✓	✓✓	⇔	✓✓
Travel	✗	⇔	✗	✗	⇔
Climate change	✓	✓	⇔	✗	✓
Biodiversity and Geodiversity	✗?	✗	?	?	⇔
Landscape and land	✗✗?	✗	✗✗	✗✗	✗
Built and historic environment	⇔	✗?	⇔	✗	?
Natural Resources	⇔	⇔	⇔	⇔	⇔
Pollution	✗✗	⇔	✗	⇔	✗

Alternative D would have moderate adverse effect on landscape character and minor negative effects upon a range of other environmental factors. It is also unattractive in that it increases reliance on car travel to access jobs and services, and will place more people in areas with poorer accessibility to essential services and facilities. Overall, this approach is considered less sustainable than the other four alternatives.

Each of Alternatives A, B, C and E have a mix of positive and negative effects. Each is more positive or negative in certain aspects than the others, and it is therefore difficult to draw conclusions about which option is the 'most sustainable'.

Alternative A scores particularly well by supporting growth and regeneration at Coalville (which has high accessibility) and delivers positive effects on health & wellbeing and employment. However, this alternative does have potential for negative effects on landscape and it is unclear whether substantial housing growth could be delivered at Coalville. Though this alternative would promote growth and regeneration in areas of need, the benefits of development would be focused only in Coalville.

Alternative B, although likely to have a positive effect on the economy, town centres and wellbeing, would be to a lesser extent compared to either Alternative A or C. However, this alternative would be less likely to have an effect on environmental factors such as landscape and pollution (compared to Alternatives A, C and D). By focusing all the growth to Ashby de la Zouch, there would also be the potential to secure infrastructure improvements through strategic development opportunities.

Alternative C would have a positive effect in supporting local economies and employment and provide benefits for town centres. In particular, this approach would have a major positive effect on housing by providing a range of housing across the district, potentially addressing affordability in a number of settlements. However, it scores poorly in terms of potential adverse effects on landscape character and also presents the potential for negative effects on air quality and biodiversity and patterns of travel.

Alternative E would have generally positive effects, as it would have the benefit of splitting development to two locations that are accessible and capable of delivering further growth (though there are some uncertainties around delivery in Coalville). By splitting the growth this way, some of the more adverse effects associated with both alternatives A and B ought to be avoided. But this approach would be less likely to create the economies of scale to support new infrastructure at each settlement.

In summary, there are similarities with each alternative, with each generating positive effects for housing, health, communities and employment. However, Alternatives A and C generate more significant negative effects with regard to landscape and pollution, as well as creating potential issues in Coalville associated with increased congestion in the urban area (Which could potentially affect the AQMA). In this respect these two alternatives are less attractive than alternatives B and E, which generally perform similarly across other sustainability factors to Alternatives A and C, yet do not generate these negative effects.

## ***Appendix C: Site appraisal proformas***

# Appendix C: Site appraisal proformas

## North West Leicestershire Local Plan (SA Report)

<b>Site ID</b>	<b>C19 (part)</b>	<b>Site name</b>	Stephensons Green, Coalville
<b>Site Description</b>			
The site is on agricultural land to the North of Coalville between Stephensons Way and Whitwick. Forms a smaller parcel of land within the larger site option (C19)			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p><i>Not applicable to employment</i></p>	<p>G= The site is surrounded by agricultural open space</p> <p>G= The site is 760m away from formal open space</p> <p>NB the site would potentially provide access to open space</p>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p><i>Not applicable to employment</i></p>	<p>A= The site is located directly opposite a large supermarket, however access points put the entrance to this shop 790mts from the site.</p> <p>NB the site would potentially provide access to a local centre</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p><i>Not applicable to employment</i></p>	G= The site is located a 15 minute journey via foot and/or public transport away from the nearest GP unit
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is not surrounded by any employment uses that could affect amenity. However, the site is directly adjacent to a main route through Coalville. There would therefore be potential effects upon amenity that would need to be mitigated.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A= The site is located 1km from the nearest Community Centre by foot.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public	Regular bus service within 800m (3 per hour)	G= 15m to Bus Stop with a relatively infrequent bus service (2 per hour)

transport	<p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	A= The site is located 970m from key employment sites
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A= The site is located 880m walking distance to Primary School</p> <p>A= The site is located over 1.7km to a Secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is one known badger set nearby with potentially others on site; There is also a potential bat roost in Forest View house.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 6.8km to the nearest SAC</p> <p>G= Over 43km to SPA</p> <p>G= 443m to an SSSI</p> <p>R= The site is located 190m to the south-west of an existing LWS</p> <p>G= 603m to a Candidate LWS</p> <p>G= Over 1.1km to Potential LWS</p> <p>R= Site is 0m away from/ upon the closest Badger Sett</p> <p>A= 77m to a Bat Roost (located near the north-east of the site)</p> <p>A= 37m to a GCN Pond (located to the north-west of the site)</p> <p>G= 433m to Probable GCN Pond</p> <p>G= Over 3.3km from the River Mease Catchment</p> <p><b>Overall</b></p> <p>R= Development of the site may result in a loss of a Badger Sett, and may incur negative effects on the nearby LWS given the lack of screening between the Site and the</p>

		LWS area. Development also threatens other species (Bat roost and GCN Pond) therefore mitigation measures should be considered.
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A= 360m to Listed Building, however this is screened from the site</p> <p>G= 594m to Scheduled Monument</p> <p>G= Over 3.4km to Registered Park or Garden (no overlap)</p> <p>G= 2.1km to Conservation Area (no overlap)</p> <p><u>Overall</u> G= It is not thought likely that the site will have negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G= Moderate / high potential to mitigate in keeping with landscape character
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	R= site is Greenfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>R= There is a 100% overlap with ALC Grade 3 land, totalling 30.3ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	A= The site is in close proximity to Stephensons Road and would contribute significant traffic onto the network, with an AQMA close by.

<b>Site ID</b>	<b>C46</b>	<b>Site name</b>	Broomleys Farm, Coalville
<b>Site Description</b>			
<p>The site is agricultural land to the rear of properties fronting Broomleys Road, Coalville. The site is predominantly Greenfield although part of the site is occupied by a farm house and buildings associated with agricultural and livery uses. The site itself is fairly flat with mature hedgerows dividing some of the field boundaries. A public footpath bound by mature trees and hedgerows runs along the northern boundary of the site. There are residential properties to the south and Coalville Community Hospital to the south west of the site. The A511 runs along the western boundary. There is further Greenfield agricultural and recreation land to the north of the site. The site is within the National Forest.</p>			
<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>	
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered to be achievable	
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	G= The site is surrounded by agricultural open space on all sides.	
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	A= The site is located 499m from the nearest food shop	
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	G= The site is 7min by foot or 4 min by public transport to Coalville Community Hospital.	
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A = Site is located directly behind properties facing onto Broom Ley Road. Visual impacts could be reduced through vegetation cover. However, the site adjoins the main road through Coalville and could be affected by noise and other amenity issues that would need to be mitigated.	
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R= The site is located 1900m from a Community Centre	
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No	
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G=8m to Bus Stop with a regular bus service (6 per hour)	

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>G= The site is located 490m walking distance to Primary School</p> <p>A= The site is located 1300m to a Secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecology RAG assessment.</u>	<p>There are no designated ecological sites within the site boundary although the hedges and veteran trees around the site represent potential Biodiversity Action Plan habitats. There is potential for bats, badgers and Great Crested Newts to occupy the site and surrounding land/ponds/buildings. Depending on results of Great Crested Newt survey of the nearby pond and bat surveys in buildings on the site, there may be a requirement to mitigate if these species are found on the site. The site is considered acceptable for development with mitigation. 5m Buffer zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p>	<p>G= Over 7.5km to the nearest SAC</p> <p>G= Over 43km to SPA</p> <p>G= 729m to an SSSI</p>

	<p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>Over 400m from a SSSI, SAC or SPA</li> <li>Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>Within 400m of a SSSI, SAC or SPA</li> <li>Within the River Mease Catchment</li> <li>Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>Contains or adjacent (50m) to a SSSI</li> <li>Loss of Local Wildlife Site.</li> <li>Contains priority species</li> <li>Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= 897m to existing LWS</p> <p>A= 248m to the north west of a Candidate LWS, however this is screened by vegetation and housing units, thus negative effects are thought to be unlikely</p> <p>G= 719m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (670m), Bat Roost (843) and GCN Pond (675m). 987m to Probable GCN Pond.</p> <p>G= Over 4.1km from the River Mease Catchment</p> <p><u>Overall</u> A= Development of the site may result in a loss of a Candidate LWS</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>Is the site within a conservation area?</li> <li>Does the site adjoin a conservation area?</li> <li>Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G=707m to Listed Building</p> <p>G= Over 1.5km to Scheduled Monument</p> <p>G= Over 4.4km to Registered Park or Garden (no overlap)</p> <p>G= Over 2km to Conservation Area (no overlap)</p> <p><u>Overall</u> G= It is unlikely that the site will incur negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G= High potential to mitigate in keeping with landscape character</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= The site is predominantly Greenfield land, albeit with some development present</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>A= There is a 100% overlap with ALC Grade 3 land, however this only totals to 14.22 ha, thus thought to be only a moderate loss</p>

Potential effect on air quality	Development unlikely to have a significant effect on congestion at key junctions Housing development likely to contribute to increased congestion at key junctions	A = The site is located 12m from an A or B road which is designated as an AQMA
---------------------------------	---	--

2z\Site ID	C57	Site name	South of Loughborough Road Whitwick Coalville
<b>Site Description</b>			
<p>The site is located to the south of Loughborough Road and consists of three agricultural fields. The site is Grade 3 Agricultural Land. The site slopes steeply upwards from west to east. To the north of the site is Loughborough Road and there are residential properties on the opposite side of the road. To the rear of the residential properties on the north side of Loughborough Road is Grace Dieu and High Sharpley Site of Special Scientific Interest. To the south and east of the site is agricultural land and woodland and to the west are residential properties. The site is within the National Forest and the Charnwood Forest.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered to be achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	<p>G= The site is surrounded on two sides by agricultural open space</p> <p>G= The site is 650m away from formal open space</p>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	R= The site is located 868m from the nearest food shop
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	G= The site is located a 21 minute journey via foot and/or public transport away from the nearest GP unit
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= A number of residential units back onto the proposed site area. Likewise, a number of houses face onto the site from across Loughborough Road. Given the small number of these units, and the fact that the site does not encroach on any units to the east or south, it is thought that the development is unlikely to adversely affect the local amenities.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R= The site is located 1850m from the nearest Community Centre by foot.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= The site is located 292m to Bus Stop with a regular bus service (3 per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	<p>A= The site is located over 2km away from large scale employment sites (Stephenson Industrial Estate and Coalville Town Centre), however, the site is located 909m from a small number of employment sites in Whitwick village centre.</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A= The site is located 650m walking distance to Primary School</p> <p>R= The site is located over 3000m to a Secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p>G = Entire site within Flood Zone 1.</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>Any planting of trees and shrubs would be opposed as this would destroy some of the grassland that is a high conservation priority. Badger and Reptile surveys would be required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 8.2km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>A= 125m north of the site is an SSSI. This is partially screened by vegetation, the presence of which helps to mitigate against the potential effects of the development.</p> <p>G= 337m to existing LWS</p> <p>R= 62m to a Candidate LWS, which is located adjacent to the east.</p> <p>G= Over 2km to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (615m), Bat Roost (479m) and GCN Pond (1198m). It is also over 1.4km to a Probable GCN Pond.</p> <p>G= Over 4.5km from the River Mease Catchment</p>

		<p><u>Overall</u>  A= Development of the site may threaten a Candidate LWS, however it is otherwise considered to have unlikely effects on the local biodiversity and geodiversity.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 421m to Listed Building</p> <p>G= 434m to Scheduled Monument</p> <p>G= Over 3.7km to Registered Park or Garden (no overlap)</p> <p>G= Over 4.2km to Conservation Area (no overlap)</p> <p><u>Overall</u>  G= The site is unlikely to have significant effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= The impact of development on this site would significantly harmful and the proposed development would not be in keeping with the character and appearance of the surrounding area. Low potential to mitigate in keeping with landscape character</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>G= There is a 99% overlap with ALC Grade 3 land, however this only totals 2.61ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>A = located 2.2km from A/B road.</p> <p>Could increase use of local roads.</p>

Site ID	C67/ H3b	Site name	Waterworks Road
---------	-------------	-----------	-----------------

**Site Description**

The site is a relatively flat Greenfield site with residential development to the north and west. There are playing fields to the east of the site and to the south is the former Forest Way School that is currently under construction for the development of 24 dwellings. There are mature hedgerows and trees along the eastern, southern and part of the western boundaries of the site. There is a public footpath running along part of the western boundary, in addition there appears to be a number of informal footpaths crossing the site. There are two trees in the south west corner of the site that are covered by Tree Preservation Orders. The south western part of the site is Grade 3 Agricultural Land. The site is within the National Forest.

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= This site is considered to be available and achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	G= The site is located adjacent (150m) away from formal open space
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	A= The site is located 540m from a food shop.
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	G= The site is located a 16 min journey via foot and/or public transport away from the nearest GP unit
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= the site is located in close proximity to a number of existing residential units to the west, and is located to the north of a number of employment units. The development of the site is also likely to result in a loss of open space.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R= The site is located 1250m from the nearest Community Centre by foot.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p>	G= 300m to Bus Stop with a relatively infrequent bus service (6 per hour)

	Low frequency bus service more than 800m away	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	<p>R= The site is located 2.2km from key employment sites within Coalville town centre.</p> <p>R= The site is located 2.6km away from a concentration of employment sites at Interlink Business Park, Bardon Hill.</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A= The site is located 800m walking distance to a Primary School</p> <p>A= The site is located over 1.8km to a Secondary school</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site is bordered by hedgerow and has otherwise little vegetation. The development is unlikely to affect local biodiversity.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 6.8km to the nearest SAC</p> <p>G= Over 43km to SPA</p> <p>G= 928m north east to an SSSI.</p> <p>G= 1.3m to existing LWS</p> <p>G= 465m to a Candidate LWS, which is located adjacent to the eastern corner.</p> <p>A= 64m to the north of a Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (693m), Bat Roost (1004m) and GCN Pond (335m). 903m to Probable GCN Pond.</p> <p>G= Over 4.8km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>A= Development of the site may threaten a Potential LWS site; however this runs as a thin linear</p>

		strip away from the site. Mitigation may only be necessary at the north of the potential LWS site.
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 360m to Listed Building</p> <p>G= 594m to Scheduled Monument</p> <p>G= Over 3.4km to Registered Park or Garden (no overlap)</p> <p>G= Over 2.1km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= Development of the site is not thought to cause negative effects on local heritage assets</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G= The Site is located amongst existing residential units, and is therefore screened from most routes. It is exposed to a playing field on the eastern edge, however landscape mitigation is likely to be effective.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R=100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or Grade 2 land.</p> <p>G= There is a 71% overlap with ALC Grade 3 land, however this only totals to 2.26ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>A = The site is located 550m from an A or B road. It is within the urban area, and could add some congestion to the road network, including within an AQMA. The scale of growth is fairly low though.</p>

<b>Site ID</b>	<b>E1</b>	<b>Site name</b>	Pegasus Park Extension
<b>Site Description</b>			
The site is located south of the A453, just to the north west of the Moto Services off Ashby Road, Castle Donington. It is located immediately to the south east of the existing Pegasus Business Park employment area. The site is Greenfield land currently used for agriculture.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=The site is considered available and achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= There are no housing units in close proximity to the site. Given the large block development which currently surrounds the site, future development is unlikely to cause any adverse effects.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 203m to Bus Stop. The Skylink offers a regular service.

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site located within Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for Great Crested Newts to occupy the site. There are no designated local wildlife sites, although the pond and hedges represent potential BAP habitats within the site boundary. Survey of ponds in the area would be required. Pond should be retained and if Great Crested Newts found to be present, mitigation measures would be required. Hedges should be retained at the site with a 5m buffer area.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 15km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>G= Over 3.4km to SSSI</p> <p>G= Over 2.3km to existing LWS, 1.2km to a candidate LWS, and 1.7km to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (555m) , Bat Roost (over 1.5km) and GCN pond (139m).</p> <p>R= The site is located 0m from a Probable GCN newt pond. This is thought to be located in the south-west of the site.</p> <p>G= Over 10 km from the River Mease Catchment area</p> <p><u>Overall</u></p> <p>R= The site should be considered as being located directly upon or</p>

		adjacent to a Probable GCN Pond.
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 1.1km to Listed Building</p> <p>G= 1.7km to Scheduled Monument</p> <p>G= Over 2.2km to Registered Park or Garden (no overlap)</p> <p>G= Over 1.1km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not considered likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G= Small site adjacent to airport and ancillary uses. Unlikely to have a significant effect on the overall character of nearby settlements or the surrounding countryside.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	R= 100% site Greenfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or ALC Grade 2 land</p> <p>A= There is 100% overlap of the 3.76 ha site with an ALC Grade 3 area.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	A= The site is located 25m from an A / B road, so would have lesser effect on local roads. However, development in this location could possibly affect the AQMA

<b>Site ID</b>	<b>E5_ELAA</b>	<b>Site name</b>	Measham Road, Ashby de la Zouch
<b>Site Description</b>			
The site is located north of the A42 and east of Measham Road, situated south of Ashby de la Zouch. The site is Greenfield land currently used for agriculture. There is a golf course to the west and some residential properties to the north and west of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G: There are no known issues with the site not being available or achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The Site is located adjacent to a small number of housing units which may experience negative effects from development. The large area of the site, however, should allow for effective mitigation measures to be adopted.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	A= 700m to Bus Stop offering a lower frequency service ( 2 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site is located within Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>A= Packington Nook is a very sensitive area; issues were covered in supporting information for the Packington Nook application but will need review and re-survey. The hedges along Packington Nook Lane are candidate Local Wildlife Sites; there are several candidate Local Wildlife Site veteran trees along watercourses. There are badger setts on the site and known Bat roosts in buildings in Packington Nook therefore a survey of farm buildings for bats would be needed. Also water vole from the Gilwiskaw Brook and crayfish and otter are possible along the watercourse. The Gilwiskaw Brook flows into the River Mease SAC to the south. There are many opportunities for enhancement. Land to South West is largely arable and poor. Overall the site is considered acceptable with mitigation.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p>	<p>G= 821m to SAC</p> <p>G= Over 50km to SPA</p> <p>G= 821m to SSSI</p> <p>G= 555m to existing LWS,</p> <p>A= 17m to a Candidate LWS</p> <p>G= 237m to a Potential LWS</p> <p>A= 32m to A Badger Sett</p> <p>G= Site is over 100m away from the nearest Bat Roost (273m) and GCN pond (1.6km).</p> <p>R= Site is located within the River Mease Catchment</p> <p><u>Overall</u></p> <p>R= Development of the site falls within the River Mease Catchment</p>

	<ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>area. It is also close to a recorded Badger Sett and a Candidate LWS, both of which are located across roads which border around the site.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A= 167m to Listed Building  G= Over 1.5km to Scheduled Monument  G= Over 4.1km to Registered Park or Garden (no overlap)  G= 476m to Conservation Area (no overlap)</p> <p><u>Overall</u>  A= There is a moderate potential for the development to impact local heritage assets due to its proximity to a Listed Building . However, the Listed Building is currently screened by vegetation and an existing housing unit to the north of the site, so mitigation ought to be possible.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low potential to achieve mitigation.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R=Site 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 areas</p> <p>R= There is a 95.6% overlap with ALC Grade 2 land (24.19ha)</p> <p>There is a 4.4% overlap with ALC Grade 3 land. This totals at 1.11ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 376m from an A or B road.</p>

<b>Site ID</b>	<b>E6a</b>	<b>Site name</b>	North Pretoria, Whitehill Road, Ellistown
<b>Site Description</b>			
The site is located north of Pretoria Road, west of the junction with Whitehill Road, Ellistown. The site is Greenfield land currently used for agriculture. There is a further agricultural land surrounding the sites and some residential properties to the north of the site.			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known issues relating to the availability or achievability of the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The north east corner of the site borders with the back of several housing units. However, given the orientation and small number of these units, development is unlikely to cause any adverse effects which cannot be overcome through mitigation.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 77m from Bus Stop. Regular Service (3 per hour).

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for badgers to occupy the site, especially the disused railway within the site boundary. There are likely to be Great Crested Newts (GCN) with the vicinity of the site. There are no designated wildlife sites, although the scrub woodland along the railway represents a possible BAP habitat within the site boundary. If grassland is high quality, development may not be considered to be acceptable from an ecological perspective. A Phase 1 Habitat Survey, GCN Survey and Badger Survey are required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 6.5km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>G= 2.8km to SSSI</p> <p>G= Over 1.1km to existing LWS, 730m to Candidate LWS and over 1km to Potential LWS.</p> <p>G= Site is over 100m away from the nearest Badger Sett (557m), Bat Roost (564m) and GCN pond (898m).</p> <p>G= Site is located 3.7m from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have an effect on any European, National or local biodiversity or geodiversity assets</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A= 350m to Listed Building (Pickering Grange Farm) which is currently exposed to the site. The development of the site may have an effect on the setting of this Heritage Asset.</p> <p>G= Over 2.7km to Scheduled Monument</p> <p>G= Over 6.5km to Registered Park or Garden (no overlap)</p> <p>G= Over 1.4km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>A= Mitigation may be required in order to safeguard the Listed Building from any negative effects.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low mitigation potential and screening unlikely to be effective</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R=100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>R= There is a 100% overlap of ALC Grade 3 land, totalling 25.35ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 599m from an A or B road</p>

<b>Site ID</b>	<b>E6b</b>	<b>Site name</b>	South Pretoria, Whitehill Road, Ellistown
<b>Site Description</b>			
The site is located to the south of Pretoria Road, west of the junction with Whitehill Road, Ellistown. The site is Greenfield land currently used for agriculture. There is a further agricultural land surrounding the site.			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=The site is considered to be achievable and is being promoted through the ELAA
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is located opposite one house. Mitigation may be required.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 310m from Bus Stop. Regular Service (3 per hour).

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for badgers to occupy the site, especially the disused railway within the site boundary. There are likely to be Great Crested Newts (GCN) with the vicinity of the site. There are no designated wildlife sites, although the scrub woodland along the railway represents a possible BAP habitat within the site boundary. If grassland is high quality, development may not be considered to be acceptable from an ecological perspective. A Phase 1 Habitat Survey, GCN Survey and Badger Survey are required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 7.2km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>G= Over 2.8km to SSSI</p> <p>G= Over 1.9km to existing LWS, 925m to Candidate LWS and over 1.5km to Potential LWS.</p> <p>G= Site is over 100m away from the nearest Badger Sett (467m), Bat Roost (over 1.1km) and GCN pond (over 1.1km).</p> <p>G= Site is located over 4.5km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have an effect on any European, National or local biodiversity or geodiversity assets</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>A= 350m to Listed Building (Pickering Grange Farm) which is currently exposed to the site. The development of the site may have an effect on the setting of this Heritage Asset.</p> <p>G= Over 2.5km to Scheduled Monument</p> <p>G= Over 7.2km to Registered Park or Garden (no overlap)</p> <p>G= Over 2.1km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>A= Mitigation may be required in order to safeguard the Listed Building from any negative effects</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	R= Low mitigation potential
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	R=100% Greenfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>A= There is a 100% overlap of ALC Grade 3 land, totalling 3.16ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	G= The site is located 467m from an A or B road

<b>Site ID</b>	<b>E9</b>	<b>Site name</b>	Ryecroft, Hemington
<b>Site Description</b>			
The site is located south east of Junction 1 of the A50 and north east of Ryecroft Road, Hemington. The site is predominantly Greenfield land currently used for agriculture although a former open gravel quarry back-filled by pulverised fly ash is located within the site. There is a further agricultural land to the south of the site, and a fishery adjacent to the south eastern boundary whilst the A50 runs along the northern boundary.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= There are no known issues in relation to availability however the site is classed as potentially achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is located opposite from 2 houses. Given the size of the site, mitigation measures could be adopted to reduce any potential effect upon these homes..
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p>	A= 891 m to Bus Stop. Regular Skylink service (6 per hour).

	<p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	R= There is 100% overlap of the site with FZ2 and FZ3
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for Great Crested Newts (GCN) and breeding birds to occupy the site. The lagoon on the site is a candidate local wildlife site and the wetland represents a possible BAP habitat within the site boundary. The site is considered to be acceptable subject to mitigation, namely the retention of wetland. GCN surveys would be required before development. There are opportunities for enhancement at the site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 17km to the nearest SAC</p> <p>G= Over 40km to SPA</p> <p>G= Over 2.2km to SSSI</p> <p>G= 558m to existing LWS</p> <p>A= 0m to a Candidate LWS, with a 12.6% overlap</p> <p>G= 537m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (263m) , Bat Roost ( over 1.4km) and GCN pond (over 3.1km).</p> <p>G= Over 3.1km to a Probably GCN Pond</p> <p>G= Over 13km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>A= The northwest of the site overlaps with a Candidate LWS. Mitigation may be required .</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 320m to Listed Building.</p> <p>G= Over 1.3km to Scheduled Monument</p> <p>G= Over 4.3 km to Registered Park or Garden (no overlap)</p> <p>G= 831m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is unlikely to cause any significant effect on the heritage assets in the local area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= the topography is relatively flat and open, development taking place on the site would be visible from the surroundings. Any development proposals would need to strongly respond to this issue.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= The site has previously been developed in part, however the majority of the site is Greenfield land</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>A= There is 100% overlap with ALC Grade 3 land, totalling 7.46 ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 415m from an A or B road</p>

<b>Site ID</b>	<b>E10</b>	<b>Site name</b>	Stephenson College, Coalville
<b>Site Description</b>			
The site is located north of the A511 in Coalville, situated to the west of the existing Stephenson's College site. The site is Greenfield land between Coalville and Swannington. There are residential properties to the north west of the site, with some cultivated open land adjacent to the north and west of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known issues relating to availability or achievability.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The south- east corner of the site is located opposite an existing industrial unit, which is unlikely to be affected from development. The northern corner, however, is in close proximity to a number of houses. There could be potential effects, but these ought to be possible to mitigate.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	A= 100 m to Bus Stop. A regular Skylink service (4 per hour).

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site is located within Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>There is potential for Great Crested Newts (GCN) and breeding birds to occupy the site. The lagoon on the site is a candidate local wildlife site and the wetland represents a possible BAP habitat within the site boundary. The site is considered to be acceptable subject to mitigation, namely the retention of wetland. GCN surveys would be required before development. There are opportunities for enhancement at the site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 5.5km to the nearest SAC</p> <p>G= Over 45km to SPA</p> <p>G= Over 1.9km to SSSI</p> <p>A= 76m to existing LWS</p> <p>R= 0m to a Candidate LWS,</p> <p>G= 703m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (602m) and Bat Roost (over 243m)</p> <p>R= The south east corner of the site contains a GCN Pond (0m) and a Probable GCN Pond (0m)</p> <p>G= Over 1.8km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>R= The site is located upon or adjacent to a GCN Pond and a</p>

		Probable GCM Pond, and may potentially incur negative effects on this priority species (or require substantial mitigation). It is also located in proximity to a LWS, the effects on which may have to be mitigated against. Development of the site could also result in the loss of a Candidate LWS.
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 214m to Listed Building (cannot be seen from site and unlikely to significantly affect the setting).</p> <p>A= 656m to Scheduled Monument</p> <p>G= Over 1.8 km to Registered Park or Garden (no overlap)</p> <p>G= Over 1.7km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not thought to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	R= The site is prominent in the landscape of Coalville and Swannington such that it is unlikely that development could be entirely sympathetically accommodated within the landscape. Low potential to achieve mitigation. Development could reduce the area of separation between Coalville and Swannington.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	R= Greenfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>A= There is 79.6% overlap with ALC Grade 3 land, totalling 18.04 ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	A = Employment development in Coalville urban area could contribute to increased congestion at key junctions. Site is also 1137m from A/B road so could affect local roads.

<b>Site ID</b>	<b>E11</b>	<b>Site name</b>	TNT Premises, Coleorton
<b>Site Description</b>			
The site is located east of the A42 in Lount, accessed from Melbourne Road, adjacent to the existing TNT premises. The site has been promoted in association with the surrounding larger site (E16). The site is Greenfield land currently used for agriculture. The existing employment use is adjacent to the south eastern boundary.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known issues relating to availability or achievability
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is not located in close proximity to any houses. It is adjacent to an existing industrial site, which is unlikely to be affected by any development.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	A= 719 m to Bus Stop. Low frequency service (2 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p><i>Not relevant for employment sites</i></p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<i>Not applicable to employment</i>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for Great Crested Newts (GCN) and badgers to occupy the site. There are no candidate local wildlife sites although the pond, hedges and grassland represent possible BAP habitats within the site boundary. Further surveys would be required to adequately assess the ecological suitability of the sites development. GCN and badger surveys and a Phase 1 Habitat Survey are required before development. Mitigation measures may be required if the grassland is of value, and buffer zones integrated into plans.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p>	<p>G= Over 6.1km to the nearest SAC</p> <p>G= Over 47km to SPA</p> <p>A= 276m to SSSI</p> <p>G= 688m to existing LWS</p> <p>A= 65m to a Candidate LWS,</p> <p>G= 861m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (507m), Bat Roost (423m) and GCN (739m). 518m to a Probable GCN.</p>

	<ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 1.9km from the River Mease Catchment</p> <p><u>Overall</u> A= Development of the Site has potential to have effects upon an existing SSSI and a Candidate LWS.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 530m to Listed Building</p> <p>A= 139m to a Scheduled Monument site in the north-north- west.</p> <p>G= Over 655m to Registered Park or Garden (no overlap)</p> <p>G= Over 655m to Conservation Area (no overlap)</p> <p><u>Overall</u> A= Development has the potential for adverse effects on a Scheduled Monument.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= The visual impact of E11's development is difficult to quantify given its highly rural nature and also the limited amount of surrounding (residential) development that is in place. Moderate potential to achieve mitigation.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R=100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or ALC Grade 3 land.</p> <p>G= There is a 15.65% overlap of the site with ALC Grade 2 land, totalling 0.57ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>A = Site is located over 1km from an A/B road. Potential for effects on local roads.</p>

<b>Site ID</b>	<b>E12</b>	<b>Site name</b>	Bardon Aggregates Land, Coalville
<b>Site Description</b>			
The site is located south west of Bardon Road, Coalville, to the north of the existing freight railway serving Bardon Aggregates, which is located on the opposite side of Bardon Road. The site is Greenfield land currently used for agriculture. There are residential properties and a petrol station adjacent to the north western boundary of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=There are no known issues relating to the availability or achievability of the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is surrounded on three sides by roads and a handful of industrial units. Mitigation will help to reduce any potential negative effects on these units.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= 179 m to Bus Stop with a regular frequency service (4per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p><i>Not relevant for employment sites</i></p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<i>Not applicable to employment</i>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>There is potential for badgers to occupy the site. Water vole and otter may occupy the watercourse to the northwest. There are no designated local wildlife sites, although the hedge and watercourse represent potential BAP habitats within the site boundary. The site is considered to be acceptable for employment development subject to mitigation, namely a 5m minimum buffer zone adjacent to the watercourse and trees and hedges within the site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> </ul>	<p>G= Over 8km to the nearest SAC</p> <p>G= Over 43km to SPA</p> <p>A= 572 to SSSI</p> <p>G= Over 1.5km to existing LWS</p> <p>A= 2m to a Candidate LWS,</p> <p>G= 272m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (287m), Bat Roost (339m) and GCN (373m). 482m to a Probable GCN.</p> <p>G= Over 5.2km from the River Mease Catchment</p>

	<ul style="list-style-type: none"> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p><u>Overall</u></p> <p>A= Development of the Site may encroach upon a Candidate LWS.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 480m to Listed Building</p> <p>G= 2.5km to Scheduled Monument</p> <p>G= Over 5.9km to Registered Park or Garden (no overlap)</p> <p>G= Over 1.9m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not thought to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= E12 is an area of land bounded by a petrol station, a service/quarry trainline and Aggregate Industries' quarry at Bardon.</p> <p>Given these surrounding uses, and the well-screened nature of the site itself, it is considered that there are no major visual constraints to the development of E12.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 land.</p> <p>A= There is a 100% overlap with ALC Grade 3 land, totalling 4.6ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>A = Employment development in Coalville urban area could contribute to increased congestion at key junction. 179m to A/B road.</p>

<b>Site ID</b>	<b>E13</b>	<b>Site name</b>	Opposite 25 Grace Dieu Road, Whitwick
<b>Site Description</b>			
The site is located to the east of Gracedieu Road, Whitwick, Coalville. The site is Greenfield land currently part of the open countryside. There are residential properties to the south west of the site, with allotments, countryside and some farmland adjacent to the north, east and south eastern boundaries of the site.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= There are no known issues in relation to availability and the site is potentially achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site is located opposite a number of houses, therefore mitigation may be necessary. The site is otherwise surrounded by green space.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= 464 m to Bus Stop. Regular service (5per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>A= There is potential for badgers to occupy the site. There are no designated local wildlife sites, although the woodland and grassland represent potential BAP habitats within the site boundary. Further survey work is required before a decision is made. There is a SSSI (Grace Dieu and Sharpley Wood) approximately 125 metres from the site. The site is considered to be potentially suitable.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 7.6km to the nearest SAC</p> <p>G= Over 44km to SPA</p> <p>A= 114m to SSSI (south east of the site).</p> <p>G= 608m to existing LWS</p> <p>A= 16m to a Candidate LWS</p> <p>G= 1.3km to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (796m), Bat Roost (300m) and GCN (1.1km). 1.2km to a Probable GCN.</p> <p>G= Over 4km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>A= Development of the Site may encroach upon a Candidate LWS and put pressure on a SSSI. Mitigation may be necessary.</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 478m to Listed Building</p> <p>G= 629m to Scheduled Monument</p> <p>G= Over 3km to Registered Park or Garden (no overlap)</p> <p>G= Over 3.9km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not thought to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	R= the site is set within attractive countryside and fragile landscape.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	R= 100% Greenfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 land.</p> <p>A= There is a 100% overlap with ALC Grade 3 land, totalling 0.53ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	A = 1.6km from A/B road. Could increase use of local roads.

<b>Site ID</b>	<b>E16</b>	<b>Site name</b>	TNT Depot, East of A42, Lount
<b>Site Description</b>			
The site is located east of the A42 in Lount, accessed from Melbourne Road, adjacent to the existing TNT premises. The site is Greenfield land currently used for agriculture. The existing employment use is adjacent to the eastern boundary.			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known availability or achievability issues.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is not located in close proximity to any houses. It is located nearby to an existing industrial site, which is unlikely to be affected by any development especially with regards to the amount of surrounding undeveloped land.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	A= 510m to Bus Stop. Regular service (2per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>R= There is potential for Great Crested Newts (GCN) and badgers to occupy the site. The woodland within the site boundary is a Parish level wildlife site and also represents a potential BAP habitat. Further surveys would be required to adequately assess the ecological suitability of the sites development. Mitigation would be required, namely a buffer zone of 10m adjacent to woodland. Further surveys are required and additional mitigation may be required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 6km to the nearest SAC</p> <p>G= Over 46km to SPA</p> <p>A= 173m north east to an SSSI, however the SSSI is currently bordered with some industrial development, thus further impacts caused by the site are unlikely.</p> <p>G= 604m to existing LWS</p> <p>R= 0m to a Candidate LWS, which is located to the eastern corner.</p> <p>G= 757m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (275m), Bat Roost (381m) and GCN Pond (771m). 473m to Probable GCN Pond.</p> <p>G= Over 1.8km from the River Mease Catchment</p>

		<p><u>Overall</u>  R= Development of the site may result in effects upon a Candidate LWS, and may have effects upon a SSSI.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 593m to Listed Building</p> <p>A= 76m to Scheduled Monument</p> <p>G= 567m to Registered Park or Garden (no overlap)</p> <p>G= 567m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>A= Scheduled Monument to the north. Mitigation may be necessary to preserve it's setting.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= The visual impact of E16's development is difficult to quantify given its highly rural nature and also the limited amount of surrounding (residential) development. Development may result in the loss of trees, and mitigation is unlikely to be effective.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or Grade 3 land.</p> <p>G= There is a 56.52% overlap with ALC Grade 2 land, however this only totals to 7.24ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 549m from an A or B road</p>

<b>Site ID</b>	<b>E17</b>	<b>Site name</b>	North of Ashby, Moneyhill, Ashby de la Zouch
<b>Site Description</b>			
The site is Greenfield land currently used for agriculture. There is an existing employment area adjacent to the south eastern boundary (which would potentially offer a suitable location for additional employment), with housing adjacent to the southern and western boundaries. There is further agricultural land to the north and east of the site.			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= There are no known availability or achievability issues.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The size of the site means that it encroaches upon housing in a number of locations to the west and the south. The north and the east of the site are not likely to cause any adverse effects given that the borders are along open green space. The size of the site should allow for mitigation measures to be adopted to reduce effects on amenity.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	A= 145m to Bus Stop. Infrequent Service (1 per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p><i>Not relevant for employment sites</i></p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<i>Not applicable to employment</i>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>R= The following observations relate to the whole of the 118ha site rather than to any area specifically for employment. Great Crested Newts (GCN) and badgers occupy the site. There is potential for otter and water vole to occupy areas along Gilwiskaw Brook and bats may also occupy parts of the site. The angling pond south of Ivanhoe House, land along Gilwiskaw Brook and north western part of the site are candidate local wildlife sites. There are also Parish level wildlife sites within the site boundary. The hedges, ponds, woodland within and watercourse represent potential BAP habitats. The site is considered to be acceptable although protected species surveys would be required to further assess the site. Sensitive areas, such as Ivanhoe House and Gilwiskaw Brook would require protection, and buffer zones should remain adjacent to good hedges, woodlands, ponds and the watercourse.</p>

<p>Proximity to designated biodiversity and geodiversity sites</p>	<p><u>Measure distance to the following:</u>  SSSI  European sites  Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>Over 400m from a SSSI, SAC or SPA</li> <li>Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>Within 400m of a SSSI, SAC or SPA</li> <li>Within the River Mease Catchment</li> <li>Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>Contains or adjacent (50m) to a SSSI</li> <li>Loss of Local Wildlife Site.</li> <li>Contains priority species</li> <li>Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 2.5km to the nearest SAC  G= Over 47km to SPA  G= Over 1km to SSSI  G= 920m to existing LWS  R= 0m to a Candidate LWS  G= 146m to Potential LWS  A= Site is 46m to Badger Sett  A= Site is 47m to a Bat Roost  R= Site is 0m from both a GCN Pond and a Probable GCN Pond  A= Site is 0m from the River Mease Catchment</p> <p><u>Overall</u>  R=The site is in close proximity to recorded priority species, and a candidate LWS. These particularly overlap in the north west of the site. The site also falls within the River Mease Catchment.</p>
<p>Assessment of heritage impacts</p>	<ul style="list-style-type: none"> <li>Is the site within a conservation area?</li> <li>Does the site adjoin a conservation area?</li> <li>Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>R= 4m to Listed Building</p> <p>A= 220m to Scheduled Monument</p> <p>G= Over 1.9km to Registered Park or Garden (no overlap)</p> <p>R= 0m to Conservation Area (no overlap)</p> <p><u>Overall</u>  R= The south west corner of the site borders with a conservation area, thus may incur negative consequences. Given the open space which lies between the site and the Scheduled Monument site to the north east, there may be some visual encroachment on the heritage assets. The site is also in close proximity to a series of Grade II listed buildings which run along Wood Street.</p>
<p>Landscape impact</p>	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= Moderate potential to achieve mitigation</p>
<p>PDL</p>	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= 100% Greenfield</p>
<p>Agricultural land classification</p>	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or Grade 3 land.</p> <p>R= There is a 49.56% overlap with ALC Grade 3 land, totalling 56.95ha</p>

	Majority of site is not Grade 1, 2 or 3 (>70%)	
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	G Only 10m from A/B road. Good links to strategic networks.

<b>Site ID</b>	<b>E18</b>	<b>Site name</b>	Swains Park Industrial Estate, Albert Village
<b>Site Description</b>			
The site is located south of Occupation Road, Albert Village, adjacent to the existing industrial estate. The site has the appearance of Previously Developed land having been used in association with the nearby mineral extraction operation. The site is yet to be mediated. There is a quarry to the south east of the site and open countryside to the north and south of the site. The existing employment use is adjacent to the south western boundary.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=There are no known availability or achievability issues related to the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is located adjacent to an industrial site and is close to a quarry, and is not directly associated to any housing. Development is therefore unlikely to adversely affect local amenity.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p>	A= 151m to Bus Stop. Infrequent Service (1 per hour)

	<p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p>G = Entire site within Flood Zone 1.</p> <p>G= 0.06% overlap with FZ2</p> <p>G=0.06% overlap with FZ3</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>R= Great Crested Newts (GCN) are known to occupy the site, and badgers may also be present. Swainspark is a candidate local wildlife site and the grassland represents a potential BAP habitat within the site boundary. The site is considered not to be acceptable from an ecological perspective due to the potential impact on GCN, species rich grassland, and value as a post-industrial wildlife site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> </ul>	<p>G= Over 4km to the nearest SAC</p> <p>G= Over 47km to SPA</p> <p>G= Over 41km to SSSI</p> <p>G= 899m to existing LWS</p> <p>R= 0m to a Candidate LWS</p> <p>G= 1.8km to Potential LWS</p> <p>G= Site is over 100m from a badger Sett (over 1.2km), Bat Roost (over 1.9km) and GCN Pond (over 3.1km)</p> <p>R= Site is 0m from a Probable GCN Pond</p>

	<ul style="list-style-type: none"> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>R= Site is 0m from the River Mease Catchment</p> <p><u>Overall</u> R= Site may threaten a Candidate LWS, a Probable GCN Pond and is located within the River Mease Catchment area.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= Over 1.9km from Listed Building</p> <p>G= Over 1.8km from Scheduled Monument</p> <p>G= Over 4km to Registered Park or Garden (no overlap)</p> <p>G= Over 3km from Conservation area</p> <p><u>Overall</u> G= The site is not thought to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= Moderate potential of achieving suitable landscape mitigation</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>G= Brownfield site</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1, ALC Grade 2 or ALC Grade 3 land.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>A - Site over 3.5km to A/B road. Could increase traffic on local roads.</p>

<b>Site ID</b>	<b>E19</b>	<b>Site name</b>	North of Derby Road, Kegworth
<b>Site Description</b>			
The site is located immediately to the east of the M1 in Kegworth, north of Derby Road, Kegworth. The site is Greenfield land currently used for agriculture. There is an existing employment area adjacent to the eastern boundary.			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G = There are no known availability or achievability issues in relation to the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is located adjacent to an existing industrial site in the east, and to the M1 on the west, therefore development is not likely to adversely affect amenity.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	A= 684m to Bus Stop. Regular Skylink Service (3 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>There is potential for badgers to occupy the site. There are no local wildlife sites although the grassland represents a potential BAP habitat within the site boundary. The site is considered to be acceptable subject to the retention and management of the species rich grassland, and protection of hedges would be required.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 17km to the nearest SAC</p> <p>G= Over 42km to SPA</p> <p>G= Over 1.7km to SSSI</p> <p>G= 795m to existing LWS, 994m to Candidate LWS and over 1km to Potential LWS</p> <p>G= Site is over 100m from a badger Sett (301m), Bat Roost (535m) and GCN Pond (over 2.4km). Also over 2.4km from Probable GCN Pond.</p> <p>G= Site is 13km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have a significant effect upon any European, National or local biodiversity or geodiversity assets</p>
Assessment	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> </ul>	G= 501m to Listed Building

of heritage impacts	<ul style="list-style-type: none"> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= Over1.1km from Scheduled Monument</p> <p>G= Over 2.1km to Registered Park or Garden (no overlap)</p> <p>G= 783m from Conservation area</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low potential of achieving landscape mitigation. Development of the site is likely to narrow the distance between settlements and will impact local gateway routes</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1,</p> <p>There is a 22.06% overlap with ALC Grade 2 land, totalling 2.16ha</p> <p>A= There is a 77.94% overlap with ALC Grade 3 land, totalling 7.64ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>A = The site is located 30m from an A or B road. Development in Kegworth has potential to contribute to air quality issues.</p>

<b>Site ID</b>	<b>E20</b>	<b>Site name</b>	Redhill Farm 97 Top Street Appleby Magna
<b>Site Description</b>			
The site is located south of Top Street, Appleby Magna, to the east of the A444. The site is Greenfield land currently used for agriculture. There is a Grade I Listed Building (Sir John Moore Foundation) adjacent to the western boundary and there are residential properties to the north. The site is surrounded by further open agricultural land to the south, east and west.			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	There are no known availability or achievability issues on the site.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The north of the site is located adjacent to a Listed Building which may be negatively impacted from development if mitigation measures are not adopted. Whether this would affect amenity is unclear.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	A= 696m to Bus Stop. Low frequency service.

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p><i>Not relevant for employment sites</i></p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<i>Not applicable to employment</i>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site within Flood Zone 1.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>There is potential for badgers and Great Crested Newts (GCN) to occupy parts of the site. There are no local wildlife sites although the wetland adjacent to the existing farm represents a potential BAP habitat within the site boundary. The site is considered to be acceptable for development, subject to the retention of the wetlands and buffer zones along hedges. Further mitigation may be required depending on the outcome of GCN surveys.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> </ul>	<p>G= Over 18km to the nearest SAC</p> <p>G= Over 55km to SPA</p> <p>G= Over 1.8km to SSSI</p> <p>G= Over 2.3km to existing LWS, 546m to Candidate LWS and 395m to Potential LWS</p> <p>G= Site is over 100m from a Badger Sett (over 1.3km)</p> <p>A= Site is 60m from Bat Roost</p> <p>G= Over 3.9km to GCN Pond, and 297m from Probable GCN Pond</p>

	<ul style="list-style-type: none"> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>A= Site is 0m from the River Mease Catchment</p> <p><u>Overall</u> A= The site is within close proximity to a local Bat Roost, and is also located within the River Mease Catchment</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>R= 0m to Listed Building</p> <p>G= 408m from Scheduled Monument</p> <p>G= Over 10km to Registered Park or Garden (no overlap)</p> <p>G= 230m from Conservation area</p> <p><u>Overall</u> A= The north of the site is adjacent to a listed building, and could have effects on this building and/or its setting. Mitigation may be possible given that it is not on site.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= The site is a distance away from a gateway route. There is moderate potential of achieving suitable landscape mitigation</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R=100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 land</p> <p>R= There is a 86.68% overlap with ALC Grade 2 land, totalling 22.26ha</p> <p>A= There is a 13.32% overlap with ALC Grade 3 land, totalling 3.42ha</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 630m from an A or B road</p>

<b>Site ID</b>	<b>E21</b>	<b>Site name</b>	Land at Hermitage Ind. Est. Samson Rd, Coalville
<b>Site Description</b>			
The site is a vacant brownfield site on an existing industrial estate within Coalville. The site is surrounded by other industrial units, with good public transport link and the entire site is within flood zone 1.			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=The site is considered to be achievable and is being promoted through the ELAA
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= Given the current development of the site for industrial purposes it is unlikely development will cause any further adverse effects on the local environment/ amenities which are not already experienced.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 777m to Bus Stop with a regular bus service (6 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>G= The site has little vegetation. Development is unlikely to have negative effects on local biodiversity.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 6.5km to the nearest SAC</p> <p>G= Over 45km to SPA</p> <p>G= 1.9km to SSSI</p> <p>G= 359m to existing LWS, 252m to a candidate LWS, and 1983m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (559m) , Bat Roost (689m) and GCN pond (260m). 190m from Probably GCN Pond.</p> <p><u>Overall</u></p> <p>G= The site is not likely to have significant effects on any European, national or local biodiversity or geodiversity assets</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 572m to Listed Building</p> <p>G= 702m to Scheduled Monument</p> <p>G= Over 3km to Registered Park or Garden (no overlap)</p> <p>G= Over 2km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G= High potential to mitigate as the area is largely built up already.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>G= 100% Brownfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1-3 areas</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>A = over 1km to A/B road.</p> <p>Could increase traffic on local roads.</p>

Site ID	E22	Site name	Land at Vulcan Way, Coalville
<b>Site Description</b>			
The site is vacant brownfield site located on an existing industrial estate. The site has good transport links and the entire site is covered by flood zone 1.			
Criteria	Decision rules	Appraisal findings	
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= the site is potentially available and achievable.	
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment	
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment	
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment	
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= The site is currently surrounded by existing industrial units, and is therefore considered unlikely to cause any further adverse impacts.	
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment	
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No	
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 299m to Bus Stop with a regular bus service (6 per hour)	

Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p><i>Not relevant for employment sites</i></p>	<i>Not applicable to employment</i>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<i>Not applicable to employment</i>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site has little vegetation. Development is unlikely to have negative effects on local biodiversity.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 6.5km to the nearest SAC</p> <p>G= Over 45km to SPA</p> <p>G= 1.8 km to SSSI</p> <p>G= 522m to existing LWS, 356m to a candidate LWS, and 2047m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (496m) , Bat Roost (616m) and GCN pond (435m). 327m from a Probable GCN Pond.</p> <p>G= Located 3km from the River Mease Catchment area</p> <p><u>Overall</u></p> <p>G= The site is not likely to have effects upon any European, National or local biodiversity or geodiversity assets</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> </ul>	G= 318m distance to a Listed Building (screened by existing

	<ul style="list-style-type: none"> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>development).</p> <p>G= 624m to Scheduled Monument (no overlap)</p> <p>G= Over 3.4km to Registered Park or Garden (no overlap)</p> <p>G= Over 2km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G= High potential to mitigate as the area is largely built up already
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	G= 100% Brownfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	G= The site has no overlap with any ALC Grade 1-3 areas
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	A = Employment development in Coalville urban area could contribute to increased congestion at key junction. 470m to A/B road.

<b>Site ID</b>	<b>E23</b>	<b>Site name</b>	Land at Snibston Museum, Coalville
<b>Site Description</b>			
The site is a currently Vacant old museum building, disused railway line and car park. The site is bound by Oaks Industrial Estate, residential, sports and recreational, retail and country park. Snibston Colliery is to the North of the site which is a scheduled monument. Site within part of Snibston Country park with Snibston Grange local nature reserve to the south. The site is covered by Flood Zone 1.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A= the site is potentially available and achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The majority of the site backs onto brownfield land or industrial units; however some housing lies adjacent to the northern boundary. Mitigation may be necessary to reduce the likelihood of negative effects on these houses.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= 298 m to Bus Stop with a regular bus service ( 3 per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	A= A number of trees are located to the west of the site area, and mitigation may be necessary to ensure that development does not threaten the biodiversity of the site.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 5.2 km to the nearest SAC</p> <p>G= Over 4.6km to SPA</p> <p>G= 2.7km to SSSI</p> <p>G= 679m to existing LWS,</p> <p>A= 11m to a Candidate LWS</p> <p>G= Over 1.5km from a Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (700m) and GCN pond (539m). 293m from a Probably GCN Pond.</p> <p>A= 79m to a Bat Roost</p> <p>G= 2km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>A= The site is located within 100m of both a Candidate LWS and Bat</p>

		Roost
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 822m to Listed Building</p> <p>A= Located only 72m south-west of a Scheduled Monument</p> <p>G= Over 2.9 km to Registered Park or Garden (no overlap)</p> <p>G= 892m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>A= There is potential for the site to have effects on the existing heritage asset due to close proximity and a lack of screening between the sites. Mitigation may be likely.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	A= The site is an extension of existing units. Moderate potential of achieving suitable mitigation through screening.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	G= Site 100% brownfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas</p> <p>G= Only 15% overlap with ALC Grade 3 area (0.88ha)</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	A = 608m to A/B road. Employment in Coalville could potentially increase congestion at junctions and/or contribute to air quality issues

<b>Site ID</b>	<b>E24</b>	<b>Site name</b>	Land west of South Leics Ind Est, Ellistown
<b>Site Description</b>			
The site is currently Greenfield and accessed off Moor Lane and is surrounded by an existing industrial estate to the east, sports ground to the south and allotments to the west and to the north open countryside. The entire site is covered by flood zone 1 and has good public transport links with a regular bus service.			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	A=the site is considered potentially available and achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= Given the current use of the area for industrial purposes it is unlikely development will cause any further adverse effects on the local environment/ amenities which are not already experienced. Allotment units, however, lie to the west of the site which may have to be given some consideration.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p>	G= 616m to Bus Stop with a regular bus service ( 5 per hour)

	<p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>G= It is unlikely that development will have a negative impact on the biodiversity of the site.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 6.6 km to the nearest SAC</p> <p>G= Over 44 km to SPA</p> <p>G= 2.4 km to SSSI</p> <p>G= 1.3 km to existing LWS, 142m to a candidate LWS, and 1999m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (471m) , Bat Roost (359m) and GCN pond (336m).</p> <p>R= The site is located 0m from a Probable GCN newt pond</p> <p>G= Over 3.8km from the River Mease Catchment area</p> <p><u>Overall</u></p> <p>R= The site contains a probable GCN pond. Should this be confirmed there is potential for significant effects (or requirement for substantial mitigation).</p>

Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 633 m to Listed Building</p> <p>G= Over 2.6 km to Scheduled Monument</p> <p>G= Over 5.8km to Registered Park or Garden (no overlap)</p> <p>G= 764m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effects on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low potential to achieve mitigation against development</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= Site is largely Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>A= There is, however, 100% overlap (1.45ha) with ALC Grade 3</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>A = over 1.2 km to an A/B road.</p> <p>Could increase traffic on local roads.</p>

<b>Site ID</b>	<b>E25</b>	<b>Site name</b>	Land off Beveridge Lane, Ellistown
<b>Site Description</b>			
The site is currently Greenfield immediately to the north of the site there is B2/B8 site currently under construction, there is a Brickworks and Pipeworks to the immediate south and associated mineral workings to the west; Railway to immediate to the east, with large –scale employment uses beyond (Interlink estate).			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G=The site is potentially available and potentially achievable
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G=Given the proximity of the site to an existing, large scale industrial unit, development is not thought to cause any adverse effects on local amenity
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No

Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 906m to Bus Stop with a regular bus service ( 6 per hour)
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site is bordered with hedgerow vegetation, however it is unlikely that the development will result in negative impacts against biodiversity
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the</li> </ul>	<p>G= Over 7.9 km to the nearest SAC</p> <p>G= Over 43 km to SPA</p> <p>G= Over 1.9 km to SSSI</p> <p>G= 2.7 km to existing LWS, 748m to a candidate LWS, and 2.3 km to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (517m) , Bat Roost (1.4km) and GCN pond (834m). 569m from Probably GCN pond.</p> <p>G= Over 5.1km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have</p>

	River Mease Catchment	significant effects on any European, National or local biodiversity or geodiversity assets
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 1.1 km to Listed Building</p> <p>G= Over 2.4 km to Scheduled Monument</p> <p>G= Over 7.2 km to Registered Park or Garden (no overlap)</p> <p>G= Over 2.3 km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effects on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	G= High. Small extension to existing industrial estate. Potential to mitigate / unlikely effects
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	R= 100% Greenfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>A= There is, however, 100% overlap (1.68ha) with an ALC Grade 3 area</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	G = 989m to A or B road

<b>Site ID</b>	<b>E26</b>	<b>Site name</b>	South of Interlink Park, Bardon
<b>Site Description</b>			
<p>The site is currently a Greenfield site in agricultural use, the site is bound by a large scale employment site to the north and freight railway line to the west, with an employment site currently under construction for B2/B8 to the immediate west of the railway. Minerals workings to the east and agriculture and a consented solar farm, to the south of the site.</p>			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered available and achievable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p> <p>Not applicable to employment</p>	Not applicable to employment
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p> <p>Not applicable to employment</p>	Not applicable to employment
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	G= A rail track runs around the northern border of the site. Given the surrounding industrial units which are located in close proximity, development of the site is not thought to cause any significant negative impacts on neighbouring areas.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p> <p>Not applicable to employment</p>	Not applicable to employment
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No

Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 450 m to Bus Stop with a regular bus service (4 per hour)
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p> <p>Not relevant for employment sites</p>	Not applicable to employment
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p>Not relevant to employment sites</p>	Not applicable to employment
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	A= The site encompasses a significant amount of grassland, and has a concentration of trees in the east and south. It is likely that development will have a moderate effect on local biodiversity assets.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the</li> </ul>	<p>G= Over 8.1km to the nearest SAC</p> <p>G= Over 42 km to SPA</p> <p>G= Over 1.6 km to SSSI</p> <p>G= 2.7 km to existing LWS, 995m to a candidate LWS, and 1.8 km to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (101m) , Bat Roost (1.1 km) and GCN pond (1km). 780m from Probable GCN Pond.</p> <p>G= Over 5.3 km from the River Mease Catchment</p> <p><u>Overall</u></p> <p>G= The site is not likely to have</p>

	River Mease Catchment	significant effects upon any European, National or local biodiversity or geodiversity assets.
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= Over 1 km to Listed Building</p> <p>G= Over 1.9 km to Scheduled Monument</p> <p>G= Over 7.2 km to Registered Park or Garden (no overlap)</p> <p>G= Over 2.5 km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effects on the heritage assets in the area.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= Extension of exiting industrial estate, but size is likely to have some impact on local landscape. Moderate potential of achieving mitigation.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= site is largely greenfield.</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1-2 areas.</p> <p>R= There is 100% overlap of the 29.61 acre site with an ALC Grade 3 area</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Development likely to contribute to increased congestion at key junctions</p>	<p>G = site located 7m from A/B road</p>

<b>Site ID</b>	<b>A5</b>	<b>Site name</b>	Money Hill, Ashby de la Zouch
<b>Site Description</b>			
<p>The site is located on land to the south of the A511 and east of Smisby Road, Ashby de la Zouch. The site is situated to the north of the town centre and adjoins the town centre boundary. The site is Greenfield land currently used for agricultural purposes.</p> <p>There are existing residential properties adjacent to parts of the western and south eastern boundaries of the site.</p> <p>The site is part enclosed by an embankment along its boundary with the A511. The site is Grade 3 Agricultural Land and within the National Forest. The north western extent of the site falls within the Highways Consultation Zone. The site is also within the catchment area of the River Mease SAC. Flood Zones 2 &amp; 3 are immediately adjacent to the western extent of the site and there is also a Conservation Area immediately to the south of the site. Parts of the site have been granted planning permission.</p>			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p><b>A</b> = Parts of the site are subject to two outline planning applications; these have been submitted by planning agents on behalf of the Money Hill Consortium which includes two volume housebuilders. The site is considered available.</p> <p>Timeframe for Development 6-10 years</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<b>A</b> = Site is within 825m of open space.
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<b>R</b> = Site is within 1235m of a local centre, but only 972m from a Local Food Shop (Aldi)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<p><b>G</b> = Site is 1022m from the nearest health centre.</p> <p>The nearest bus stop is 462m away, which could be reached in 5 minutes. There is a bus stop 110m from the health centre. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.</p>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<b>G</b> = There are existing residential properties adjacent to parts of the western and south eastern boundaries of the site. The site is part enclosed by an embankment along its boundary with the A511.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<b>A</b> = Site is 1022m from a village/community hall (Hood Park)

Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G = Bus stops exist less than 400m away on the B6006. There are regular services at peak times to and from Ashby de la Zouch centre, but services do not run after 7pm.
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	G = 650m to Smisby road industrial estate. There could also be new employment on site
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>R = Site is 2222m from nearest primary school (Woodcote Primary)</p> <p>A = Site is 972m to nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Site is within flood zone 1 (flood zones 2 and 3 are immediately adjacent to western extent of site however)
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>A = In response to the planning application/s there were the following ecology comments.</p> <p>The ponds near Ivanhoe House/Burghley House are potential Local Wildlife Sites. The woodland along Gilwiskaw Brook to the North West and the pond adjacent to the A511 represent candidate Local Wildlife Sites. The site is also within the catchment area of the River Mease SAC.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> </ul>	<p>A = 2552m from River Mease SAC, but within catchment</p> <p>G = 1074m from Lount Meadows SSSI</p> <p>G = 919m from nearest LWS</p> <p>Overall, it is considered that effects on designated sites are unlikely.</p>

	<ul style="list-style-type: none"> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p><b>A</b> = 53m from Listed Building (55 Wood Street)</p> <p><b>A</b> = 227m from Scheduled Monument (Ashby Castle) 1984m from Registered Park and Garden (Coleorton Hall)</p> <p>Parts of the site are visible from atop Ashby Castle Ruins. This could have an effect on the experience of this heritage asset. However, the effects are not considered to be significant as development in the surrounding settlement has already occurred, and this site has not been recognised as an important feature of the setting for the Castle. Furthermore, site design ought to ensure that significant effects are avoided.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	Moderate and Moderate/High potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<b>R</b> = Site is largely greenfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<b>A</b> = Majority of the site is Grade 3
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Housing development could possibly contribute to increased congestion at key junctions.</p> <p>The site borders the A511 and is close to junction 13 of the A42.</p>

<b>Site ID</b>	<b>A7</b>	<b>Site name</b>	Packington Nook, Ashby de la Zouch
<b>Site Description</b>			
<p>The site is located on land south of Ashby de la Zouch, to the east of Measham Road and south of Lower Packington Road. The site is Greenfield and currently used for agricultural purposes. There are existing residential properties located to the north and west of the site.</p> <p>The site is part Grade 2 and part Grade 3 Agricultural Land and is within the National Forest. Most of the site falls within the Highways Consultation Zone. The site is within the catchment area of the River Mease SAC. A Grade II Listed Building (along the western boundary) is surrounding on three sides by the site.</p> <p>There is a site of Archaeological Interest 50m from the site's north eastern extent. Flood Zones 2 &amp; 3 run north to south through the site and also along the sites eastern edge before joining into one watercourse at the southern part of the site.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p><b>A</b> = There are no known ownership issues. The site is owned by a land holdings company. There is no known developer interest in the site. It is considered that the site is potentially available</p> <p>Timeframe for Development 6-10 years 6-10</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<b>G</b> = Site is 525m of open space.
Access to food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a local centre</p> <p>Within 1200m of a local centre</p>	<b>R</b> = Site is 760m of a local centre, but only 1257m from a Local Food Shop (the Co-op)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<b>G</b> = Site is 1671m from the nearest health centre (Ashby Health Centre). The nearest bus stop is less than 406m away, which could be reached in less than 5 minutes. There is a bus stop 110m from the health centre. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<b>A</b> = There are existing residential properties located to the north and west of the site. Noise from the A42, although not the major consideration is sufficient to count against the scheme.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<b>R</b> = A village/community hall is 1871m away (Hood Park)

Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G = No
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G = There is a bus stop 407m away on Tamworth Road. There are regular services at peak times but services do not run after 6pm.
Access to key employment sites	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	R = 2320m to Smisby road industrial estate. 1500m from town centre. There could be new employment on site though.
Access to schools	<p><u>Measure distance to a primary and secondary school</u></p> <p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>R = Site is 1171m from nearest primary school (Ashby Willesley Primary)</p> <p>A = Site is 1771m to nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	A = Mainly Flood Zones 1 but Zones 2 & 3 run north to south through the site and also along the sites eastern edge before joining into one watercourse at the southern part of the site.
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	A = The hedges along Packington Nook Lane are candidate Local Wildlife Sites, as are the veteran trees along the watercourses. The watercourses, hedges, trees and species-rich grassland and marsh along watercourses represent potential Biodiversity Action Plan habitats within the site boundary. The River Mease SAC is located to the south. It is considered that this is a very sensitive area and will need review and resurveying. There are opportunities for enhancement and mitigation.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> </ul>	<p>G = 737m from River Mease SAC and SSSI</p> <p>G = 516m from nearest LWS</p>

	<ul style="list-style-type: none"> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p><b>A</b> = 39m from Listed Building (Rotherwood)</p> <p><b>G</b> - 644m from Scheduled Monument (Ashby Castle)</p> <p><b>G</b> - 3117m from Registered Park and Garden (Coleorton Hall)</p> <p><b>Overall amber classification.</b></p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<b>R</b> = Low potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<b>R</b> = Site is largely Greenfield (>70%)
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<b>A</b> = Majority of site is Grade 3 (>70%)
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Housing development could possibly contribute to increased congestion at key junctions.</p> <p>The size of the development along with the reliance on smaller local roads could cause increased congestion.</p>

<b>Site ID</b>	<b>A14</b>	<b>Site name</b>	Sports Ground, Lower Packington Road, Ashby de la Zouch
<b>Site Description</b>			
<p>The site is currently utilised as a sports ground. The site is flat and bound by a mixture of hedgerows and mature trees.</p> <p>There is residential development to the north and east of the site, although this is separated from the site by the highway network. The northern extent of the site is within the Highways Consultation Zone. The site is Grade 3 Agricultural Land.</p> <p>A small proportion of the site (circa 1%) is within Flood Zone 2. The site is within the National Forest and within the catchment area of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p><b>A</b> = The site is promoted on behalf of the trustees of the land who state that there has been previous developer interest in the land. The site is considered potentially available.</p> <p>Timeframe for development is 6-10 years.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<b>G</b> = Site is adjacent to open space
Access to food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<b>R</b> = Site is 1456m from a Local Food Shop (The Co-op). Only 690m of a local centre though.
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<b>G</b> = Site is 1681m from the nearest health centre (Ashby Health Centre). The nearest bus stop is 260m away, which could be reached in less than 4 minutes. There is a bus stop 110m from the health centre. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<b>R</b> = The site is currently utilised as a sports ground. There is residential development to the north and east of the site, although this is separated from the site by the highway network.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<b>R</b> = Site is 1657m from a village/community hall (Hood Park)
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	<b>G</b> = Site is not employment land.
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	<b>G</b> = Bus stops exist adjacent to the site on Lower Packington road. There are regular services at peak times to and from Ashby de la Zouch

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	centre. Services run until 6pm.
Access to key employment sites	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	<b>R</b> = more than 1200m from town centre (which is closest employment centre).
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p><b>R</b> = Site is 1257m from nearest primary school ( Ashby Willesley)</p> <p><b>A</b> = Site is 1681m from the nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<b>G</b> = Flood Zone 1 with a small proportion of the site (circa 1%) is within Flood Zone 2.
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p><b>A</b> = The hedgerow along Packington Nook Lane is a site of County Wildlife Value. A full extended Phase 1 Habitat Survey, an assessment for local Biodiversity Action Plan habitats and potential Local Wildlife Sites, a survey for UKBAP species and a mitigation, compensation and enhancement plan for biodiversity should be undertaken. Features and habitats of biodiversity value (trees, ponds, hedges, streams and ditches) should be retained within the development. Opportunities to improve access to wildlife should be developed through establishment of informal open spaces and green networks etc. The site is also within the catchment area of the River Mease SAC.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> </ul>	<p><b>G</b> = 1174m from River Mease SAC and SSSI</p> <p><b>G</b> = 1000m from nearest LWS</p>

	<ul style="list-style-type: none"> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p><b>G</b> = 576m from Listed Building (18/20 Lower Packington Road)</p> <p>734m from Scheduled Monument (Ashby Castle)</p> <p>3059m from Registered Park and Garden (Coleorton Hall)</p> <p>Significant effects unlikely overall</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p><b>R</b> = Low potential of achieving suitable landscape mitigation.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p><b>R</b> = Site is largely Greenfield (&gt;70%) used as sports pitches.</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p><b>A</b> = Site is 100% Grade 3.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>The site is unlikely to have an effect on its own due to its scale and location. As part of the wider development in the areas it could contribute to a cumulative effect however.</p>

<b>Site ID</b>	<b>A17</b>	<b>Site name</b>	Land at Dents Road, Ashby de la Zouch
<b>Site Description</b>			
<p>The site is located off Dents Road to the south of Nottingham Road, Ashby de la Zouch. The site is Brownfield land currently used for industrial purposes. There are existing residential properties located to the north and north west of the site.</p> <p>There are employment/industrial premises to part of the north of the site and Ashby Business Park is located to the east of the site.</p> <p>There is a playing field to the west of the site used in association with Ashby Grammar School. The site is within the National Forest and within the catchment area of the River Mease SAC .</p> <p>There are watercourses running along both the eastern and western boundaries. The eastern part of the site is identified as a Tip Site. The majority of the site falls within the Coal Authority Referral Area.</p>			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p><b>G</b> = The site is promoted by planning consultants on behalf of the landowner. There is no known developer interest. The industrial unit on site is still in use and therefore the site is considered potentially available.</p> <p>Timeframe for Development 6-10 Years</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p><b>G</b> = Site is within 185m of open space.</p>
Access to food shop	<p>Within 400m of food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<p><b>G</b> = Site is 230m from a Local Food Shop (Aldi).</p> <p>within 648m of a local centre, but only</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<p><b>G</b> = Site is 1457m from the nearest health centre (Ashby Health Centre). The nearest bus stop is 430m away, which could be reached in 5 minutes. There is a bus stop 110m from the health centre. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.</p>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<p><b>R</b> = There are existing residential properties located to the north and north west of the site. There are employment/industrial premises to part of the north of the site and Ashby Business Park is located to the east of the site. There is a playing field to the west of the site used in association with Ashby Grammar School.</p>
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p><b>R</b> = The nearest village/community park is 1481m away (Hood Park)</p>
Loss of employment	<p>Yes, employment land still in use</p>	<p><b>R</b> = Development would lead to the loss of land currently used for</p>

land	Yes, employment land not in use No	employment purposes.
Proximity to public transport	Regular bus service within 800m Low frequency bus service within 400m Regular bus service within 800m-1200m Low frequency bus service within 400-800m Bus service over 1200m away Low frequency bus service more than 800m away	<b>G</b> = Bus stops exist 431m away. There are regular services at peak times to and from Ashby de la Zouch centre, but services do not run after 9pm.
Access to key employment sites locally	<800m 800m-1200m >1200m	<b>G</b> = less than 800m to United Biscuits factory / Tesco, and Ashby Business Park. 1.4km to town centre.
Access to schools	Within 500m walking distance of a primary school / scale of development supports new facilities Within 1200m walking distance of a secondary school Within 500-1000m walking distance of a primary school Within 2000m of a Secondary school More than 1000m walking distance from a primary school More than 2000m from secondary school	<b>R</b> = Site is 2300m from nearest primary school (ADLZ CofE) <b>A</b> = Site is 1481m to nearest secondary school (Ivanhoe College)
Fluvial flood risk	Site is located entirely within Flood Zone 1 Some of the site is in Flood Zones 2 or 3 (up to 50%) Most of the site is in Flood Zones 2 or 3 (more than 50%)	<b>G</b> = Site is within flood zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<b>A</b> = There are no designated ecological sites within the site boundary although there is potential for Badgers, Great Crested Newts, Water Voles and Crayfish to inhabit parts of the site. The watercourses along western and eastern boundaries represent potential Biodiversity Action Plan habitats and the undeveloped grassland may be of value. It is considered that a habitat survey of the grassland and a protected species survey are undertaken. It is likely that part of the site may require mitigation, however part should be retained and opportunities taken for biodiversity enhancement. The provision of 10m buffer zones and scrub should be retained along watercourses, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is also within the catchment area of the River Mease SAC.
Proximity to designated biodiversity and geodiversity sites	<u>Measure distance to the following:</u> SSSI European sites Local wildlife sites / priority species <b>Effects unlikely</b>	<b>G</b> = 2559m from River Mease SAC <b>G</b> = 1858m from Lount Meadows SSSI <b>G</b> = 1554m from nearest LWS

	<ul style="list-style-type: none"> <li>Over 400m from a SSSI, SAC or SPA</li> <li>Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>Within 400m of a SSSI, SAC or SPA</li> <li>Within the River Mease Catchment</li> <li>Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>Contains or adjacent (50m) to a SSSI</li> <li>Loss of Local Wildlife Site.</li> <li>Contains priority species</li> <li>Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>Is the site within a conservation area?</li> <li>Does the site adjoin a conservation area?</li> <li>Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p><b>G</b> = 483m from Listed Building (Lockton House)</p> <p>649m from Scheduled Monument (Ashby Castle)</p> <p>1743m from Registered Park and Garden (Coleorton Hall)</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<b>G</b> = High potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<b>G</b> = The site is brownfield land within the Limits to Development.
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<b>G</b> = Site is already developed. No agricultural land would be lost.
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Small site and although in the urban area, not likely to have a major effect.</p>

<b>Site ID</b>	<b>A18</b>	<b>Site name</b>	Land at Junction 12 of the A42, Ashby de la Zouch
<b>Site Description</b>			
<p>The site is greenfield land and comprises agricultural fields to the south of Ashby. There are large detached dwellings to the north-west boundary of the site, albeit these are separated from the site by Measham Road.</p> <p>Within the site there is a farm and associated access track. The site is within the National Forest and is almost all Grade 2 Agricultural Land, with the northern strip being Agricultural Land Grade 3. The site is within the catchment area of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p><b>A</b> = The site is being promoted by planning consultants and is in single ownership. There is no known developer interest therefore the site is considered potentially available.</p> <p>Timeframe for delivery is 16+ years.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p><b>A</b> = Site is 825m of open space.</p>
Access to local food shop	<p>Within 400m of a food shop/ scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<p><b>R</b> = Site is 1388m from a local centre and 2304m from a Local Food Shop (The Co-op)</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<p><b>A</b> = Site is 2604m from the nearest health centre (Ashby Health Centre). The nearest bus stop is less than 1304m away. There is a bus stop 110m from the health centre. The total journey time would be between 30 and 45 minutes if the journey was made wholly or partially on foot.</p>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<p><b>A</b> = There are large detached dwellings to the north-west boundary of the site, albeit these are separated from the site by Measham Road. Within the site there is a farm and associated access track.</p> <p>Noise from the A42, although not the major consideration, is sufficient to count against the scheme.</p>
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p><b>R</b> = Site is 2804m from a village/community hall (Hood Park)</p>
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	<p><b>G</b> = Not employment land</p>
Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	<p><b>R</b> = The nearest bus stop is over 1304m. It takes approximately 16 minutes to walk to the bus stop. From here service is frequent to Ashby centre.</p>

Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	R = more than 1200m from town centre (which is closest employment centre).
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>R = Site is 1604m from nearest primary school (Ashby Willesley)</p> <p>R = Site is 2804m the nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Site is within flood zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	R = There are no designated ecological sites within the site boundary although there is potential for Badgers, Great Crested Newts, Water Voles and Crayfish to inhabit parts of the site. The watercourses along western and eastern boundaries represent potential Biodiversity Action Plan habitats and the undeveloped grassland may be of value. It is considered that a habitat survey of the grassland and a protected species survey are undertaken. It is likely that part of the site may require mitigation, however part should be retained and opportunities taken for biodiversity enhancement. The provision of 10m buffer zones and scrub should be retained along watercourses, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is also within the catchment area of the River Mease SAC.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p>	<p>G = 770m from River Mease SAC and SSSI</p> <p>G = 562m from nearest LWS</p>

	<ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p><b>G</b> = 208m from Listed Building (Rotherwood)</p> <p><b>G</b> =1471m from Scheduled Monument (Ashby Castle)</p> <p><b>G</b> =3960m from Registered Park and Garden (Coleorton Hall)</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<b>R</b> = Low potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<b>R</b> = Site is largely Greenfield (>70%)
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<b>R</b> = 90% of the site is Grade 2 Agricultural land. It is also within the National Forest.
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<b>A</b> = The site is located in close proximity to both the A42 and B5006. Given the size of the site, development it could possibly contribute to increased congestion into Ashby- de-la-Zouch.

<b>Site ID</b>	<b>A20</b>	<b>Site name</b>	Land east of Mill Farm, Ashby de la Zouch
<b>Site Description</b>			
<p>The site is greenfield land located to the south of Lower Packington Road. The site is fairly flat and bound by mature hedgerows and some mature trees. To the east of the site is a recreation ground; to the south is open greenfield land.</p> <p>The A42 is a short distance from the eastern boundary of the site. The Gilwiskaw Brook runs along the southern boundary of the site and as such the southern part of the site is within Flood Zones 2 and 3.</p> <p>There is residential development to the north of the site on the opposite side of Lower Packington Road. The northern extent of the site is within the Highways Consultation Zone.</p> <p>The site is Grade 3 Agricultural Land and is within the National Forest. The site is within the catchment area of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p><b>A</b> = The site is promoted on behalf of the landowners. There is no known developer interest. The site is considered potentially available.</p> <p>Timeframe for delivery of 6-10 years.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p><b>G</b> = Site is 105m of open space.</p>
Access to local food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<p><b>R</b> = Site is within 590m of a local centre, but only 1372m from a Local Food Shop (The Co-op)</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<p><b>G</b> = Site is 1772m from the nearest health centre (Ashby Health Centre). The nearest bus stop is 302m away, which could be reached in less than 4 minutes. There is a bus stop 110m from the health centre. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.</p>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<p><b>A</b> = To the east of the site is a recreation ground; to the south is open greenfield land. The A42 is a short distance from the eastern boundary of the site. There is residential development to the north of the site on the opposite side of Lower Packington Road.</p>
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p><b>R</b> = Site is 1772m from nearest village/community centre (Hood Park)</p>
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	<p><b>G</b> = No</p>

Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	<p><b>G</b> = There is a bus stop 302m away on Lower Packington Road. There are regular services at peak times to and from Ashby de la Zouch centre. Services run until 6pm.</p>
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	<p><b>A</b> = approximately 900m to Town Centre (which is nearest employment centre)</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p><b>R</b> = Site is 1172m from nearest primary school (Ashby Willesley)</p> <p><b>A</b> = Site is 1631m to the nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p><b>A</b> = The Gilwiskaw Brook runs along the southern boundary of the site and as such the southern part of the site is within Flood Zones 2 and 3.</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p><b>G</b> = The County Ecologist had no objections, subject to conditions, to a previous planning application.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p><b>G</b> = 1022m from River Mease SAC and SSSI</p> <p><b>G</b> = 888m from nearest LWS</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled</li> </ul>	<p><b>A</b> = 455m from Listed Building (18/20 Lower Packington Road)</p> <p>725m from Scheduled Monument (Ashby Castle)</p> <p>3147m from Registered Park and Garden (Coleorton Hall)</p>

	<p>Ancient Monument on the site?</p> <ul style="list-style-type: none"> <li>Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<b>R</b> = Low potential of achieving suitable landscape mitigation.
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<b>R</b> = Site is largely Greenfield (>70%)
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<b>A</b> = Site is 100% Grade 3 Agricultural Land
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<b>G</b> = The site is located 230 mts from an A road (A42) and is of a small size. Development is therefore unlikely to have a significant effect on congestion

<b>Site ID</b>	<b>A21</b>	<b>Site name</b>	Land to the east of Western Close, Ashby de la Zouch
<b>Site Description</b>			
<p>The site is an almost square parcel of greenfield land located to the south of Lower Packington Road and to the east of Western Close. The site is fairly flat and bound by mature hedgerows, there are some mature trees along part of the eastern boundary.</p> <p>To the south and east of the site is open greenfield land, to the west is residential development, there is also further residential development to the north on the opposite side of Lower Packington Road.</p> <p>The Gilwiskaw Brook runs along the eastern boundary of the site and the eastern boundary is within Flood Zones 2 and 3. A further part of the central and southern part of the site is within Flood Zone 2. The northern extent of the site is within the Highways Consultation Zone.</p> <p>The site is Grade 3 Agricultural Land and is within the National Forest. The site is within the catchment of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p><b>A</b> = The site is promoted on behalf of the landowner. There is no known developer interest. The site is considered potentially available.</p> <p>Timeframe for development of 6-10 years.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p><b>G</b> = Site is within 168m of open space.</p>
Access to local food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<p><b>R</b> = Site is within 263m of a local centre, but only 881m from a Local Food Shop (The Co-op)</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<p><b>G</b> = Site is 1231m from the nearest health centre (Ashby Health Centre). The nearest bus stop is 431m away, which could be reached in 5 minutes. There is a bus stop 110m from the health centre. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.</p>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<p><b>G</b> = To the south and east of the site is open greenfield land, to the west is residential development, there is also further residential development to the north on the opposite side of Lower Packington Road.</p>
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p><b>R</b> = Site is 1331m from the nearest village/community centre (Hood Park)</p>
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	<p><b>G</b> = Site not in employment use</p>

Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	<p><b>G</b> = Site is 431m from a bus stop on Lower Packington Road. There are regular services at peak times to and from Ashby de la Zouch centre. Services do not run after 6pm.</p>
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	<p><b>A</b> = approximately 900m to Town Centre (which is nearest employment centre)</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p><b>R</b> = Site is 681m from nearest primary school (Ashby Willesley)</p> <p><b>A</b> = Site is 1372m to nearest secondary school (Ivanhoe College)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p><b>A</b> = The Gilwiskaw Brook runs along the eastern boundary of the site and the eastern boundary is within Flood Zones 2 and 3. A further part of the central and southern part of the site is within Flood Zone 2.</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p><b>A</b> = There is the potential for water vole and badgers to inhabit the site. The stream and possibly the grassland represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey, badger, water vole surveys would be required. A 10m buffer should be retained along the watercourse (Gilwiskaw Brook, to the east) as natural open space and should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is within the catchment area of the River Mease SAC.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p>	<p><b>G</b> = 1470m from River Mease SAC and SSSI</p> <p><b>G</b> = 550m from nearest LWS</p>

	<ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	
Qualitative assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p><b>A</b> = 118m from Listed Building (18 /20, Lower Packington Road)  673m from Scheduled Monument (Ashby Castle)  3405m from Registered Park and Garden (Coleorton Hall)</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p><b>R</b> = Low potential of achieving suitable landscape mitigation.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p><b>R</b> = Site is largely Greenfield (&gt;70%)</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p><b>A</b> = 100% of the site is Grade 3 Agricultural Land</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p><b>G</b>= The site is located 360mts from an A road (A42). Given the size of the site, development is unlikely to have any significant effect on local junctions.</p>

<b>Site ID</b>	<b>A22</b>	<b>Site name</b>	Arla Dairy, Smisby Road, Ashby de la Zouch
<b>Site Description</b>			
<p>The site is located to the east of Smisby Road, to the north of Ashby. The site is fairly flat brownfield land occupied by several industrial buildings associated with the dairy use. To the north and west of the site are industrial units, to part of the south of the site are residential dwellings and to the east is open agricultural land. The Gilwiskaw Brook runs north to south underneath the site, therefore a large part of the centre of the site is within Flood Zones 2 and 3.</p> <p>The edge of the site along Smisby Road is within the Highways Consultation Zone. The site is 35m from a former tip site. A public footpath runs along the eastern boundary. The site is within the National Forest. To the east of the site is a probable Great Crested Newt breeding area. The site is within the catchment area of the River Mease SAC.</p>			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<b>A</b> = Site is considered to be potentially available and/or potentially achievable with a timeframe for delivery of 6-10 years.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<b>G</b> = Site is within 450m of open space.
Access to local food shop	<p>Within 400m of a food shop/ scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<b>R</b> = Site is within 1200m of a Local Food Shop (Co-operative)
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45minute journey to a GP/Health centre on public transport</p>	<b>G</b> = Site is approximately 1400m from the nearest health centre (Ashby Health Centre). The nearest bus stop is less than 250m away, which could be reached in less than 3 minutes. There are several bus stops in proximity to the health centre, with some as close as 160m. The total journey time would be less than 30 minutes if the journey was made wholly or partially on foot.
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<b>A</b> = To the north and west of the site are industrial units, to part of the south of the site are residential dwellings and to the east is open agricultural land.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<b>R</b> = Hood park Leisure Centre is 1460m away.
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	<b>A</b> = Development would lead to the loss of land that was previously used for employment.

Proximity to public transport	<p>Regular bus service within 800m</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	<p><b>G</b> = Bus stops exist less than 200m away on Smisby Road.</p>
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	<p><b>G</b> = approximately 155m to Smisby Road Industrial Area</p>
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p><b>A</b> = Within 660m of Woodcote primary school</p> <p><b>A</b> = 1550m from Ivanoe College</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	<p><b>R</b> = The Gilwiskaw Brook runs north to south underneath the site, therefore a large part of the centre of the site is within Flood Zones 2 and 3.</p>
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p><b>A</b> = There is the potential for water vole to inhabit the site. The stream represents a potential Biodiversity Action Plan habitat. A water vole survey would be required. The stream corridor through site should be retained as natural open space with a 10m buffer either side, this should be managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.</p>
Proximity to designated biodiversity and geodiversity sites	<p><b>Measure distance to the following:</b></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> <li>▪ Contains priority species</li> </ul> <p><b>Significant effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a European site</li> <li>▪ Loss of Local Wildlife Site.</li> </ul>	<p><b>G</b> = 3310m from SAC (River Mease)</p> <p><b>G</b> = Site is 1942m from a SSSI (Lount Meadows)</p> <p><b>G</b> = 550m from nearest LWS</p>

	<ul style="list-style-type: none"> <li>Development within SSSI</li> <li>Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>Is the site within a conservation area?</li> <li>Does the site adjoin a conservation area?</li> <li>Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G = 849m from Listed Building (1, North Street)  1134m from Scheduled Monument (Ashby Castle)  3082m from Registered Park and Garden (Coleorton Hall)</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>G = Site is already built up with industrial units. Development presents an opportunity to enhance green infrastructure / aesthetics of the site.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>G = Site is brownfield, currently used for industrial purposes.</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G = Site is already developed. No agricultural land would be lost.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 650 mts from an A road (A511). Access to Ashby-de-la-Zouch along a local route (Smisby Road) is likely to increase, albeit not with significant effect.</p>

<b>Site ID</b>	<b>A23</b>	<b>Site name</b>	Former Playing Field, Prior Park, Ashby
<b>Site Description</b>			
<p>The site is an open and flat parcel of land located to the east of Prior Park Road. The site is a former school playing field. The site is bordered to the south by residential dwellings. To the north is a small area of green field, which is bordered to the north by tennis courts and residential dwellings. To the east of the site is a treed area and to the west is Prior Park Road. The site is near to, but outside of, the Ashby de la Zouch Conservation Area, the boundary of which is to the north east and south west of the site. There are Grade 1 castle ruins. Ashby Castle Scheduled Ancient Monument is located within close proximity to site to the north east of the site on South Street The site is Grade 3 Agricultural Land. The site is within the National Forest and within the River Mease Catchment area.</p>			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	G= The site is considered to be available and deliverable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	G= The site is located directly upon, and adjacent to, 'The Croft Prior Park' (0m)
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	G= 319m walking distance away from food shop
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G= Site is a 23min journey by foot or a 17min journey by public transport from GP/ Health centre (Castle Medical Group)
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= Development of the site would result in the loss of park space. The south of the site borders with a number of housing units which may experience a negative impact from development. Mitigation may be necessary.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	A= The Site is located 900m from Friends of Ashby Bath Grounds community centre
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p>	G= No

	No	
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	G= 520m to Bus Stop with a regular bus service (5 per hour)
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	G= The site is approx. 320m walking distance to Market Street
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>G= 480m to State Primary School (Ashby de la Zouch CoE)</p> <p>G=480m to State Secondary School (Ivanhoe College Ashby de la Zouch)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	G= The site is located on maintained green space which is bordered on three sides by hedgerow, and has a small number of trees present in the south west corner. It is likely that the effects of the development on local diversity can be mitigated against.
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> </ul>	<p>G= Over 1.9km to the nearest SAC</p> <p>G= Over 49km to SPA</p> <p>G= Over 1.9 km to SSSI</p> <p>G= 630m to existing LWS, 556m to a candidate LWS, and 796m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (over 1km) , Bat Roost (220m) and GCN pond (934m). 934m from Probable GCN Pond.</p> <p>A= Site is located within the River Mease Catchment Area. The small size of the site does means significant dwelling development is</p>

	<ul style="list-style-type: none"> <li>Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>unlikely.</p> <p><b>Overall</b>  A= The site is not likely to encroach on any European, National or local biodiversity or geodiversity assets, however it is located within the River Mease catchment area.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>Is the site within a conservation area?</li> <li>Does the site adjoin a conservation area?</li> <li>Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>R= 74m to Listed Building</p> <p>R= 74m to Scheduled Monument</p> <p>G= Over 2.9km to Registered Park or Garden (no overlap)</p> <p>A= 10m to Conservation Area (no overlap)</p> <p><b>Overall</b>  R= The site is located in close proximity to a Grade I listed building to the north east (Ashby-de-la-Zouch Castle). A significant effect on this is possible as the site is currently unscreened from the heritage asset (views from atop).</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>R= Low potential to achieve mitigation. Site provides an important setting to Ashby Castle.</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= Site is 100% Greenfield</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>G= The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>A= There is 100% overlap of the 0.95 ha site with an ALC Grade 3 area.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 768m from an A or B road. Unlikely to have a significant effect on the transport network.</p>

<b>Site ID</b>	<b>A24</b>	<b>Site name</b>	Ivanhoe Equestrian Centre, Ashby
<b>Site Description</b>			
<p>The site is currently an operational equestrian centre. The site comprises of a range of equestrian and associated buildings as well as several large fields. There is a body of water in the south-west corner of the site and a further pond beyond the south-west boundary of the site. There are residential dwellings at Clifton Thorpe and Clifton Thorpe Meadows to the south west of the site. There is a dismantled railway line running along the southern part of the site, this is denoted by an area of densely planted mature trees. Just beyond the northern boundary of the site is the A511. The site is Grade 3 Agricultural Land. The site is within the National Forest and within the River Mease Catchment area. A footpath runs along the western boundary of the site.</p>			

<b>Criteria</b>	<b>Decision rules</b>	<b>Appraisal findings</b>
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	<p>A= The achievability of the site is somewhat dependent on the development of the adjoining site in order to gain access onto this site. Therefore, at present the site is considered not achievable.</p>
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p>The site is located in, and surrounded by, undeveloped agricultural land.</p> <p>A= The site is, however 1km away from the nearest formal green space site.</p>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	<p>R= 2km walking distance away from food shop</p>
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	<p>G= Site is a 25min journey by foot or a 16min journey by public transport from GP/ Health centre (Ashby Health Centre)</p>
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	<p>A= The site surrounds the grounds of the Ivanhoe Equestrian Centre on three sides. Mitigation may be adopted to reduce any negative impacts which may be incurred.</p>
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p>R= The site is 2.2km from the Friends of Ashby Bath Grounds community centre.</p>

Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p> <p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	R= 848m to Bus Stop with an infrequent bus service (2 per hour)
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	G= The site is approx. 740m walking distance to employment sites (local industrial facilities nearby)
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p>	<p>A= 800m to State Primary School (Woodcote Primary School)</p> <p>G= 1.1km to State Secondary School (Ivanhoe College Ashby de la Zouch)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<p><u>Ecologist RAG assessment.</u></p>	<p>A= There are potential Biodiversity Action Plan Habitats on site as well as the potential for badger, bat roosts and bat foraging on site. Potential Great Crested Newts, water vole on the pond on-site as well as a nearby Great Crested Newt pond. Ponds are former Parish-level Local Wildlife Sites. A phase 1 habitat survey, badger, bat, Great Crested Newt and water vole surveys would also be required. The ponds and woodland should be retained with c20m buffer zones. The hedges should be retained in northern part of site with 5m buffers.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species</li> </ul>	<p>G= Over 3.5km to the nearest SAC</p> <p>G= Over 47km to SPA</p> <p>G= Over 1.4km to SSSI</p> <p>G= 1.4km to existing LWS</p> <p>R= 0m to a Candidate LWS with 0.01% overlap</p> <p>G= 750m to a potential LWS.</p> <p>G= Site is over 100m away from the closest Badger Sett (707m) and Bat</p>

	<p>or habitats</p> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>Contains or adjacent (50m) to a SSSI</li> <li>Loss of Local Wildlife Site.</li> <li>Contains priority species</li> <li>Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>Roost (391m)</p> <p>R= 0m to a GCN pond and 0m from Probable GCN Pond.</p> <p>A= Site is located within the River Mease Catchment Area.</p> <p><u>Overall</u></p> <p>R= The site is adjacent to a LWS and GCN pond.</p> <p>The actual overlap of the site with the priority species areas and LWS is narrow. Mitigation could be used to reduce the potential biodiversity and geodiversity impacts.</p>
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>Is the site within a conservation area?</li> <li>Does the site adjoin a conservation area?</li> <li>Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>G= 936m to Listed Building</p> <p>G= 1.3m to Scheduled Monument</p> <p>G= Over 2.8km to Registered Park or Garden (no overlap)</p> <p>G= 1.1km to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>G= The site is not likely to cause any significant effect on nearby heritage assets or their settings.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	<p>A= Moderate potential to achieve mitigation</p>
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	<p>R= The site is predominantly Greenfield and does not appear to have been subject to previous development</p>
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>A= There is 99.78% overlap of the 10.09 ha site with an ALC Grade 3 area.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	<p>G= The site is located 422m from an A or B road and not likely to have a significant effect on air quality in the urban area. Access to strategic roads would not require passage through Ashby town centre.</p>

<b>Site ID</b>	<b>A25</b>	<b>Site name</b>	North of Moira Road, Ashby
<b>Site Description</b>			
The site is a fairly flat Greenfield site located to the north of Moira Road. The site is currently in agricultural use. The site surrounds on three sites a residential dwelling and associated cartilage. The dwelling (The Glen) is a Grade II Listed Building. The site is currently divided into two large paddocks and is bound and separated by mature hedgerows. The site is Grade 3 Agricultural Land. The site is within the National Forest and within the River Mease Catchment area.			

Criteria	Decision rules	Appraisal findings
Deliverability of sites	<p>The site is considered to be available and/or achievable</p> <p>The site is considered to be potentially available and/or potentially achievable.</p> <p>The site is not considered to be available and/or achievable.</p>	There are no known ownership issues. There has been previous market interest in the site. The site is considered to be available and deliverable.
Access to open space	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	<p>The site is surrounded by agricultural open space on all sides.</p> <p>A= The site is within 960m of a formal open space</p>
Access food shop	<p>Within 400m of a food shop / scale of development would support new services</p> <p>Within 800m of a food shop</p> <p>Within 1200m of a food shop</p>	R= Over 1.2km walking distance away from food shop
Access to a GP / health centre	<p>Less than a 30 minute journey to a GP/Health centre by foot and/or public transport</p> <p>30-45 minute journey to a GP/Health centre by foot and public transport</p> <p>More than 45 minute journey to a GP/Health centre on public transport</p>	G = Site is a 34min journey by foot or a 15min journey by public transport from GP/ Health centre (Castle Medical Group)
Amenity	<p>Development is unlikely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p> <p>Development has the potential to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas unless mitigated.</p> <p>Development is likely to adversely affect the environmental/amenities experienced by would-be occupiers and/or neighbouring areas.</p>	A= The site encloses one existing unit, and the southern border lays adjacent to a small number of residential units. Given the size of the site, however, and its proximity to agricultural open space, it is unlikely that development will adversely affect the majority of neighbouring occupiers, apart from the unit which is enclosed by the site.
Access to a village / community hall	<p>Within 800m walking distance of facilities</p> <p>Within 1200m walking distance of facilities</p> <p>More than 1200m walking distance of facilities</p>	R= The site is located 1.6km from the Friends of Ashby Bath Grounds community centre
Loss of employment land	<p>Yes, employment land still in use</p> <p>Yes, employment land not in use</p> <p>No</p>	G= No
Proximity to public transport	<p>Regular bus service within 800m (3 per hour)</p> <p>Low frequency bus service within 400m</p> <p>Regular bus service within 800m-1200m</p>	G= 121m to Bus Stop with an infrequent bus service (2 per hour)

	<p>Low frequency bus service within 400-800m</p> <p>Bus service over 1200m away</p> <p>Low frequency bus service more than 800m away</p>	
Access to key employment sites locally	<p>&lt;800m</p> <p>800m-1200m</p> <p>&gt;1200m</p>	R = The site is approx. 1.2km walking distance to employment sites (Market Street, Ashby-de-la-Zouch)
Access to schools	<p>Within 500m walking distance of a primary school / scale of development supports new facilities</p> <p>Within 1200m walking distance of a secondary school</p> <p>Within 500-1000m walking distance of a primary school</p> <p>Within 2000m of a Secondary school</p> <p>More than 1000m walking distance from a primary school</p> <p>More than 2000m from secondary school</p> <p><i>Not relevant to employment sites</i></p>	<p>G= 400m to State Primary School (Ashby Hill Top Primary School)</p> <p>A= Approx. 1.8km to State Secondary School (Ivanhoe College Ashby-de- la- Zouch)</p>
Fluvial flood risk	<p>Site is located entirely within Flood Zone 1</p> <p>Some of the site is in Flood Zones 2 or 3 (up to 50%)</p> <p>Most of the site is in Flood Zones 2 or 3 (more than 50%)</p>	G = Entire site in Flood Zone 1
Impacts upon biodiversity on site.	<u>Ecologist RAG assessment.</u>	<p>There is the potential for badgers and bat foraging on site. There are potential Biodiversity Action Plan Habitats on site. A phase 1 habitat survey and a badger survey would be required. Hedges should be retained with buffer zones, specifically a 10m buffer to the north adjacent to the plantation woodland and small stream. Overall the site is considered acceptable with mitigation.</p>
Proximity to designated biodiversity and geodiversity sites	<p><u>Measure distance to the following:</u></p> <p>SSSI</p> <p>European sites</p> <p>Local wildlife sites / priority species</p> <p><b>Effects unlikely</b></p> <ul style="list-style-type: none"> <li>▪ Over 400m from a SSSI, SAC or SPA</li> <li>▪ Over 100m from a local wildlife site.</li> </ul> <p><b>Potential effects</b></p> <ul style="list-style-type: none"> <li>▪ Within 400m of a SSSI, SAC or SPA</li> <li>▪ Within the River Mease Catchment</li> <li>▪ Within 100m of a local wildlife site, priority species or habitats</li> </ul> <p><b>Effects likely</b></p> <ul style="list-style-type: none"> <li>▪ Contains or adjacent (50m) to a SSSI</li> <li>▪ Loss of Local Wildlife Site.</li> <li>▪ Contains priority species</li> <li>▪ Significant development (&gt;1500 dwellings) in the River Mease Catchment</li> </ul>	<p>G= Over 2.8km to the nearest SAC</p> <p>G= Over 48km to SPA</p> <p>G= Over 2.8km to SSSI</p> <p>A= 9m to existing LWS</p> <p>G= 459m to a Candidate LWS and 166m to Potential LWS</p> <p>G= Site is over 100m away from the closest Badger Sett (over 1km), Bat Roost (879m), GCN pond (1.2km) and Probable GCN Pond (877m).</p> <p>A= Site is located within the River Mease Catchment Area.</p> <p><u>Overall</u></p> <p>A= The north point of the site is in close proximity to a LWS. Mitigation could be used to reduce the potential biodiversity and</p>

		geodiversity impacts.
Assessment of heritage impacts	<ul style="list-style-type: none"> <li>▪ Is the site within a conservation area?</li> <li>▪ Does the site adjoin a conservation area?</li> <li>▪ Is there a conservation area within the settlement concerned and if so how does the site relate to it?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument on the site?</li> <li>▪ Does the site adjoin a listed building or Scheduled Ancient Monument?</li> <li>▪ Is there a listed building or Scheduled Ancient Monument close to the site and if so how does the site relate to it?</li> </ul> <p>Significant effects on the heritage assets and their settings are unlikely / potential for enhancement.</p> <p>Moderate potential to achieve suitable mitigation / effects on heritage assets and their settings</p> <p>Significant effects on heritage assets or their settings are likely / mitigation measures unlikely to prevent harm.</p>	<p>R = The site is located directly adjacent to a Listed Building (0m)</p> <p>G= Over 1.6km to Scheduled Monument</p> <p>G= Over 4.4km to Registered Park or Garden (no overlap)</p> <p>G= 880m to Conservation Area (no overlap)</p> <p><u>Overall</u></p> <p>R= The site is in close proximity to a Grade II Listed Building, and borders this unit on 3 sides.</p>
Landscape impact	<p>High potential of achieving suitable landscape mitigation or enhancement</p> <p>Moderate and Moderate/High potential of achieving suitable landscape mitigation.</p> <p>Low potential of achieving suitable landscape mitigation.</p>	A= Moderate potential to achieve mitigation
PDL	<p>Site is largely Brownfield (&gt;70%)</p> <p>Site is a mix of Brownfield and Greenfield land</p> <p>Site is largely Greenfield (&gt;70%)</p>	R=Site 100% Greenfield
Agricultural land classification	<p>Majority of the site (&gt;70%) is Grade 1 or 2</p> <p>Significant loss (more than 20ha) of Grade 1,2 or 3</p> <p>Majority of site is Grade 3 (&gt;70%)</p> <p>Majority of site is not Grade 1, 2 or 3 (&gt;70%)</p>	<p>The site has no overlap with any ALC Grade 1 or ALC Grade 2 areas.</p> <p>A= There is 100% overlap of the site with an ALC Grade 3 area, totalling 4.07ha.</p>
Potential effect on air quality	<p>Development unlikely to have a significant effect on congestion at key junctions</p> <p>Housing development likely to contribute to increased congestion at key junctions</p>	G= The site is located over 2.8km from an A or B road.

## ***Appendix D: Appraisal of individual Local Plan policies***

***North West Leicestershire Local Plan: SA Report (June 2016)***

S1	Future housing and economic development needs	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
																

By planning for a minimum of 10,700 dwellings, it is likely that the full housing needs (10,700) arising in the District will be met in full. A large proportion (9100) of these needs are already committed and deliverable, which means that the likelihood of development being delivered should be higher (than if planning consent had to be sought). The housing target in the Local Plan is some 3,700 higher than that identified in the SHMA in a 'policy off' scenario. The Council consider that it is appropriate to increase the housing target to take account of local economic growth and other factors such as the delivery of affordable housing. Planning for this higher level of housing ought to help to ensure that in-commuting is reduced and better match local job opportunities to housing delivery and thus results in a **significant positive effect for SA objective 1 (Housing)** The provision of new homes over the plan period is also likely to support health and wellbeing through ensuring there are sufficient homes for the population. A **not significant positive effect** is predicted (**SA2**), as the majority of housing is already committed. The effect on communities (**SA3**) and town centres (**SA6**) is considered to be **neutral** as housing will largely be delivered in edge of settlement locations. The predicted effects of Policy S2 on Biodiversity (**SA10**) landscape (**SA12**) soil (**SA13**) heritage (**SA11**) pollution (**SA15**) are considered to be **neutral**, as the majority of planned development is committed and these issues will have been addressed in the applications. However, although there is no identified need to deliver more housing than the identified target of 10,700, it is likely that further planning proposals will come forward. There will, therefore, be a need to manage the scale of to ensure that cumulative effects on these factors do not accrue. Policy S2 makes provision for 96ha of employment land up to 2031. This will help to ensure that appropriate job opportunities are provided to support local population growth. A **not significant positive effect** is predicted for economy (**SA4**) and employment (**SA5**), because most of this employment land is already committed and anticipated to come forward. Of the 10,700 dwellings planned for by Policy S2, the majority has already been 'committed' and it is assumed that there are no significant issues relating to flooding at any of these developments (or these would have been picked up or mitigated through the planning process). Further development will be directed by the settlement hierarchy, but there are some areas that would be constrained by flood risk where development may need to be mitigated or avoided such as Castle Donington and Kegworth in the north; thus a **neutral effect** is predicted for flooding (**SA 9**). Although new development could lead to higher energy demand, the energy efficiency of homes is determined by building regulations, and the Plan has little scope to affect this; thus a **neutral effect** is predicted for low carbon energy (**SA8**). Development is also likely to lead to increased car trips, which has the potential to increase congestion on strategic highways routes and also through town centres. However, the majority of this development has already been committed, so the effects of the Plan on travel (**SA7**) are limited in this respect.

S2	Settlement Hierarchy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↑	↑	↔	↑	↔	↑	↔	↔	↔	↔	?	?	?	↑	↔
<p>The distribution of housing and employment is to a large extent already determined by those sites that have planning permission, or where resolution to grant permission has been established. The location of this committed development does accord with the settlement hierarchy set out in policy S2 which seeks to direct development to the larger settlements better served by community facilities and transport links. In this respect, housing needs are likely to be met where they arise, and where housing is closer to jobs and services. As a large proportion of the housing needs have already been 'accounted for' by 'committed sites', control over further development will be need to ensure the level of housing is appropriate to each settlement. While the settlement hierarchy policy should achieve this objective, it would have a <b>not significant positive effect</b> in terms on provision of housing (SA2) and employment (SA4) in accessible locations. Policy S2 identifies a general principle that settlements higher up the hierarchy will take most growth and type of development proposed would be more appropriate to the scale and character of these settlements. This policy ought to ensure that new development is directed towards the settlements that have sufficient health and community services and facilities to meet the needs of an increased population, including the Principal Town (Coalville), Key Service Centres (Ashby de la Zouch and Castle Donington) and Local Service Centres (Ibstock, Kegworth and Measham). This policy would help to maintain health and wellbeing, particularly when delivered alongside Policy IF1, which sets out the need to deliver community infrastructure (including health services) required to support new development. A not significant positive effect is predicted for health (SA2). There would also be a <b>not significant positive effect</b> by supporting the viability of town centres (SA6). Whilst S2 may help to encourage use of public transport and reduce the length of trips (by directing growth to areas that are better served by bus services, shops and services), it also presents the possibility of increased congestion, particularly in larger centres such as Coalville, which already suffer from peak-time congestion issues. Overall, a <b>neutral effect</b> is predicted on travel (SA7) as the level of car use is expected to continue at a similar level in spite of the proposed distribution of development by Policy S2. Further development will be directed by the settlement hierarchy, but some areas constrained by flood risk may need to be mitigated or avoided such as Castle Donington and northern parts of Kegworth. A <b>neutral effect</b> is predicted in terms of flood risk (SA9) as it should be possible to avoid areas of flood risk. At this time, there is no evidence to suggest that district heating schemes would come forward in the urban areas, so the effects of the policy are considered to be <b>neutral</b> in terms of low carbon energy (SA8). The spatial strategy is to direct new development towards existing settlements, encouraging the efficient use of land. There is also support for appropriate brownfield development in urban and rural areas. A <b>not significant positive effect</b> is predicted (SA13). Although there is no identified need to deliver more housing or employment than would be delivered by those sites identified in the Plan, it is likely that further planning proposals will come forward. Hence, to ensure that cumulative effects on built and natural heritage (SA11) landscape (SA12) and biodiversity (SA10) do not accrue these aspects will require management at a project level. At this stage, the effects of the broad strategy on these factors are considered to be <b>uncertain</b>. The pressure to release further land ought to be low given that the full objectively assessed housing need is being met through the Local Plan allocations, and therefore, it should be possible to resist development on sensitive sites. Further growth to Coalville, Castle Donington and Kegworth could put pressure on the AQMAs, as the predominant mode of travel is the private car. Although significant further housing and employment growth is unlikely; additional impacts on air quality could result without management of the risks. Hence an <b>uncertain effect</b> has been recorded at this stage to reflect this issue for pollution (SA15).</p>																

S3	Countryside	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↑	↑	↑	↔	↔	↑	↔	↔	↔	↔	↔	↔	↑	↑	↑
<p>Policy S3 allows for housing to be delivered in rural areas / the countryside at an appropriate scale and form. A not significant positive effect is predicted on the housing baseline (SA1) is as these effects would be very localised and small in magnitude, and the majority of housing would be directed to the main settlements. Policy S3 sets out the need to protect the areas of North West Leicestershire that are designated as Countryside on the Policies Map for "the sake of its intrinsic character and beauty, the diversity of its landscape and to ensure it may be enjoyed by all". The implementation of this measure ought to ensure that the wellbeing of the population of North West Leicestershire and surrounding areas is protected through ensuring that areas of countryside are available for their enjoyment. A <b>not significant positive effect</b> is predicted on health and wellbeing (SA 2). The policy also states that development in the countryside should only be permitted where it will "not seriously undermine the vitality and viability of existing town and local centres". This should lead to a <b>not significant positive effect</b>, helping to maintain the existing vitality of towns and villages (and community spirit) (SA3 and SA6). Policy S3 does allow for small scale development in the countryside that could support local jobs. However, the effects on the economy (SA 4 and SA5) are considered to be <b>neutral</b> as they will be small scale. Policy S3 is inherently positive for biodiversity as it seeks to protect the countryside from significant levels of development, which should help to protect areas of wildlife value. However, the effects of the policy are <b>neutral</b>, as these principles are already embedded into the NPPF. Where new development is located outside of the existing settlements, Policy S3 highlights the need for the countryside to be protected including the diversity of its landscapes and for such proposals to demonstrate that the appearance and character of the landscape will be safeguarded and enhanced. This would have neutral effect, as these principles are embedded in the NPPF, but the Local Plan defines the areas of countryside and provides the policy context (and the need to refer to key local evidence) for these areas. A <b>significant positive effect</b> is predicted, as substantial areas of landscape (SA12) and agricultural value (SA13) will be protected. Policy S3 identifies the need to protect the heritage located within the countryside and also emphasises that development in the countryside will only be approved where the industrial heritage and local distinctiveness (in addition to a range of other factors) is safeguarded and enhanced. Implementation of this policy should help to ensure that development proposals are located and designed with this objective in mind. A <b>neutral effect</b> is predicted to the baseline, as protection and enhancement of built heritage would be necessary anyway to satisfy the principles of the NPPF. Policy S3 allows for the development of waste and minerals facilities in the countryside, which is positive, as these are often suitable locations for such facilities. A <b>not significant positive effect</b> is predicted (SA14). Policy S3 highlights the need for proposals for development in the countryside to ensure that rivers and watercourses are safeguarded and enhanced. This would help to protect water amenity. A <b>not significant effect</b> is predicted with regards to pollution (SA15).</p>																

D1	Design of new development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy D1 encourages development to achieve a good standard of design; which includes the principle of delivering housing that is adaptable to the lifetime needs of occupiers. This will help to improve the quality of future housing, which could have positive effects on housing, with knock on effects on health and wellbeing. **Not significant positive effects** are predicted (SA1 and SA2) for housing, health and wellbeing, given that the majority of development is already ‘committed’, and housing quality is influenced mainly by Building Regulations and market factors. Good design will help to improve the appearance of areas, including town centres, which is considered to be a not significant positive effect. There is unlikely to be any effect on community development (SA3). Well-designed developments can be more expensive, but can also help to attract businesses to an area. However, this is not considered to be a significant factor in securing investment in North West Leicestershire, and overall a **neutral effect** is predicted for the economy and employment (SA4 and SA5). Policy D1 emphasises the need to create well-connected developments that are easy to get around and encourage sustainable and active modes of travel. This could reduce the need to travel by car, although the effects would be **not be significant**, as the majority of development is already committed, and is reliant on current transport networks and patterns of travel. Policy D1 could have positive implications for climate change mitigation (SA8) as it states that development should take account of sustainable design and provide a ‘greener footprint’. The likelihood of this occurring would be largely determined by market factors though, as the Plan does not set specific standards for sustainability. Good design, ought to be positive in terms of protecting the historic and natural environment (SA10-SA15). However, Policy D1 does not set out any specific measures that would lead to significant changes to the baseline for any of these factors. A **neutral effect** is predicted (for SA10-SA15), but it is acknowledged that these factors are picked up in other Plan policies.

D2	Amenity	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy D2 is predicted to have a protective effect on the amenity of existing and future communities. Although the measures proposed in the policy are likely to be considered anyway, the policy should ensure that amenity does not deteriorate. Whilst this is beneficial for health and wellbeing (SA2), pollution (SA15) and landscape (by reducing light pollution) (SA12) the effects of the policy in isolation is not predicted to be significant for any of the SA objectives.

D3	Telecommunications	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy D3 is predicted to have a protective effect on a number of sustainability factors including biodiversity (SA10), landscape (SA12), heritage (SA11) and health and wellbeing (SA2), the effects of the policy in isolation is not predicted to be significant for any of the SA objectives. The policy is not considered likely to have a detrimental effect on the ability of telecommunications providers to maintain and expand services.

H1	Housing allocations: planning permissions	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H1 sets out the sites that have already received planning permission and are anticipated to supply a significant part of the proposed housing target. The impact of the Local Plan is thus constrained potentially to some reserved matters. For this reason, **neutral effects** are predicted across all the SA Objectives with the exception of a **not significant positive effect** for housing (SA1) as the policy states that support would be given to these sites should permissions expire, helping to provide even greater certainty that these sites will be supported over the plan period.

H2	Housing allocations: resolutions	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H1 sets out the sites where it has been resolved that planning permission will be granted, and are anticipated to supply a significant part of the proposed housing target. The impact of the Local Plan is thus constrained potentially to some reserved matters. For this reason, **neutral effects** are predicted across all the SA Objectives with the exception of a **not significant positive effect** for housing (SA1) as the policy states that support would be given to these sites should permissions expire, helping to provide even greater certainty that these sites will be supported over the plan period.

H3	Housing allocations: new allocations	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H3 will help to ensure that housing is delivered in an accessible location (Ashby de la Zouch) in-line with the settlement hierarchy. H3 will also deliver affordable housing in an area of relatively high house prices compared to the District average. A **significant positive effect** on housing (SA1) is predicted, with positive effects for health and wellbeing by improving access to housing (SA2). The policy requires provision of walking and cycling connections to Ashby town centre which ought to ensure good access to local services from this development. This is considered to be a **not significant positive effect** on the town centre (SA6) and communities (SA3) as the effects would be localised to Ashby, and would not benefit all communities in North West Leicestershire. Policy H3 could have a temporary positive effect by providing opportunities for local employment on the construction of new homes at the Money Hill Allocation. As the effects are considered to be small scale, and job opportunities may not all be taken by local residents, a **not significant positive effect** is predicted for employment (SA5). New development in Money Hill, Ashby de la Zouch is expected to increase car trips, especially as public transport links are not frequent outside of peak hours. Whilst this would have a **not significant negative effect** on travel (SA7) and air quality (SA15), the policy will also promote walking and cycling links, and the site is generally well linked to the town centre, which could help to offset increased car travel. The strategic housing allocation has a low risk of fluvial flooding within Flood Zone 1, hence a neutral effect is predicted on flooding (SA9). While Policy H3 increases the total housing provision in Ashby de la Zouch over the plan period to 3,127 dwellings, it is expected that this can be accommodated by the Packington waste water treatment works as the headroom capacity has increased following closure of a major dairy. The HRA establishes that the effects on the River Mease SAC would not be significant. Any further development that comes forward (as directed by the settlement hierarchy) would need to be managed to ensure that capacity is not exceeded. There is potential for **not significant negative effects** on the character / openness of the settlement edge to the north east of the town (SA12). The landscape settlement assessment establishes that the potential for mitigation is 'moderate' in this area. Policy H3 also requires enhancement of green infrastructure. As a result, potential negative effects are not anticipated to be significant. While development will lead to the loss of agricultural land classified as Grade 3, this is considered to be a **not significant negative effect** on land (SA13) as it would not exceed the threshold for consulting with Defra when a significant loss of agricultural and may occur (20hectares). The Ashby de la Zouch Conservation Area (incorporating listed buildings along Wood Street) is located towards the south of the strategic site. Despite this, planning applications for the site would be considered in relation to He1, and hence a **neutral effect** is predicted in this respect for the built environment (SA11). However, the site is visible from atop of Ashby Castle and its development could have adverse effects on the setting of the Castle. Development has already been committed on Money Hill, so further development would add to this effect. The policy does however recognize these issues and seek for the setting of the Castle and the Conservation Area to be factored into proposals. Nevertheless, a not significant negative effect is predicted, as change is inevitable.

The site appraisal identified that there are potential local wildlife sites that could be affected by development. Development would, nevertheless, be required to adhere to policies in the Local Plan seeking to avoid effects on biodiversity and enhance green infrastructure, which is potentially positive. Consequently an uncertain effect is identified at this stage on biodiversity (SA10).

H4	Affordable Housing	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

Policy H4 will ensure that affordable housing will be provided through new development, as far as is viable, and having regard to the needs within particular settlements. This will have a **not significant positive effect** on housing (SA1) and wellbeing (SA2) in ensuring that local residents have greater access to affordable housing. It should also help people to remain living in communities, which ought to have a **not significant positive effect** on community identity (SA3). The policy highlights that the provision of affordable housing on new housing developments will be required where a certain threshold is met (as specified in the policy wording). The requirement to deliver affordable housing is lower in areas where there are lower land values such as Coalville and Ibstock, which will help to allow sites in these settlements to remain viable; having a not significant positive effect on the economy (SA4), by not acting as a barrier to regeneration. The policy is likely to result in a **neutral effect** on the natural and built environment (SA8-SA15), as it expected that the potential no mitigate negative effects would not be influenced by housing affordability. However, development costs associated with affordability may make it less viable to secure enhancements.

H5	Rural exception sites for affordable housing	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15

**Policy H5** allows for affordable housing (and where necessary market housing) as an exception in rural areas. This ought to have a positive effect for villages communities and contribute to a **not significant positive effect** for housing (SA1), health (SA2) communities (SA3) and village centres (SA6). The policy will allow residents to remain in local centres, which is positive for supporting these communities. The overall effects are not considered to be significant, as it is unlikely that significant amounts of housing would be developed through this policy. Due to the small number of properties that may be involved, the effects on the rural economy and employment (SA4, SA5) are considered to be **neutral**. The effects on environmental factors such as biodiversity, landscape, heritage and pollution would be dependent upon the sites brought forward. It is assumed that these would be small scale in nature though and could be appropriately managed through plan policies. A **neutral effect** is predicted for SA7-SA15.

H6	House types and mix	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↑	↔	?	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy H6** seeks to provide a mix of housing types, size and tenures in all new housing developments in order to meet the identified needs of the community. The policy should lead to a **significant positive effect** in terms of housing (**SA1**) as it will help meet the established housing need type as identified in the SHMA, Older People's Housings Needs Study, local surveys and parish plans whilst also ensuring viability and deliverability. In this instance the policy is seen as a significant positive as it builds upon the NPPF's requirements of planning for a mix of housings, using objectively assessed data and setting thresholds. The threshold for delivering the mix of housing is set at 10 dwellings, which ought to ensure the viability of smaller housing schemes is not affected, where it may be more cost effective to build the same types of housing. The mix of housing types should also lead to a **not significant positive effect** on communities (**SA3**) as the area will be able to cater for the needs of local people. There is the potential for positive effects on employment if the housing type is aligned to work in the area, such as smaller dwellings suitable for young professionals, although the effect on employment (**SA5**) is currently **uncertain**, as the housing provision will be largely developer led. The policy has good intentions in terms of providing a need for all in the community, there will need to be an emphasis on monitoring and implementation to ensure that the policy is upheld and in fact does ensure the required mix of housing is provided even developer interests are not supportive. Due to the specific nature of the policy, it is unlikely to effect the **remaining SA criteria**.

H7	Provision for Gypsies and Travellers and Travelling Showpeople	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↑	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy H7** identifies how the accommodation needs of Gypsies and Travellers and Travelling Showpeople between 2012 and 2031 will be met. The policy states that proposals for new sites or extensions to existing sites are to be: located in or near an existing settlement which has access to a range of services and welfare facilities and public transport: and compatible with landscape, environment and biodiversity as well as the physical and visual character of the area. Inclusion of these measures is likely to ensure that: inhabitants of the new sites/ extensions should have access to health and community services. Also, the landscape, environment and biodiversity in North West Leicestershire ought to be protected for the enjoyment of the population. This policy would have a **not significant positive effect** in housing (**SA1**) and health (**SA2**). Providing formal pitches is supportive of the Gypsy and Traveller community, which is considered to be a **not significant positive effect** on this community (**SA3**). The policy is unlikely to have an effect on the economy (**SA4**), nor would it create employment (**SA5**) or effect town centres (**SA6**). The effects on travel are also considered to be **neutral**, as the amount of additional pitches that would be made available would not be substantial enough to affect congestion levels. Plan policies are considered suitable to mitigate potential effects on flooding, biodiversity, landscape and heritage. Therefore, neutral effects are predicted for **SA10, SA11, SA12, SA13 and SA14**. The size and number of sites is not considered to be significant enough to have cumulative effects upon these environmental factors. The policy will reduce the likelihood of illegal sites, which may not be as well regulated in terms of waste and could increase the risk of pollution. This policy will therefore have a not significant positive effect on pollution (**SA15**).

Ec1	Employment provision: permissions	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy Ec1** sets out the sites that have planning permission and form a significant part of the allocated employment land being. As this development has already been tested through the development management process and permitted, the Local Plan has limited opportunity to bru influence over the effects of this development (where full permission may need to be sought, there is potential to influence but change, so **neutral effects** are predicted across all SA Objectives with the exception of SA4 and SA5. A **not significant positive effect** has been predicted for economy and employment (**SA4 / SA5**) as the policy states that support would be given to these sites should permissions expire, helping to provide even greater certainty that these sites will be supported over the Plan period.

Ec2	Employment provision: New allocations	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↑	↑	↔	↑	↔	↔	↔	?	↓	↓	↓	↔

**Policy Ec2** promotes a mixed use development in Ashby de la Zouch, helping to ensure that employment opportunities are created in the town and helping to offset the effects of recent factory closures. A **significant positive effect** is predicted for the economy (SA4) and employment (SA5), with positive effects on health and wellbeing (SA2) as a result of job creation. A **not significant positive effect** in reducing the need to commute for local residents (SA7) is anticipated. The policy highlights the need for development to provide appropriate vehicular access, as well as cycling and walking links which should help to ensure good access to jobs, essential services and local retail, potential giving rise to a **not significant positive effect** on travel (SA7). Money Hill is not at risk of fluvial flooding, hence a **neutral effect** is predicted on flooding (SA8). With regard to landscape, Policy Ec2 highlights the need for development to include measures to minimise the impact upon the adjoining housing development proposed under Policy H3a as well as the wider landscape. Policy Ec2 would help to mitigate potential negative effects on landscape (SA12), by providing appropriate landscape provision on the allocated site north of Ashby de la Zouch. **Not significant negative effects** are predicted on landscape and soil (SA12, SA13). Negative effects are not considered to be significant as they would not be widespread and it is expected that mitigation could be secured to reduce the effects on landscape character (as stated in the Landscape Character Assessment). The Ashby de la Zouch Conservation Area is located towards the south of the proposed site and Ashby Castle is located to the south. A **not significant negative effect** is predicted (SA11). It is anticipated that development could be screened from heritage assets and would be unlikely to directly affect the character of the Conservation Area. However, views from atop of Ashby Castle could be adversely affected in the short and long term. Policy clauses have been added to Ec2 to ensure that these issues are considered, and so effects are not predicted to be significant. Policy Ec2 sets out the need for new development to incorporate provision of cycle and walking links to the adjoining housing proposed development under Policy H3a. This is not expected to alter air pollution levels given the quantum change in vehicle movements that would be required to achieve this. Therefore, a **neutral effect** on pollution is predicted (SA15). The site appraisal identified that there are potential local wildlife sites that could be affected by development. Development would, nevertheless, be required to adhere to policies in the Local Plan seeking to avoid effects on biodiversity and enhance green infrastructure, which is potentially positive.

Ec3	Existing Employment Areas	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑

Ec3 seeks to retain key employment sites in and around the Principal Towns and Key Service Centres. This will have a not significant positive effect on the economy (SA4) and employment opportunities (SA5) by ensuring that existing employment areas are retained. The effects are not considered to be significant, as these locations are already established for employment uses, and it is unlikely they would be suitable for housing. Employment areas were assessed independently in 2010, and to be considered a Primary Employment Area the site would have scored favourably in terms of accessibility by both road and public transport. As a result, the policy to retain Primary Employment Areas will maintain the current position in terms of accessibility to jobs. The effect is therefore considered to be neutral for travel (SA7). The existing employment areas would be suitable for waste management facilities; which helps to ensure there are suitable premises to support increasing levels of recycling and reuse. This is considered to be a not significant positive effect for natural resources (SA14). Neutral effects are predicted on environmental factors, as the employment sites are already established and expansion onto surrounding land is not anticipated.

Ec4	East Midlands Airport	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↓

**Policy Ec4** and the growth of the airport is unlikely to have an effect on housing (SA1) as the development is for different uses. A not significant positive effect is predicted for economy (SA4) and employment (SA5), as redevelopment for employment could provide jobs, which is a key contributor to wellbeing. Consequently, a not significant positive effect on health and wellbeing is anticipated (SA2), provided that measures to reduce impacts on residents such as noise and air quality as stated in clause [b] and [c] of the policy are actioned. Policy Ec4 will have no effect on town centres (SA6) or community development (SA3). The policy does provide opportunities for controlled expansion however which will further boost job opportunities to the north of the District. The safeguarding zone around the airport will limit some development; however this is beyond the control of the Local Plan due to the Aviation Policy Framework aerodrome safeguarding. A not significant positive effect is predicted for the local economy, as growth at the airport is driven by other factors. Policy Ec4 states that any growth to East Midlands Airport should be accompanied by improvements for travel (SA7) such as public transport access and other measures that will reduce the level of airport-generated road traffic (per passenger). This could help to mitigate congestion and traffic on the road, so that the overall effect on the baseline is neutral. There is unlikely to be an effect on flooding (SA9), as the airport is not at risk of fluvial flooding. Whilst the airport is a primary contributor to greenhouse gas emissions, the Local Plan has very limited potential to influence emissions from air travel. Nevertheless, Policy Ec4 does seek to improve public transport links to the airport, which could help to reduce emissions from road traffic. A neutral effect is predicted on climate change/low carbon energy (SA9), as the policy would only be likely to mitigate further increases in emissions / traffic. There is unlikely to be an effect on biodiversity (SA10), the landscape, and soil (SA11 and 12) or the built and historic environment (SA13) due to the proposed airport expansion as the area is already developed. Furthermore, the policy requires heritage assets within the vicinity of the airport to be protected and enhanced. Policy Ec4 in combination with other development factors may lead to a **not significant negative effect** on natural resources (SA14) due to increased use of materials, particularly during construction. In terms of the pollution (SA15), the policy outlines the need for measures to reduce noise and air quality, which will help to mitigate against the increased activity at the airport which could increase pollutants. The residual effect on the baseline is likely to be neutral.

East Midlands	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
---------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------

Ec5	Airport Safeguarding	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
		<p><b>Policy Ec5</b> is unlikely to have an effect on a number of policies, due to the location of development or the nature of the safeguarding zone. This means a <b>neutral</b> effect for housing (<b>SA1</b>), health and wellbeing (<b>SA2</b>), community development (<b>SA3</b>), travel (<b>SA7</b>), flooding (<b>SA8</b>), low carbon economy (<b>SA9</b>), landscape and soil (<b>SA11 and SA12</b>), the built and historic landscape (<b>SA13</b>) and pollution (<b>SA15</b>). The safeguarding zone around the airport will limit some development; however this is beyond the control of the Local Plan due to the Aviation Policy Framework aerodrome safeguarding. Policy Ec5 prevents the enhancement of certain wildlife habitats that will attract birds within 13km of the airport. This could restrict the creation of habitats that attract birds (which is supported in Policy En1). However, these restrictions would exist in the absence of the Plan so a <b>neutral</b> effect is predicted on biodiversity and geodiversity (<b>SA10</b>). Policy Ec5 states that certain proposals within the safeguarding Area of East Midlands Airport will be required to consult and ensure that there would be no adverse impacts on the safety of the Airport. These potential restrictions could have a negative effect on the natural resources (<b>SA14</b>) baseline position by reducing opportunities to extract aggregate resources in this area, as well as limiting the scale of waste management activities (which can attract birds). However, despite these issues, the effects of this policy have been determined to be <b>neutral</b>, as these restrictions would apply in the absence of the Local Plan.</p>														

Ec6	East Midlands Airport Public Safety Zones	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
<p><b>Policy Ec6</b> could have positive implications in terms of protecting human health and allowing economic activity (such as car parking and storage). However, a <b>neutral</b> effect is predicted on <b>all SA objectives</b> due to the fact that any development would be small scale in nature and the restrictions in the Public Safety Zones would apply in the absence of the Local Plan due to the Civil Aviation Authority regulations and Public Safety Zones Circular 01/2010 .</p>																

Ec7	Donington Park	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↔	↔	↔	↔	↔	?	↔	↔	↑	↔
<p>Policy Ec7 supports the expansion of Donington Park, which will help to cement the race track as a national and international visitor attraction. The extension would be likely to lead to an increase in economic activity and employment opportunities (<b>SA4 and SA5</b>) that could benefit residents, and support increased spending locally. A <b>significant positive effect</b> is predicted for economy (<b>SA4</b>) and employment (<b>SA5</b>) as the racetrack could contribute to the sub regional economy. Policy Ec7 highlights that any proposal that comes forward for development at Donington Park will need to incorporate public transport access improvements that will reduce event traffic. This however is likely to be only a <b>neutral</b> effect on travel (<b>SA7</b>) as expansion in itself would lead to increased traffic. The extension to the park would fall within the Donington Park SSSI Impact Risk Zone. This could potentially lead to disturbance to biodiversity (<b>SA10</b>) and wildlife, but at this stage these effects are considered to be <b>uncertain</b> and would be explored at project level. Policy Ec8 highlights that any proposal that comes forward for the western extension to Donington Park will need to incorporate a landscaping scheme that mitigates the effects of the development on the local landscape (<b>SA11</b>). This will help to ensure that there is a <b>neutral</b> effect on the baseline position. Policy Ec7 sets out a requirement for the development of Donington Park to incorporate measures to reduce the number of local residents affected by the racetrack's operation and expansion. This policy should help to mitigate any potential impacts on amenity from noise pollution (<b>SA15</b>), therefore a <b>neutral</b> effect is predicted. A not significant effect is predicted for the built and historic landscape (<b>SA13</b>) as the policy requires the need to respect the parkland and racing heritage of the site. Policy Ec7 is unlikely to have an effect on a number of SA objectives due to the nature of development and the fact it would be confined to Donington Park. This means a neutral effect for housing (<b>SA1</b>), health and wellbeing (<b>SA2</b>), community development (<b>SA3</b>), town centres and villages (<b>SA6</b>), flooding (<b>SA8</b>), low carbon economy (<b>SA9</b>), soil (<b>SA12</b>), natural resources (<b>SA14</b>).</p>																

Ec8	Town and Local Centres: Hierarchy and Management of Development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↑	↑	↑	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔
<p><b>Policy Ec8</b> provides a focus on town and local centres, and that retail development and other town centres uses will be expected to be located within the designated centres. The policy opens up an additional 7,300 sqm of retail floorspace in Coalville. This should help to boost the local economy (<b>SA4</b>) and job opportunities (<b>SA5</b>), leading to a <b>significant positive effect</b>. Town and local centre specific policies ought to support the vitality of the Key Settlements (<b>SA3 and SA6</b>) too, leading to a <b>significant positive effect</b>. Policy Ec8 identifies that new retail and town centre uses should protect and enhance the built and historical assets of the town centres (Coalville and Ashby de la Zouch) and local centres (Castle Donington, Ibstock, Kegworth and Measham). Implementation of this policy is likely to ensure that new retail and town centre uses are designed and located to ensure that the built and historical assets (<b>SA11</b>) in close proximity are protected and enhanced. A <b>neutral</b> effect on the baseline is predicted, as the potential for harm to the historic environment is not considered to be significant. Due to the focus on town centres, there is considered to be a <b>neutral</b> effect on the remaining SA objectives; housing (<b>SA1</b>), health and wellbeing (<b>SA2</b>), low carbon energy (<b>SA8</b>), flooding (<b>SA9</b>), biodiversity (<b>SA10</b>), landscape (<b>SA12</b>), land and soil (<b>SA13</b>), natural resources (<b>SA14</b>) and pollution (<b>SA15</b>). Ensuring that town centres remain the focal point for retail should help to encourage less car use compared to out of centre development. However, car use is likely to be the main mode of travel to town centres as well. A <b>not significant positive effect</b> is predicted (<b>SA7</b>).</p>																

Ec9	Town and Local Centres: Thresholds for Impact Assessments	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↑	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy Ec9** complements Policy Ec8 and requires proposals outside of town and local centres to be accompanied by an impact assessment to ensure the vitality of existing town centres are not compromised. This should lead to a **not significant positive effect** on communities and cohesion (**SA3**) as well as ensuring the vitality of existing town and local centres (**SA6**).

The **remaining SA criteria** are unlikely to be effected by the policy due to its scale and specific nature. The policy therefore will have a **neutral** effect on those.

Ec10	Town and Local Centres: Primary Shopping Areas – Non-Shopping Uses	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↑	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy Ec10** supports the use of upper floors in town centre properties for residential use, which will help to deliver housing in accessible locations. A **not significant positive effect** is predicted, as only a small amount of housing (**SA1**) would be anticipated in town centres. Policy Ec10 requires shops to be the predominant ground floor use in designated Primary Shopping Areas. It does acknowledge that some residential development would be suitable to add vitality at night, although this should be limited to the first floor of buildings. This should lead to a **not significant positive effect** for the town centres (**SA6**). Ensuring that the primary shopping areas remain predominantly in retail use ought to have a positive effect on the built environment by protecting its function and character in these areas. Conversely, it is possible that units could become vacant if there is no demand for retail uses, which would be negative for the built environment. Overall, a **neutral effect** is predicted on the built environment (**SA11**). The **remaining SA objectives** are unlikely to be effected by the policy due to its specific nature. The policy therefore will have a **neutral** effect on those.

Ec11	Town and Local Centres: Primary Shopping Areas - Takeaway Balance	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy Ec11** sets out measures aimed at controlling the development of takeaways within the town and local centres throughout the District. Implementation of this policy should have a **not significant positive effect** on health (**SA2**) as by controlling the development of take aways, this could contribute to a reduction in the levels of unhealthy eating; thus contributing to a healthier population. The policy also seeks to ensure takeaway clusters don't form which could lead to increased littering and disturbance in town and local centres as well as contribute towards obesity. Whilst this has positive implications, it would still only likely result in a **neutral** effect on the communities baseline (**SA3**), as community cohesion is attributable to a range of other factors. The remaining SA criteria are unlikely to be effected by the policy due to its specific nature. The policy therefore will have a **neutral effect on all other SA objectives**.

Ec12	Local Centres	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↓	↑	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy Ec12** states that “*planning permission will only be granted for the loss of shopping and other main town centres uses...if the premises have been vacant for at least 6 months with evidence of marketing*”. Whilst losing local services is not ideal, and could lead to a **not significant negative effect** on communities (**SA3**); appropriate action to allow regeneration should ultimately lead to a **not significant positive effect** on the economy (**SA4**) by ensuring that businesses can locate in town centres if appropriate and so that units do not become vacant for long periods of time, which is a **not significant positive effect** for town centres (**SA6**). The **remaining SA criteria** are unlikely to be effected by the policy due to its specific nature and hence a **neutral effect** is predicted.

Ec13	Tourism development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy Ec13** states it will “*maximise the potential of tourism in the District and increase tourist opportunities for visitors*”. This policy should contribute to an increase in the number of visitors into towns and villages; bringing increased investment and employment opportunities in visitor related facilities. This should create local job opportunities to support attractions and should also lead to increased spending in the district, particularly in rural areas. The se positive effects would be anticipated to localised rather than providing wider job creation; hence a not significant positive effect is predicted for the economy (**SA4**) and employment (**SA5**). Areas of development for tourism and culture could contain areas of local importance for biodiversity, which could put increased visitor pressure on wildlife habitats and species. However, the policy seeks to manage visitor pressure, so a neutral effect is predicted for biodiversity (**SA10**). The policy highlights that sustainable tourism will be supported providing that it is of a scale appropriate to the local landscape and its surrounding environment. This will help to ensure that there is a **neutral effect** on landscapes (**SA12**) as suitable mitigation is considered likely to be secured. Increased visitors will also generate a greater number of car trips, although the policy does intend to promote sustainable modes of transport, so a **neutral effect** has been recorded for travel (**SA7**). Due to the specific nature of the policy a **neutral effect** is predicted for **all other SA objectives**.

IF1	Development and Infrastructure	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↑	↑	↑	↑	↑	↑	↔	↑	↑	↔	↔	↔	↑

**Policy IF1** sets out the need to deliver community infrastructure (including health services) required to support new development. It identifies the type of infrastructure that would be required to support new development. This policy should have a **not significant positive effect** in terms of ensuring sufficient health care facilities (**SA2**) are delivered as part of new development over the plan period. Securing community facilities, transport improvements and environmental enhancements could all have a **not significant positive effect** on the function and appearance of town and local centres (**SA6**) and the ability for communities to engage in activities (**SA3**) too. In terms of transport, this includes highways, footpaths, cycleways, public transport and associated facilities. This policy would contribute towards enhancing transport connections over the Plan period. It will have a **not significant positive effect** towards improved accessibility in the district (**SA7**). This ought to ensure that residents have good access to education, training and job opportunities (**SA4**) and (**SA5**). Securing superfast broadband will also help to reduce the need to travel and improve the business offer of key employment sites. The policy states “*development will be supported by, and make contributions to as appropriate, the provision of new physical, social and green infrastructure in order to mitigate its impact upon the environment*”. In the list of accompanying factors, no reference is made to low carbon energy (**SA8**) infrastructure, so a **neutral effect** would be anticipated. In terms of flooding the policy is likely to have a **not significant positive effect** by ensuring new development is supported by adequate infrastructure, whilst not increasing flood risk (**SA9**). However, the precise nature of effects will be dependent upon schemes that are consented. Policy IF1 could have a **not significant positive effect** on biodiversity (**SA10**) as it highlights that green infrastructure may be required to support new development. This might take the form of open space or planting in the National Forest, which could help to address issues of habitat fragmentation. The effects are considered to be not significant, because green infrastructure enhancements may not be secured for all developments, especially if there are other development costs that affect viability. The policy could include contributions towards the expansion or improvement of waste management facilities, which will allow for higher rates of recycling and reuse to be maintained (**SA14**). A **not significant positive effect** is predicted. The policy ensures that utilities are upgraded to support development, this will be important to prevent pollution to the environment (**SA15**). This also includes the provision of cycle and public footpath links. This could reduce the amount of air pollution resulting from travel through encouraging people to travel via cycle or on foot. However, in the context of affecting air quality, the effects of this policy would be insignificant. The policy is likely to have a **neutral effect** on housing (**SA1**), landscape (**SA12**) and land and soil (**SA13**), as these issues are likely to be covered through a combination of the NPPF (high quality homes, conserving and enhancing natural environment) and individual planning applications.

IF2	Community and cultural facilities	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↑	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy IF2** highlights that the loss of key community services and facilities, defined as “services required to meet the everyday needs of communities”, will be resisted unless certain criteria are met. The policy supports the improvement and if necessary the provision of community services and facilities and requires new development to provide or contribute to community facilities. This policy should have a **not significant positive effect** on the wellbeing (SA2) of the local population through ensuring that key community services and facilities are provided over the plan period. In some instances, this could lead to the improvement of facilities or provision of new facilities in communities that allows groups to meet and build stronger relationships. Consequently, a **significant positive effect** is predicted for communities (SA3). This retention and enhancement of community facilities should also contribute towards the creation of attractive environments for living and working, which can have a positive effect in retaining young workers. A **not significant positive effect** is predicted for employment (SA5), as it is unlikely that community facilities alone would be a key influential factor. Whilst some infrastructure enhancements are already committed, there would be potential for further improvement through development contributions from new development. The policy is likely to have a **neutral effect** on the remaining SA objectives as new community facilities would not be expected to large scale, or be developed in areas of biodiversity (SA10) or landscape (SA12) value. The retention of existing facilities would have a **neutral effect** on such factors.

IF3	Open Space, Sport and Recreation facilities	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↑	↔	↑	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔

**Policy IF3** sets out the need to provide open space, sport and recreation facilities as part of new development of 50 or more dwellings. This should help to protect and enhance the natural environment and open space which is predicted to have a **not significant positive effect** in terms of promoting healthy lifestyles in the district (SA2). The effects of this policy in isolation are not significant because the provision of open space alone will not ensure that levels of health improve. Open space and recreational facilities ought to contribute towards the creation of attractive environments for living and working, which can be positive in retaining young workers and reducing the needs to travel to access leisure and open space. A **not significant positive effect** is predicted for employment (SA5) and travel (SA7) as this is only one of many influential factors on these SA objectives. The policy could make a minor contribution to improvements in wildlife habitats through the protection and enhancement of open space and recreational land. However, the emphasis of this policy is on meeting the needs of communities, so it is expected that enhancements to biodiversity would be limited and therefore a **neutral effect** predicted for biodiversity (SA10). The policy is predicted to have a **not significant positive effect** on the community (SA3), as the requirement for community infrastructure such as playing fields with major housing development, is something which the existing and new residents can benefit from. The policy is likely to have a **neutral effect** on the remaining SA objectives as the provision of open space is unlikely to be at the detriment of the historic environment (SA11), landscape (SA12), soil (SA13), biodiversity (SA10), pollution (SA15) or natural resources (SA14).

IF4	Transport Infrastructure and new development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↑	↑	↔	↔	↓	?	?	?	↓	↔

**Policy IF4** highlights that new development will be expected to contribute towards improvements to the provision of cycle links and public footpaths within and beyond sites to create a network of cycleways/footpaths across the district including linkages to key green infrastructure. Provision of these pedestrian/cycle linkages is likely to have a **not significant positive effect** in terms of promoting the use of active travel (SA7) throughout North West Leicestershire. Whilst the policy could lead to improvements to cycle and walking links, the likelihood of changing travel behaviours is considered to be low, as range of other factors are important and car use is high in the district. Whilst there is no specific reference to town centres or communities in the policy, the enhancement of strategic and local road improvements, public footpaths, cycle routes, and public transport services will enable greater connectivity to local service centres and town centres (SA6) (thus supporting local shopping/spending). This is likely to lead to an indirect **not significant positive effect**. Policy IF4 seeks to ensure that development will “incorporate safe and accessible connections to the transport network to enable travel choice for residents and commuters”. The policy emphasis on effective movement should result in a positive effect for North West Leicestershire, as people will be able to move effectively and create good linkages between residential development and employment areas. This enables greater self-sufficiency, with money, goods and services retained locally. This is likely to lead to a **not significant positive effect** on employment (SA5) and economy (SA4). Policy IF4 would have mixed effects on biodiversity (SA10). On one hand, the provision of pedestrian and cycling links to green infrastructure would be positive (in terms of improving access to wildlife). However, it is important to ensure that any links do not lead to fragmentation or disturbance of habitats. In addition, the policy has the potential for **not significant negative effects** as a result of strategic and local road improvements. In terms of the built and natural heritage, landscape and soil (SA11, SA12, SA13), the policy has the potential to have negative effects as a result of development associated with road improvement schemes. However, these schemes are required to support new development and would be likely to come forward anyway. The policies relating to infrastructure and services are considered unlikely to have a significant effect provided they are implemented alongside Policy He1. At this stage an **uncertain effect** is predicted. Infrastructure development will lead to a **not significant negative effect** on natural resources (SA14) due to increased use of materials, and waste generation during construction. For the remaining SA objectives, a **neutral effect** is predicted as transport infrastructure would not be expected to have an effect on housing, community cohesion (SA3), health and wellbeing (SA2) or energy generation (SA8).

IF5	The Leicester to Burton Line	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	?	?	↔	?	↔	↔	↔	?	↔	↔	↔	?

**Policy IF5** will make a positive contribution towards improved accessibility in the district (**SA7**) by supporting the reinstatement of passenger train services on the Leicester to Burton Line and refusal of development which would prejudice the route. If this scheme comes forward, it would help to ensure that residents have good access to education, training and job opportunities. Whilst this could be the case, the effects on the economy (**SA4**) and employment (**SA5**) remain **uncertain** as unless development came forward there would be no change to the baseline position. The policy would be expected to have a **neutral effect** on housing (**SA1**), health and wellbeing (**SA2**), communities (**SA3**), flood risk (**SA9**) and energy generation (**SA8**) as there is no direct relationship between rail links and these factors. Opening the rail line to passenger services would involve reinstating stations at Coalville, Ashby and Moira, which would not be expected to have an effect in terms of landscape (**SA12**), soil (**SA13**) or natural resources (**SA14**), as these stations already exist. The stations and associated buildings, such as at Ashby represent buildings of local heritage value, and these could be affected by the re-opening. This could be positive, in that it ensures effective management of these buildings, but there may also be potential for loss of buildings if they are not suitable to support a passenger service. It is likely that design would be sympathetic. An **uncertain effect (SA11)** has been identified to reflect these factors and the uncertainty about whether the scheme can be successfully implemented. New stations could create increased noise and traffic as people access the stations, but the levels would not be anticipated to be significant. Uncertain effects have been recorded on pollution (**SA15**) to reflect these factors.

IF6	Ashby Canal	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↑	↔

**Policy IF6** promotes the restoration of the Ashby Canal, which would provide a green gateway to the National Forest. Provision of these pedestrian/cycle linkages is likely to have a **not significant positive effect** in terms of promoting the use of active travel throughout North West Leicestershire (**SA7**). Whilst the policy could lead to improvements to cycle and walking links, the likelihood of changing travel behaviours is considered to be low, as range of other factors are important and the canal would be more likely to be used for recreational uses rather than commuting or access to services; hence the effects are not considered significant. Policy IF6 identifies the importance of facilitating the delivery of restoration works to the Ashby Canal. Such measures would be likely to have a **not significant positive effect** on the amenity value of rivers and lakes in terms of enhancing the quality of the local environment, which is positive for pollution (**SA15**) and health and wellbeing (**SA3**). The policy is also likely to have positive implications for heritage by protecting the historic route for restoration, unless it is demonstrated that the historic route is no longer appropriate. The policy is likely to have a **neutral effect** on the **remaining SA objectives** due to its specific and localised nature.

IF7	Parking provision and new development	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔

**Policy IF7** on parking, whilst to some extent encouraging car use, does ensure adequate provision is made for future development. The policy states it is important that car parking is sensitively designed so not to be obtrusive and thus avoid congestion. The policy aims to reduce car parking provision where proposed developments have, or are proposed to have, good access to other modes of transport. By proactively planning for car usage, but helping reduce it where possible, this policy may have a **not significant positive effect** on travel (**SA7**). Providing suitable parking in town centres would help to support their attractiveness for retail, although it could lead to more congested centres, which would have negative implications in terms of the character of the built environment (**SA11**), and amenity (**SA15**). On balance a **neutral effect** is predicted for these SA objectives. The policy is also likely to have a **neutral effect** on landscapes (**SA12**), soil (**SA13**), biodiversity (**SA10**) and natural resources (**SA14**) as parking provision would form part of the wider development, which would already see a change in land use. The effects of the associated housing would be more likely to have effects on environmental factors rather than parking.

EN1	Nature Conservation	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↑	↑	↔	↑	↔

Policy En1 outlines the need for proposals for new development to conserve, restore and enhance biodiversity. In turn, this could have a positive effect by protecting landscapes where biodiversity assets (including Sites of Special Scientific Interest, LNRs and LWSs) contribute towards the landscape character (SA12). A **not significant positive effect** is predicted, as some areas of landscape value may not be important for biodiversity. The policy is broadly reflective of the principles in the NPPF. Nevertheless, a **not significant positive effect** is predicted for biodiversity (SA10) as the policy provides local context which should flood to the protection and enhancement of biodiversity habitats of local importance. Policy En1 encourages the use of Sustainable Urban Drainage Systems (SUDs) to create wetland and marshland habitats, which should have a **not significant positive effect** in contributing to managing flood risk (SA9). The policy will help to create more attractive surroundings for new housing too, and whilst the requirement to enhance green infrastructure and natural habitats may add to development costs, this is unlikely to affect viability. With this in mind, a **neutral effect** is predicted on housing (SA1). By protecting and enhancing the natural environment and open space, the policy would likely have a **not significant positive effect** on health and wellbeing (SA2), by ensuring access to natural greenspace. The policy will have a **neutral effect** on community development (SA3), employment (SA4/5), town centres (SA6) and travel (SA7) as there is a weak correlation between biodiversity protection and these factors. Protection and enhancement of biodiversity habitats could conflict with the need to extract minerals or manage waste (SA14). However, the effects are **uncertain** at this strategic level and ought to be dealt with adequately at project level.

EN2	River Mease Special Area of Conservation	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	?	↔	↔	↔	↔	↑	↑	↔	↔	↔	↔

**Policy En2** relates to the River Mease as a Special Area of Conservation (SAC), and whilst it may restrict development, it is unlikely to affect the delivery of housing to meet identified needs across the District (SA1). This is because the majority of housing has already been accounted for through the allocations in policies H1-H3 and the SHLAA (2014) also demonstrates that there is capacity to develop further sites outside of such sensitive areas. A **neutral effect** is therefore predicted. On the other hand, controlling development in the River Mease Catchment could restrict employment opportunities (SA5) for locating certain employment uses (that generate discharges) in key settlements such as Ashby and Measham. At this stage, the effects are **uncertain** as employment needs are being met elsewhere and there is no pressing need for new development. Policy En2 states that new development applications will need to include detailed information about drainage, which demonstrates effective flood management practice, this ought to have positive implications for flooding (SA9), but the effects are not considered to be significant, as flood management would largely be dealt with through other policies. The policy ensures plays an important role in ensuring that future development complies with the Water Management Plan for the River Mease Catchment, and therefore a **significant positive effect** is predicted for water quality (SA15) and biodiversity (SA10). The policy could prohibit certain waste disposal facilities in the River Mease Catchment Area if there was the potential for negative effects on water quality for example. However, the existing waste strategy for Leicestershire recognises the sensitivity of the River Mease and does not seek to focus strategic facilities in this area. Therefore, a **neutral effect** is predicted for natural resources (SA14). A neutral effect is predicted for town centres (SA6), low carbon energy (SA8), historic environment (SA11) and Landscape (SA12) as there is no direct link between these factors and the protection of water quality in the River Mease.

EN3	The National Forest	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↑	↔	↔	↔	↔	↑	↔	↑	↔	↔

**Policy En3** seeks to support economic diversification in the National Forest which could involve new sustainable visitor attractions as well as small scale employment opportunities. These policies could help to support the viability of Sustainable Villages such as Moira, Ravenstone and Heather and Key Service Centres such as Measham and Ibstock, having a **not significant positive effect** on the economy (SA4) and employment (SA5) and town centres (SA6). The policy is likely to help to increase woodland cover in 'The National Forest', which could have a **not significant positive effect** on biodiversity by improving linkages between wooded areas and reducing fragmentation. The policy also seeks to attract more visitors into the 'Heart of the National Forest' and take greater advantage of the opportunities from the woodland economy. This could have a **not significant positive effect** in bringing people closer to nature, and encouraging sensitive management of the environment. Increased visitors could potentially have negative effects on wildlife through disturbance, but policies En1 and Ec15 state that there will be a need to mitigate the effects of increased visitor numbers on wildlife, hence the effects are considered to be neutral. The policy identifies that the Council will work with the National Forest Company and other local authorities and partners to achieve woodland cover targets within the National Forest, having a **not significant positive effect** in terms of enhancing the quality of the local landscape (SA12). The policy is likely to have a **neutral effect** on the remaining SA objectives due to its specific focus.

EN4	Charnwood Forest Regional Park	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↑	↑	↔	↔	↔	↔	↔	↑	↑	↑	↔

**Policy En4** seeks to support economic diversification in the Charnwood Forest which could involve new sustainable visitor attractions as well as small scale employment opportunities. These policies could help to support the viability of Sustainable Villages such as Moira, Ravenstone and Heather and Key Service Centres such as Measham and Ibstock. Therefore, a **not significant positive effect** is predicted on economy (**SA4**) and employment (**SA5**) and town centres (**SA6**). Policy En4 will help to protect the character of Charnwood Forest (which may correspond with the protection of wildlife habitats). The policy also specifically refers to the need to protect and enhance the biodiversity value of the Forest, with a particular focus on indigenous habitats such as lowland heathland and deciduous woodland. This policy could therefore have a **significant positive effect** on the biodiversity value of this area (**SA10**) by securing enhancements through developer contributions. Policy En4 states that “Within Charnwood Forest the Council will work with partners to protect and enhance the landscape, natural history and cultural heritage of the Charnwood Forest Regional Park (CFRP)”. The policy highlights the need for new development within the CFRP to respect the character and appearance of the area in terms of design and materials used and also identifies that priority will be given to proposals that maintain the traditional working landscape of the forest. These measures will help ensure that the objectives for the CFRP are implemented, leading to a **not significant positive effect** on landscapes (**SA12**). Further to this, the policy would help to protect and enhance the heritage value of Charnwood Forest Regional Park when new proposals come forward in the park (including new recreational facilities and new access to the park by non-vehicular means). A **not significant positive effect** is predicted on the built environment (**SA11**) and as enhancement could be secured as a result of developer contributions. The policy is likely to only have a **neutral effect** on housing (**SA1**), health (**SA2**), community development (**SA3**), natural resources (**SA14**), pollution (**SA15**), energy (**SA8**), and flood risk (**SA9**) as no strong correlation between the policy and these objectives has been identified.

EN5	Areas of Separation Policy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑	↑	↔	↔

**Policy En5** could be seen as restricting development in the Areas of Separation. However, it is unlikely to affect the delivery of housing to meet identified needs across the District as the majority of housing has already been accounted for through the allocations in policies H1-H3 and the SHLAA (2014) also demonstrates that there is capacity to develop further sites outside of such sensitive areas. This is likely to result in a **neutral effect** on housing (**SA1**). It is likely that Policy En5 will help to protect areas of open green space, which may have a positive effect for biodiversity in areas where wildlife is prominent, including ponds and hedgerows. A **not significant positive effect** is predicted as the features protected are likely to be of local value, and positive effects would not be widespread. Policy En5 highlights that development will not be permitted that would adversely affect or diminish the present open and undeveloped character of the Areas of Separation. In the absence of this policy, the landscape value of these areas might not be recognised quite as much, and the character of the area could be eroded. Implementation of this policy therefore ought to have a **significant positive effect** in terms of protecting the character of the local landscape (**SA12**). This ought to have knock-on positive effects on wellbeing and amenity as local communities can access open space for recreation. Consequently, a **not significant positive effect** is predicted for health (**SA2**) and amenity (**SA15**). The policy is likely to only have a **neutral effect** on the **remaining SA objectives** due to its specific and localised nature.

EN6	Land and air quality	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

**Policy En6** highlights the need for proposals for development on land that is (or suspected of being) subject to land instability issues or contamination, or is located within the Coal Mining Development Referral Area or within or close to an Air Quality Management Area or close to a known source of noise will be supported where: a planning application is accompanied by a detailed investigation and assessment of the issues; and appropriate mitigation are identified to avoid adverse impacts. This policy is reflective of National Planning Practice Guidance in relation to what is required to be submitted relating to land and air quality as part of planning applications. Therefore, there would be a **neutral** effect in relation to pollution (**SA15**) and on land and soil (**SA13**). It is likely the policy would have a **not significant positive effect** in terms of protecting the health of the local population though (**SA2**), in particular with the protection of air quality for proposals for development on land close to an Air Quality Management Area. The policy is likely to have a **neutral** effect on the **remaining SA objectives** due to its specific nature.

He1	Conservation and enhancement of North West Leicestershire's historic environment	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↑	↔	↑	↔	↔	↔	↔	?	↔	↑	↔	↔

**Policy He1** seeks “to ensure the conservation and enhancement of North West Leicestershire’s historic environment”. The attractiveness of towns and villages is partly accounted for by the character of the built environment, and therefore the policy should have a positive effect in terms of maintaining and enhancing the character of settlements (and hence the attractiveness to visitors). The policy is considered to have a **not significant positive effect** on town centres (**SA5**) and the local economy (**SA4**), as it largely reflects the principles in the NPPF, which would ensure a degree of protection for the historic environment anyway. The effects are also considered temporary, because development could incrementally change the character of settlements. Application of Policy He1 will help to ensure that new housing is attractive and fits the character of the settlement where it is built. Although better quality, sensitive design can be more expensive, this is not anticipated to have a significant effect on the ability to deliver new housing or on the sites identified in policies H1-H3, therefore a **neutral** effect on housing (**SA1**) is predicted. Policy He1 reflects guidance outlined in paragraph 126 of the NPPF, but provides local context. It incorporates measures that would help ensure that proposals for new development conserve and enhance the historic environment. Such measures include the need for proposals for new development: to conserve and enhance the significance of heritage assets; retain buildings, features and spaces that form part of the significance of heritage assets and their settings; contribute to the local distinctiveness, built form and scale of heritage assets; and to demonstrate a clear understanding of the significance of heritage assets and their wider context. Consequently **not significant positive effects** are anticipated on the built environment (**SA11**) as a result of implementing this policy. The policy is likely to have positive implications on health (**SA2**) and communities (**SA3**), by preserving community identity, but a **neutral effect** is predicted as these links are indirect and the effects would likely be small scale. Neutral effects are predicted on travel (**SA7**), low carbon economy (**SA8**), natural resources (**SA14**), landscapes (**SA12**), biodiversity (**SA10**) and pollution (**SA15**) as there is no strong link between these factors and protection or enhancement of the built environment. Protecting and enhancing heritage assets could include measures to make buildings and features more resilient to flood risk. However, this is not explicit in the policy, so it is **uncertain** whether there would be effects in terms of flooding (**SA9**). It may be beneficial to clarify that where heritage assets are at risk of flooding, that protection and enhancement should explore measures to reduce this risk as appropriate.

He2	Shopfront design	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔

The policy is likely to have a positive effect upon the protection of town centre character, as well as making premises safer, which could have benefits for businesses and create perceptions of a safer / more attractive environment. The effects upon communities and businesses are not predicted to be significant though and would be hard to demonstrate. Therefore, negligible effects are predicted for all SA objectives. Improvements to the physical appearance of shopfronts would be a more tangible result of this policy, and so a not significant positive effect is predicted for the built / historic environment (**SA11**).

Cc1	Renewable Energy	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↑	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔

**Policy Cc1** identifies the Council’s approach to considering proposals for renewable and low carbon energy. The policy outlines that planning applications should demonstrate what the economic, social and environmental benefits are for those communities closest to the proposed facility. This is expected to have a positive effect on communities, as there is a need to ensure that any schemes will have ‘benefits’ for local residents due to low carbon energy schemes. This would lead to a temporary **not significant positive effect** on communities (**SA3**). The effects are not considered to be significant, as market factors will determine the amount of low carbon energy schemes that come forward, and it may not always be possible to link scheme benefits to local communities. Policy Cc1 is broadly reflective of NPPF. However, it is clear in national policy that wind turbines should not be granted permission unless they are in areas identified as potentially suitable for wind in a local or neighbourhood plan. Given that the Plan has identified such areas, this ought to have a not significant positive effect with regards to low carbon energy production (**SA8**).

Although the policy supports renewable energy schemes (which could have an adverse effect on biodiversity whilst operational – for example wind turbines can affect the flight paths of birds), it is clear from the policy that schemes would need to take into account potential environmental impacts. These would be a matter for statutory regulations and therefore would happen despite the Plan. As a result, the effects on biodiversity (**SA10**) are therefore considered to be **neutral**. The policy states that applications for renewable and low carbon energy generation will be supported provided they do not cause a significant adverse impacts on (amongst a range of factors) the district’s landscape. Implementation of this policy should ensure that landscape is considered while preparing proposals for such development and thus a **neutral effect** on landscapes (**SA12**) is predicted. Policy Cc1 will ensure that the potential impact on the historic environment is considered as part of preparing proposals for renewable and low carbon energy generation. The Policy is reflective of the NPPF, and is not expected to have a significant further influence in terms of the level of protection afforded to the historic environment (**SA11**); hence a **neutral effect** is predicted. The policy outlines that planning applications for renewable and low carbon energy generation will be supported provided they do not cause unacceptable adverse effects on (amongst a range of factors) the integrity of the water environment, and upon residential amenity (including noise and light pollution). Although this policy is positive in terms of minimising pollution, these principles are set out in the NPPF/NPPG and would be a requirement of development anyway and thus the effects of on pollution (**SA15**) are **neutral**. It is not likely that renewable energy developments would affect the ability to deliver housing needs across the district (i.e. low carbon energy schemes would not render potential housing sites unattractive as areas of potential are not correlated with areas where housing would be directed) hence a **neutral effect** is predicted for housing (**SA1**). A **neutral effect** on the economy (SA4, SA5) is predicted as the policy does not provide the policy context to support low carbon energy any more than the NPPF does. There is no correlation with the policy and SA objectives relating to travel (SA7), flooding (**SA9**) and town centres (**SA6**) and thus a **neutral effect** is predicted.

Cc2	Water :Flood risk	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↓	↑	↑	↑	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔

**Policy Cc2** sets out the Council’s approach to minimising the risk and impact of flooding. The policy reflects guidance and policy set out in the NPPG and NPPF in terms of requirements for submission of a Strategic Flood Risk Assessment as part of development proposals. In addition, the policy stipulates that development should not lead to an increase in flooding on or offsite, nor an increase in surface water run off rates. This is considered to be a **not significant positive effect** on flood risk (**SA9**). This attenuation could add to development costs on brownfield land (which is typically less viable) making it more difficult to bring forward housing on certain sites within settlements. This is a potential **not significant negative effect** on housing delivery overall (**SA1**). However, viability is a factor that is considered in the policies, which would mitigate this negative effect by allowing flexibility to achieve a lower target. With the policy seeking to improve flood management in the District, it could have a **not significant positive effect** on health and wellbeing (**SA2**) and the local economy (**SA4**) by reducing the risk of flooding to vulnerable communities (**SA3**) and businesses. The policy is predicted to have a **neutral** effect on travel (**SA7**), low carbon energy (**SA8**) and natural resources (**SA14**) as the baseline for these SA objectives would not be expected to be affected by flooding. There is potential for biodiversity (**SA10**) Heritage (**SA11**) and landscapes (**SA12**) to benefit from flood protection measures (for example, through protection), but effects are considered unlikely given that the focus of flood management is on people and property.

Cc3	Water: Sustainable Urban Drainage Systems	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔

**Policy Cc3** identifies the need for development proposals to manage surface water drainage through Sustainable Drainage Systems (SuDS). The policy emphasises the need to link SuDS into wider initiatives to improve water quality. The provision of SuDS as part of new development should help ensure that water quality is protected and improved through the provision of appropriate drainage. Implementation of these policies ought to help ensure that water amenity and quality are protected in terms of flooding from sewers. However, the effects would not be significant given that these are requirements set out in the NPPF and NPPG and likely to occur anyway. As a result it is likely the policy would have a **neutral** effect on **all SA objectives** except biodiversity as discussed below. For biodiversity, requiring the use of SuDS in new development could involve the creation of habitats such as ponds and reed beds, which could have a **not significant positive effect** on local biodiversity (**SA10**).

IM1	Implementation and monitoring of the Local Plan	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15
		↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

Implementation of the Local Plan and monitoring of it's effectiveness is important to help identify whether predicted effects are occurring or not. It also helps to identify unexpected effects, improving the potential to take mitigating action. In this respect, policy IM1 is positive for each of the SA objectives at it may lead to further action being taken to mitigate negative effects or to implement enhancements that were not previously identified in the SA. A **neutral effect** has been recorded, as no effects have been identified at this stage. The effects on the baseline would also be mostly attributable to the implementation of the Local Plan policies (i.e. monitoring helps to ensure that these policies are being implemented effectively).

## ***Appendix E Scoping Report***

# North West Leicestershire Sustainability Appraisal including Strategic Environmental Assessment

## Scoping Report

On behalf of **North West Leicestershire District Council**



Project Ref: 29859/001 | Rev: AA | Date: June 2014



## Document Control Sheet

**Project Name:** North West Leicestershire Sustainability Appraisal and Strategic Environmental Assessment

**Project Ref:** 29859

**Report Title:** Scoping Report

**Doc Ref:** 01

**Date:** 4<sup>th</sup> June 2014

	Name	Position	Signature	Date
<b>Prepared by:</b>	Rosalind James	Graduate	RJ	4/06/14
<b>Reviewed by:</b>	Cicely Postan	Principal	CP	23/07/14
<b>Approved by:</b>	John Baker	Partner	JB	25/07/14
<b>For and on behalf of Peter Brett Associates LLP</b>				

Revision	Date	Description	Prepared	Reviewed	Approved
01	25/07/14	Amended following client review	CP	CP	JB

Peter Brett Associates LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate ACE Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

## Updates to the Scope of the SA.

Following the publication of the Scoping Report in September 2014, the Scoping report has been updated by consultants **AECOM**. These updates are recorded below.

Revision	Date	Description	Prepared	Reviewed	Approved
01	February 2015	Update to Scoping Report following Consultation feedback	Matthew Stopforth  Ian McCluskey	Ian McCluskey	Alex White
02	July 2015	Update to Scoping Report following Consultation feedback	Matthew Stopforth	Ian McCluskey	Alex White
03	June 2016	Update to Scoping Report to accompany SA Report at Publication stage.	Lucy Sykes	Ian McCluskey	Alex White

# Contents

- 1 Introduction ..... 9**
  - 1.1 The Scoping Report..... 9
  - 1.2 Policies and Regulations ..... 9
  - 1.3 Scoping Topic Chapters ..... 12
  - 1.4 North West Leicestershire – overview..... 12
- 2 Defining Sustainable Development ..... 14**
  - 2.1 Introduction ..... 14
  - 2.2 International Definition..... 14
  - 2.3 National Definitions and Policy ..... 14
  - 2.4 Local ..... 16
- 3 Population and Communities ..... 18**
  - 3.1 Introduction ..... 18
  - 3.2 Context ..... 18
  - 3.3 Baseline ..... 20
  - 3.4 Issues ..... 29
- 4 Housing ..... 31**
  - 4.1 Introduction ..... 31
  - 4.2 Context ..... 31
  - 4.3 Baseline ..... 33
  - 4.4 Issues ..... 37
- 5 Employment and the Economy ..... 38**
  - 5.1 Introduction ..... 38
  - 5.2 Context ..... 38
  - 5.3 Baseline ..... 40
  - 5.4 Issues ..... 46
- 6 Transport and Access ..... 48**
  - 6.1 Introduction ..... 48
  - 6.2 Context ..... 48
  - 6.3 Baseline ..... 50
  - 6.4 Issues ..... 56
- 7 Air Quality and Noise ..... 57**
  - 7.1 Introduction ..... 57
  - 7.2 Context ..... 57
  - 7.3 Baseline ..... 58
  - 7.4 Issues ..... 60
- 8 Climate Change ..... 61**
  - 8.1 Introduction ..... 61
  - 8.2 Context ..... 61

- 8.3 Baseline ..... 63
- 8.4 Issues ..... 69
- 9 Biodiversity and Geodiversity ..... 70**
  - 9.1 Introduction ..... 70
  - 9.2 Context ..... 70
  - 9.3 Baseline ..... 72
  - 9.4 Issues ..... 79
- 10 Landscape and Land ..... 80**
  - 10.1 Introduction ..... 80
  - 10.2 Context ..... 80
  - 10.3 Baseline ..... 81
  - 10.4 Issues ..... 87
- 11 Cultural Heritage ..... 88**
  - 11.1 Introduction ..... 88
  - 11.2 Context ..... 88
  - 11.3 Baseline ..... 88
  - 11.4 Issues ..... 98
- 12 Water ..... 99**
  - 12.1 Introduction ..... 99
  - 12.2 Context ..... 99
  - 12.3 Baseline ..... 100
  - 12.4 Issues ..... 101
- 13 Waste and Minerals ..... 103**
  - 13.1 Introduction ..... 103
  - 13.2 Context ..... 103
  - 13.3 Baseline ..... 105
  - 13.4 Issues ..... 109
- 14 Sustainability Framework ..... 110**
  - 14.1 Introduction ..... 110
  - 14.2 Sustainability Framework ..... 111
- 15 Next Steps ..... 117**
  - 15.1 SA Stages ..... 117
  - 15.2 SA of Reasonable Alternatives ..... 117
  - 15.3 SA Reporting ..... 119

## Figures

Figure 1.1: Sustainability Appraisal and Local Plan preparation flowchart (source: <a href="http://planningguidance.planningportal.gov.uk">http://planningguidance.planningportal.gov.uk</a> ).....	11
Figure 1.1: The North West Leicestershire Context (extracted from the Core Strategy 2012) .....	13
Figure 3.2: Gender Split by Age (Source: ONS 2011) .....	<b>Error! Bookmark not defined.</b>
Figure 3.3: Percentage of population in each age group compared (ONS: 2011). <b>Error! Bookmark not defined.</b>	
Figure 3.4: Age distribution in the district (darker colour indicates higher concentration) (Source: ONS Mid-Year Population Estimate from the Leicestershire Statistics and Research on Line).....	23
Figure 3.5: Indices of Deprivation 2010: Overall Index of Multiple Deprivation .....	24
Figure 3.6: Index of Deprivation 2010: Health and Disability Domain.....	26
Figure 3.7: Map of GP Practices (source: JSNA March 2012: Primary Care) .....	27
Figure 3.8: Crime Statistics (Source: Safer North West Leicestershire Partnership Strategic Assessment October 2012 to September 2013) .....	28
Figure 5.1: Growth Areas and Transformational Priorities (extract from Leicestershire Strategic Economic Plan 2014-2020 page 7) .....	39
Figure 5.2: GVA Total Output for Leicestershire and North West Leicestershire (UK Local Markets Forecast Quarterly, Experian February 2013).....	41
Figure 5.3: Percentage of the population aged 16-63 in Full-Time Employment (census 2011).....	43
Figure 5.4: Proportion of Resident Workforce Occupation Census 2011: 1 Managers, Directors and Senior Officials (Appleby 18.1%).....	44
Figure 5.5: Proportion of Resident Workforce Occupation Census 2011: 1 Elementary Occupations (Coalville, 17.4%) .....	44
Figure 5.6: Indices of Deprivation 2010: Employment Rank.....	45
Figure 6.1: North West Leicestershire: Census 2011 Method of Travel to Work, showing absolute numbers and percentage 2001 to 2011 (accessed from Tableau) .....	52
Figure 7.1: AQMA clockwise from top left: Copt Oak Road, Copt Oak; High Street, Kegworth; Stephenson Way/Bardon Road, Coalville; High Street/Bondgate, Castle Donington and M1 Mole Hill, Kegworth (source: <a href="http://www.nwleics.gov.uk/pages/air_quality">http://www.nwleics.gov.uk/pages/air_quality</a> OS under NWL licence) .....	59
Figure 8.1 Technical Renewable Energy Resource Potential for North West Leicestershire (extract from <i>Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report</i> Land Use Consultants, Centre for Sustainable Energy and SQW in March 2011) .....	64
Figure 8.2: Department of Energy and Climate Change. <a href="http://tools.decc.gov.uk/nationalheatmap/">http://tools.decc.gov.uk/nationalheatmap/</a> accessed 22 May 2014.....	65
Figure 8.3: Local and Regional CO <sub>2</sub> Emissions Estimates for 2005-2011 for North West Leicestershire and England (CO <sub>2</sub> emissions within the scope of influence of Local Authorities (previously called National Indicator 186: Per capita CO <sub>2</sub> emissions in the LA area) .....	<b>Error! Bookmark not defined.</b>
Figure 8.4: Flood Zones 2 and 3 (combined) for the district .....	68
Figure 9.1: River Mease Catchment Overview (extract: North West Leicestershire Annual Monitoring Report 2012/13).....	72
Figure 9.2: National and Local Nature Reserves (Source: <a href="http://magic.defra.gov.uk/">http://magic.defra.gov.uk/</a> , accessed 30.05.2014) .....	74
Figure 9.3: Sites of Special Scientific Interest (SSSIs) (Source: <a href="http://magic.defra.gov.uk/">http://magic.defra.gov.uk/</a> , accessed 30.05.2014) .....	75
Figure 9.1: Example extracts from the North West Leicestershire Habitat Survey 2006-2009.....	78
Figure 10.1: Local landscape designations (Source: (Settlement Fringe Study, North West Leicestershire, 2010) .....	82
Figure 10.2: National Landscape Character Areas (Source: (Settlement Fringe Study, North West Leicestershire, 2010) .....	83
Figure 10.3: East Midlands Region Landscape Character Areas (Source: (North West Leicestershire, 2010) .....	83
Figure 10.4: Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (Source: Settlement Fringe Study, North West Leicestershire, 2010).....	84
Figure 10.5: National Forest extent and proportion of woodland cover 2013 (National Forest, 2014) .	85

Figure 10.6: Charnwood Forest Regional Park (Leicester County Council, 2014) .....	86
Figure 10.6: Agricultural Land Classification (extract: East Midlands Region 1:250000 scale map Natural England 2010).....	87
Figures 11.1: Scheduled Monuments (Source: <a href="http://magic.defra.gov.uk/">http://magic.defra.gov.uk/</a> , accessed 30.05.2014).....	89
Figure 11.2: Registered Parks and Gardens (Source: <a href="http://magic.defra.gov.uk/">http://magic.defra.gov.uk/</a> , accessed 30.05.2014) .....	90
Figure 13.1: Waste Hierarchy (Defra, 2007) .....	103
Figure 13.2: Recycling as a percentage of total household waste 2006 to 2012 (based on SPARSE Benchmarking and taken from the Rural Services Network data sources).....	106
Figure 13.3: Aggregates Spatial Map (extract from Leicestershire Minerals Development Framework: Core Strategy and Development Control Policies up to 2021, Leicestershire County Council) .....	108
Figure 13.4: Other Construction Material Spatial Map (extract from Leicestershire Minerals Development Framework: Core Strategy and Development Control Policies up to 2021, Leicestershire County Council) .....	108
Figure 13.5: Energy Spatial Map (exctract from Leicestershire Minerals Development Framework: Core Strategy and Development Control Policies up to 2021, Leicestershire County Council) .....	109

## Tables

Table 3.1: Crime Statistics (all offences) related to Figure 3.6 .....	28
Table 4.1: OAN Conclusions on household growth need 2011-2031 and 2011-2036 (SHMA 2014)...	33
Table 4.2: Percentage of properties by size (number of bedrooms) (source ELA 2011, data Valuation Office 2010, except Britain from CACI 2011) .....	34
Table 4.3: Housing Completions (net) and housing approvals from 2006/07 to 2012/13 (source: Annual Monitoring Report 2013) .....	34
Table 5.1: Town Centre Retail Vacancy Rates (Annual Monitoring Report 2012/13, NWL).....	46
Table 6.1: LTP3 Objectives, Activities and Outcomes .....	49
Table 14.1: Sustainability Framework .....	111

Reproduction from Ordnance mapping with permission of the Controller of HMSO Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings Licence No: 100019329

This page is intentionally blank

# 1 Introduction

## 1.1 The Scoping Report

- 1.1.1 This is the Scoping Report that forms the initial stage of the Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the North West Leicestershire Local Plan. This report has been prepared by Peter Brett Associates LLP (PBA) on behalf of the North West Leicestershire (NWL) District Council. Updates to the scope have subsequently been undertaken by AECOM on behalf of the Council.
- 1.1.2 The purpose of the report is to provide an evidence base for the sustainability appraisal (SA) process by collating information on:
- the character of the district from various information sources;
  - aims and objectives of plans and strategies set at a national to local level that the Local Plan and SA should take account of; and
  - developing a sustainability framework to use in the assessment of the emerging Local Plan.
- 1.1.3 The preparation of a scoping report, although not specifically required by legislation is recognised good practice, it is the first step in the SA and provides the context of what is to follow. This means that those undertaking assessments have an understanding of the issues and opportunities for development in the district, informed by an evidence base. The scoping report is also a tool for consulting and agreeing on a proposed approach to SA/SEA with the identified consultees (**section 1.2.5**) and others as suitable.
- 1.1.4 A draft Scoping Report was sent to the Statutory Consultees (English Heritage, Natural England, The Environment Agency) between 19<sup>th</sup> September – 24<sup>th</sup> October 2014. Comments on the draft Scoping Report have subsequently been considered and incorporated into the Scoping Report as appropriate. Appendix A sets out the comments received and actions taken in response.

## 1.2 Policies and Regulations

- 1.2.1 As defined in the Planning Practice Guidance (PPG) an SA is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.2.2 Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of their local development document and prepare a report of the findings, as stated under Section 39 of the Act 2004 this is “with the objective of contributing to the achievement of sustainable development”.
- 1.2.3 Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the ‘Strategic Environmental Assessment Regulations’), which implement the requirements of the European Directive 2001/42/EC (the ‘Strategic Environmental Assessment Directive’) on the assessment of the effects of certain plans and programmes on the environment.
- 1.2.4 The requirement for scoping comes principally under the requirements of the SEA Regulations. The scoping stage (Stage A **Figure 1.1**) must identify the scope and level of

detail of the information to be included in the sustainability appraisal report. It should set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives.

- 1.2.5 The scoping report has been consulted on with the consultation bodies prescribed by regulations, which are: English Heritage; Natural England and the Environment Agency. However, to ensure the scoping is as complete as possible consultation on the scoping report can be opened out to a wider audience. It is important to ensure that the final scope of the assessment is proportionate and relevant to the Local Plan.

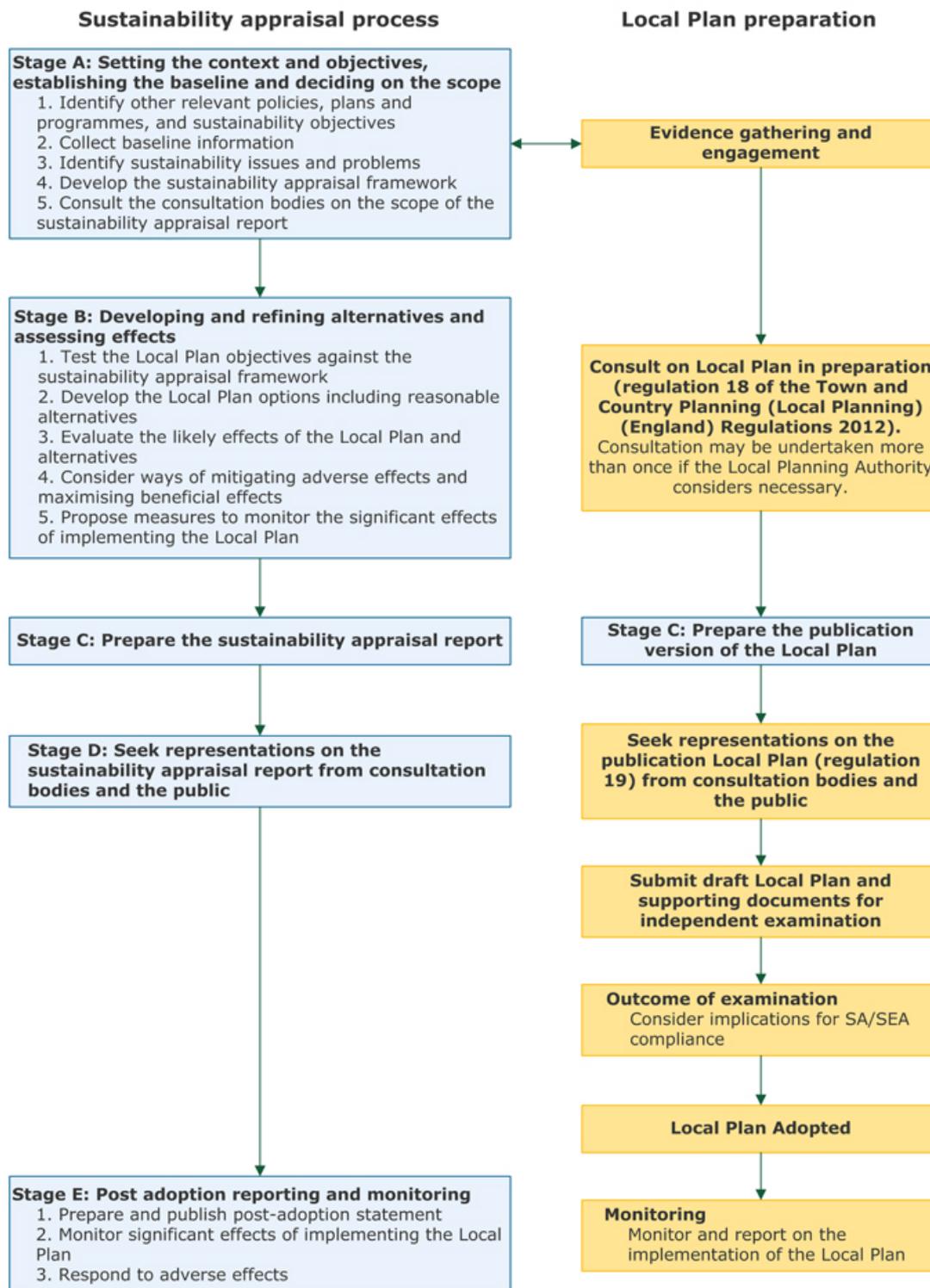


Figure 1.1: Sustainability Appraisal and Local Plan preparation flowchart (source: <http://planningguidance.planningportal.gov.uk>)

## 1.3 Scoping Topic Chapters

1.3.1 The majority of the content of the Scoping Report are around headline topics that together are part of the definition of sustainable development, these are in **chapters 3-13**. For each of these topics there is a common chapter framework. These are:

- Introduction: Sets out what topics the chapter covers;
- Context: This highlights issues, objectives or aspirations set out within relevant published plans, policies, and strategies. These focus on policies and plans at a national and local levels as international treaties and European Directives will have already been assimilated into the UK's national strategies. Of particular importance to the scope of this SA is the National Planning Policy Framework, which sets out the government's principles for 'sustainable development'.
- Baseline: This section gathers together information on the character of the district. The aim is to identify the current baseline as well as the trends in this data, where it is possible to identify them. These sections make as much use of mapped data as possible as understanding how the character of the district changes across it is essential in appraising a spatial plan.
- Issues: This draws together the context and baseline to identify the issues that the Local Plan should hope to address in order to help deliver sustainable development in the district, focusing on the specific character of the area where relevant.

## 1.4 North West Leicestershire – overview

- 1.4.1 According to the Rural Services Network ([rsnonline.org.uk](http://rsnonline.org.uk)) the district: is classified as predominantly rural, and characterised by one of the 'Rural-50', which are districts with at least 50 per cent but less than 80 per cent of their population in rural settlements and larger market towns. The district is in the heart of the National Forest.
- 1.4.2 The district has an area of almost 28,000 hectares. The principal town is Coalville and the other main settlements are Ashby-de-la-Zouch, Castle Donington, Ibstock, Kegworth and Measham. The area has a growing population.
- 1.4.3 The district is ranked 200 out of 326 in the 2010 Index of Multiple Deprivation, where 1 is ranked as the most deprived nationally. North West Leicestershire remains the most deprived district in Leicestershire. The rate of unemployment was 2% in February 2014, which is reducing in line with national economic recovery following recession.
- 1.4.4 This district is well served by the existing road network, with M1 going north/south and the M/A42 providing access south west/north east. So there are good connections to Birmingham, Derby, Leicester and Nottingham. However, there are no railway stations within the district.
- 1.4.5 In the north of the district is the East Midlands Airport a thriving local and regional airport with freight and passenger operations.
- 1.4.6 There are few designated areas for their natural environment quality in the district, although the River Mease is covered by an international designation based on its nature conservation value.
- 1.4.7 **Figure 1.1** is a map of the district that shows its context and the principle settlements of the district.

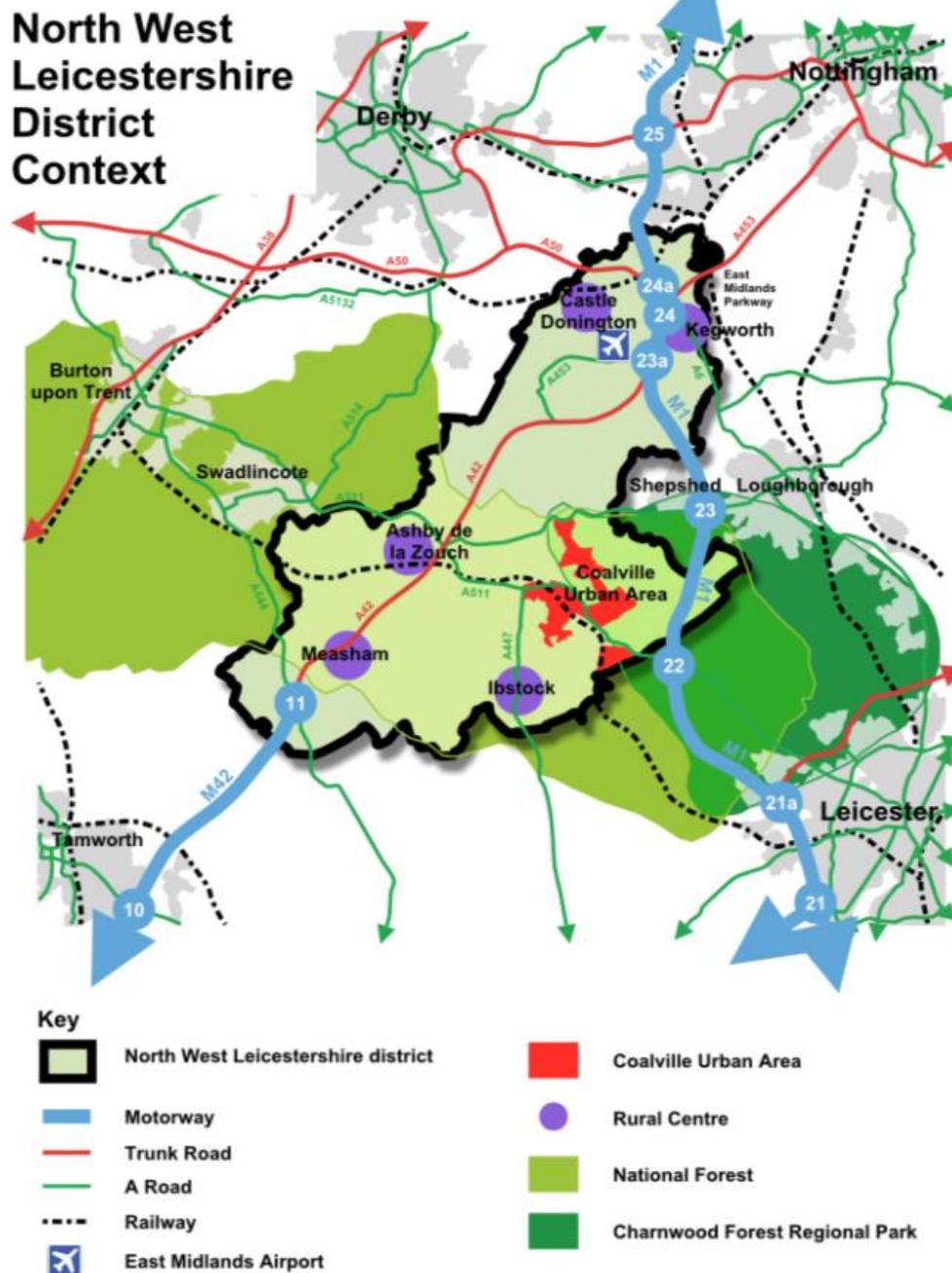


Figure 1.1: The North West Leicestershire Context (extracted from the Core Strategy 2012)

## 2 Defining Sustainable Development

### 2.1 Introduction

2.1.1 The aim of the SA will be to help ensure the Local Plan sets out an approach to delivering development that will secure greater sustainability. This section sets out how sustainability is defined from an international to local perspective. Understanding the local context is essential to help deliver sustainable development. Therefore, in addition to national policy this scoping report reviews local planning policy and community strategies to identify these local priorities for sustainable development.

### 2.2 International Definition

2.2.1 The international definition of sustainability development given by the UN as part of the Brundtland Commission (1987) is “*Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs*”. In addition to this definition in delivering sustainable development it is important to consider the need to deliver equality in the present and the future. Therefore sustainability development covers:

- natural resources that should be used efficiently so that future generations can meet their needs;
- equitable access to resources, where access to resources for some should not be denied by the actions of others, now and in the future.

### 2.3 National Definitions and Policy

2.3.1 The agreed international definition of sustainable development remains that of the World Commission on Environment and Development, which is: “*Development that meets the needs of the present without compromising the ability of future generations to meet their own needs*”. This embraces four key aims which are:

- Social progress which meets the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

2.3.2 It is important to note here the acknowledgement that sustainability does not equal environmental protection and is focussed just as much on economic and social issues.

2.3.3 In the UK, **the Sustainable Communities: Building for the Future** (The Communities Plan) 2003 puts this in the context of the built environment, stating that sustainable development is not just about additional housing but “creating places where people want to live and continue to want to live”. It describes sustainable communities as:

- Active, inclusive and safe;
- Well run;
- Environmentally sensitive;
- Well designed and built;

- Well connected;
- Thriving;
- Well served; and
- Fair for everyone.

2.3.4 Again, the emphasis here is on the essential requirement for sustainability to be inclusive and end-user focussed.

2.3.5 The **UK Sustainable Development Strategy** (March 2005) is entitled 'Securing our Future'. It sets the national context for sustainability which;

*'...will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, sustainable communities and personal well-being. This will be done in ways that protect and enhance the physical and natural environment, and use resources and energy as efficiently as possible'.*

2.3.6 The four priority areas identified in this Strategy are:

- Sustainable consumption and production;
- Climate change and energy;
- Natural resource protection and environmental enhancement; and
- Sustainable communities.

2.3.7 As a result of the inclusion of climate change within the sustainability agenda, issues around carbon emission mitigation have become included. However, the government has recently decided not to set targets for carbon reduction as part of the 'decarbonised' economy in the recent Energy Bill. The existing **Climate Change Act (2008)** contains legally binding targets for reducing carbon emissions that are to reduce carbon emissions by 80% to 2050 relative to the 1990 emissions baseline.

2.3.8 The **National Planning Policy Framework** (NPPF), adopted in March 2012, sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. Paragraph 7 sets out the three mutually dependent roles that the planning system needs to perform. These are:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available on the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including a moving a low carbon economy.

## 2.4 Local

2.4.1 **Leicestershire Together** is a partnership made up of the county's major public service budget holders such as local councils, the police and the health service. As defined by the partnership itself, its aim is to work to improve the schools, colleges, businesses, shops, hospitals, roads, parks, homes, villages and towns in the county. The principle aim is to help make people in Leicestershire feel included, "*richer, safer, better trained, healthier and happier*".

2.4.2 The partnership has developed an approach to engagement by identifying geographical areas. It has adopted a framework, which will:

- Provide local solutions to local needs;
- Support the development of community based agencies and associations;
- Provide support to the Ward Councillor role;
- Develop partnerships with key town and parish councils; and
- Develop through the LSP multi-agency teams in a targeted and considered approach.

2.4.3 The partnership prepared an 'Outcome Framework' in 2012/13 and although this focuses on a full range of service and sectors, such as healthcare, children's services and community safety, it also includes matters of direct relevance to plan making, including housing and the economy. Therefore, the outcomes cover a full range of issues related to sustainability development. Relevant outcomes include:

- Environment
  - Our contribution to climate change is reduced and there is a high resilience to climate change';
  - Less waste is produced and reduced proportion goes to landfill;
  - Leicestershire protects and improves its natural and historic landscapes and environment;
  - People have better access to and enjoy, value and engage with our environment and valued green spaces;
- Economic
  - Accelerated growth in existing sectors;
  - Increased availability of employment land;
  - Leicestershire's transport system is efficient, effective and safe and prioritises economic growth;
- Housing
  - New housing meets the needs of people in Leicestershire.

2.4.4 The priorities for sustainable place making are set out in the **North West Leicestershire Sustainable Communities Strategy – Central Strategy – 2008 to 2040**. This document was published in 2008 by the North West Leicestershire Local Strategic Partnership (LSP), a partnership of representatives of different sectors. One of their roles is to prepare the

Community Strategy which sets out strategic actions for delivery by various bodies across the district, including through planning policy.

2.4.5 The Vision the Community Strategy is for “North West Leicestershire will be a place where people and businesses feel they belong and are proud to call home”. It identifies the ‘Sustainability Triangle’ of social, economic and environmental factors that together must be delivered to create a better place.

2.4.6 The priorities identified for the district are:

- Healthier Communities;
- Children and Young People;
- Older people;
- Economic Development and Enterprise;
- Cleaner and greener;
- Stronger communities; and
- Safer communities.

## 3 Population and Communities

### 3.1 Introduction

3.1.1 This chapter covers topics related to the communities of the district. The aim is to set out details of the population and demographic structure. In addition, this chapter covers issues such as safety and health that can give an indication on the how a community functions.

### 3.2 Context

#### National

3.2.1 National planning policy is clear that one of the roles of a development plan is to help create sustainable inclusive and mixed communities. The **NPPF** states that “*The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities*” (paragraph 69). In particular there is a need to plan for a mix of housing based on current and future demographic trends (paragraph 50).

3.2.2 **Fair Society, Healthy Lives (‘The Marmot Review’)** investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that that there is: ‘overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities’.

- To ensure that the built environment promotes health and reduces inequalities for all local populations there is a need to:
- Fully integrate the planning, transport, housing, environmental and health systems to address the social determinants of health in each locality;
- Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by improving active travel; good quality open and green spaces; the quality of food in local areas; and the energy efficiency of housing; and
- Support developments which provides high quality social infrastructure, including education, skills and sports facilities.

3.2.3 **The Public Health Outcomes Framework for England 2013-2016** builds upon these principles and seeks to achieve two key outcomes:

- Increased healthy life expectancy - Taking account of health quality as well as length of life.
- Reduced differences in life expectancy and healthy life expectancy between communities - through greater improvements in more disadvantaged communities.

3.2.4 **The National Rural Proofing Guidelines** set out some important principles and actions for ensuring that rural areas are not disadvantaged including:

- Looking for alternative ways of delivering services in rural areas:
- Reducing the need to travel;
- Better integration and improvement of transport links;

- Make use of rural networks and meeting points such as post offices, parish halls, etc;
- Address the needs of smaller businesses;
- Use small area based data to identify issues and impacts; and
- Engage with rural stakeholders to identify the impact of proposals.

3.2.5 **Natural solutions for tackling health inequalities** sets out some important challenges and priorities for reducing health inequalities and childhood obesity, while improving mental health and the quality of life through interaction with the natural environment which include:

- Improving coordination and integration of delivery by ensuring interventions are user-led, through working in partnership with the public (education sector, health sector, public engagement);
- Building a stronger evidence base to ensure programmes are evidence-led;
- Proportionate and universal approaches to improving use of, and access to, the natural environment - ensuring sustainable delivery of services that use the natural environment; and
- Increasing the quality, quantity and use of natural environment assets that benefit people's health and help prevent ill health.

## Local

3.2.6 The role of the **Leicestershire Together** partnership is covered in **section 2.4** above. This countywide partnership is made up of a diverse range of stakeholders, with the aim of delivering benefits to the people who live and work in the area. The partnership includes specific reference to 'stronger, thriving, integrated and cohesive communities' in the county. The **Local Government and Public Involvement in Health Act (2007)** places a joint statutory duty on upper tier local authorities and local NHS to undertake a Joint Strategic Needs Assessment (JSNA) for their area. A JSNA was prepared in 2012 and updated in 2015, and was used to inform the Joint Health and Wellbeing Strategy.

3.2.7 Leicestershire's Health and Wellbeing Board in partnership with local stakeholders, has prepared a Health and Wellbeing Strategy. This is the **Leicestershire's Health and Wellbeing Strategy 2013-2016** December 2012. This has the overarching aim to "add quality and years to life" by improving health throughout people's lives, reducing health inequalities and focusing on the needs of the local population". Primarily this related to health service provision but includes objectives relevant to spatial land use planning. Including:

- maintain or increase the number of children and adults who are a healthy weight through the provision of a range of healthy weight interventions and the promotion of physical activity and healthy eating.
- Supporting the ageing population, including providing appropriate housing and adaptations to enable the frail elderly to live longer in their own homes.

3.2.8 **The Safer North West Partnership** brings together a number of agencies to reduce crime and disorder in North West Leicestershire including NWLDC, Leicestershire County Council, Leicestershire Police, Leicestershire Fire and Rescue Service, the Probation Service, local housing associations and others. The vision is to "work together with those who live, work and visit North West Leicestershire to maintain and improve pride in our communities". The focus is on three key priorities:

- Tackling crime

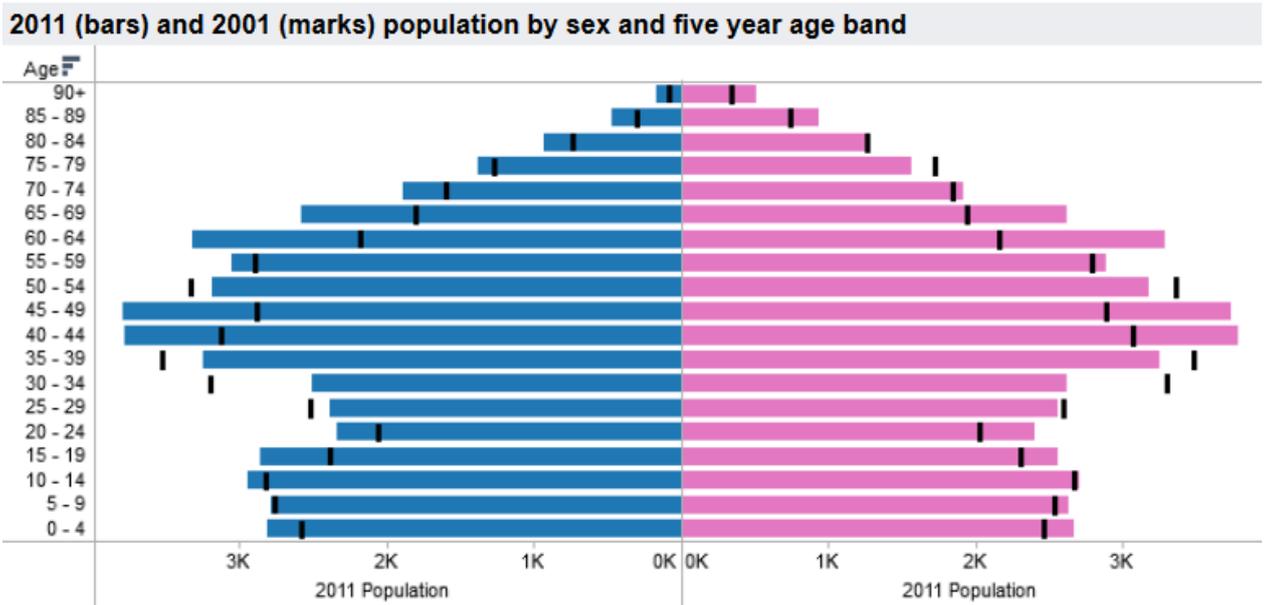
- Focus on anti-social behaviour
- Supporting our communities.

### 3.3 Baseline

#### Demographics

- 3.3.1 This section sets out details of the demography of the district. It is based on various sources including the Census 2011 and ONS estimates. The intention is to give an overall picture of the population to inform the SA.
- 3.3.2 The population of North West Leicestershire from the Census 2011 Mid-Year Estimates is 94,018 people, and the population is showing a steady increase. The population is increasing by a mix of natural change and migration, for example there was a net increase of 4,000 people moving into the district from mid-2001 to mid-2008 (30,000 in and 26,000 out). Data reported in the Strategic Housing Market Assessment (SHMA) (June 2014) identifies that net migration into the district was over 4,800 people from 2001/2 to 2011/12 (ONS, 2013).
- 3.3.3 **Figure 1.1** shows the main population centres of the district. Including the various built up areas that together make up the wider Coalville Urban Area. Other centres are Ashby-de-la-Zouch, Measham, Ibstock, Kegworth and Castle Donington.
- 3.3.4 According to the ONS Census 2011 the principal urban areas are Coalville (36,801 people) and Ashby-de-la-Zouch (12,385). The residents within these two settlements accounted for more than half of the district's population. The population of both these towns is increasing, with Coalville growing by 13% since the 1991 Census and Ashby de la Zouch by over 16%.
- 3.3.5 **Figure 3.2** shows the population breakdown for the district by age group, comparing 2001 to 2011. This indicates the likelihood of an aging population, as there are a high proportion of residents 35 to 64 and fewer younger adults. In particular, the number residents aged 40-49 and 60-69 has increased rapidly in the last 10 years, and the number of 25-39 year olds has decreased. However, recently there has been a higher birth rate and there are more 0-4 year olds than previously, this may have implications for access to education and other children's services in the district.
- 3.3.6 This is supported by the Leicestershire Economic Assessment (LEA) 2012, which shows a projected change in the population in Leicestershire, indicating an aging population. Over 60s likely to increase by 34% from 2008 to 2023 according to ONS for the sub-region, this is more than the 28% projected for England.
- 3.3.7 Data in the SHMA 2014 shows that Leicester & Leicestershire is expected to see a substantial increase in the older person population with the total number of people aged 55 and over expected to increase by 43% over the 25-year period to 2036. For NWL there is expected to be a 42.5% increase in people aged 55 or more between 2001 and 2036, which is keeping with the average for the County and Leicester.
- 3.3.8 The SHMA contains a detailed assessment of household growth projections based on various economic growth scenarios, taking into account net migration and changing household size. From this is identifies an overall housing need for the district to 2031 of 3,775-4,215 homes and to 2036 of 3,630 to 4,060 homes.
- 3.3.9 **Figure 3.3** shows a comparison to the age of the residents in NWL to Leicestershire and England averages. This indicates that the district has a higher proportion of children of 14 or

under compared to the County. Overall, it would appear the population of the district and county has an older population profile than in England, including the over 65 year old population.



[http://public.tableausoftware.com/views/LAPopulationPyramid-QuinaryAge/Dashboard?:embed=y&:display\\_count=no&:showVizHome=no](http://public.tableausoftware.com/views/LAPopulationPyramid-QuinaryAge/Dashboard?:embed=y&:display_count=no&:showVizHome=no)

Figure 3.2: Census 2011 Population Profile of North West Leicestershire Showing Split by Sex and Five Year Age Band (Source: Research & Insight Team, Leicestershire County Council, data source ONS 2012)

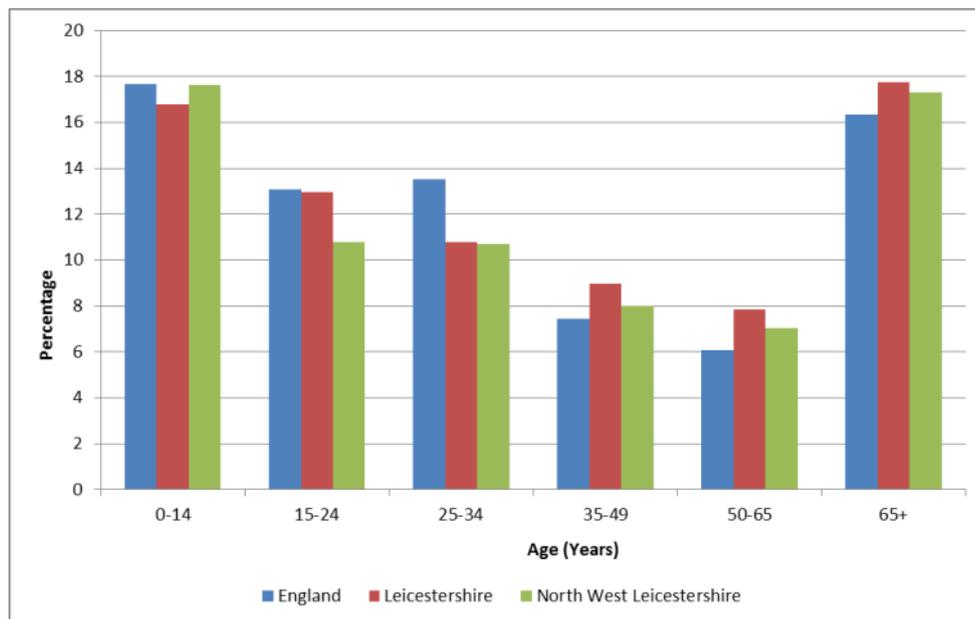


Figure 3.3: Percentage of population in each age group compared (ONS: 2011)

3.3.10 **Figure 3.4** shows the distribution of age groups around the district. This shows the urban rural distribution of the population, with most of the population located in the southern towns and villages and then in the north at in the area of Castle Donington. The largest working age population is in the area north at Castle Donington with high concentrations also in the Coalville area. The map shows the older residents are predominantly in the Measham / Appleby Magna area, although there are pockets of Coalville with a high number of older people. The youngest residents are most likely to be in Ashby-de-la-Zouch and to the north of Ibstock in the Ellistown area.

3.3.11 ONS Urban Rural Classification shows that much of the land area of NWL is identified a 'village' with parts to in the west and south west 'hamlet and isolated dwellings'.

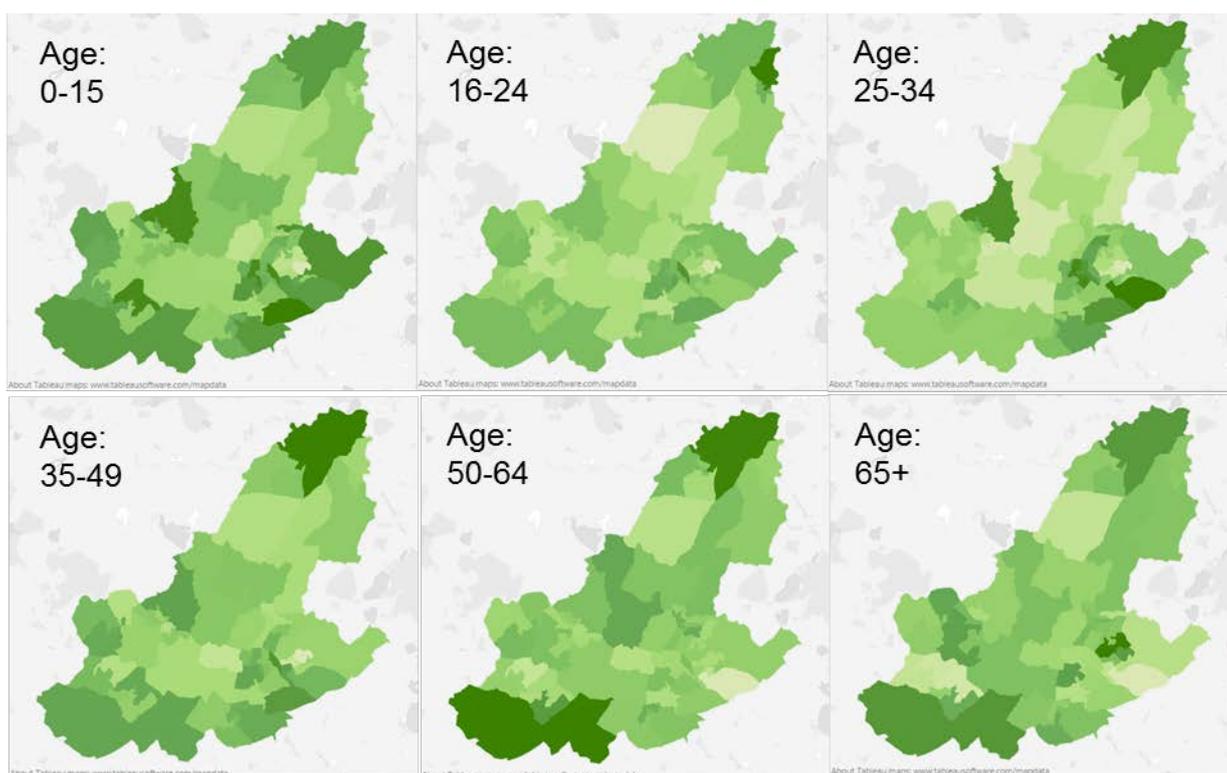


Figure 3.4: Age distribution in the district (darker colour indicates higher concentration) (Source: ONS Mid-Year Population Estimate from the Leicestershire Statistics and Research on Line<sup>1</sup>)

## Deprivation

3.3.12 The English Indices of Deprivation 2015 attempt to measure a broad concept of multiple deprivation, made up of several distinct dimensions, or domains, of deprivation. These domains cover a broad range of issues and refer to unmet needs caused by a lack of resources of all kinds, not just financial. The domains are: Health and disability; Income deprivation; Employment deprivation; Education, skills and training deprivation; Barriers to housing and services; Crime and Living environment. According to the Indices NWL is 214 most deprived local authority in England, out of 326<sup>2</sup>.

3.3.13 The distribution of deprivation of the combined information from all domains is shown in **Figure 3.5** for the communities of the district (based on the geographical 'lower super output area' (LSOA)). This figure shows where the wards are ranked based on the national picture, rather than the absolute 'score' for deprivation (there are 32,482 LSOAs in England at the time the deprivation data was prepared).

<sup>1</sup> [http://www.lsr-online.org/reports/mid\\_2012\\_population\\_estimates\\_lower\\_super\\_output\\_area\\_lsoa\\_level\\_data\\_gender\\_split\\_by\\_broad\\_age\\_groups\\_february\\_2013#](http://www.lsr-online.org/reports/mid_2012_population_estimates_lower_super_output_area_lsoa_level_data_gender_split_by_broad_age_groups_february_2013#) (Accessed 30/05/16)

<sup>2</sup> English Indices of Deprivation 2015, 'File 10: local authority district summaries' Available: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

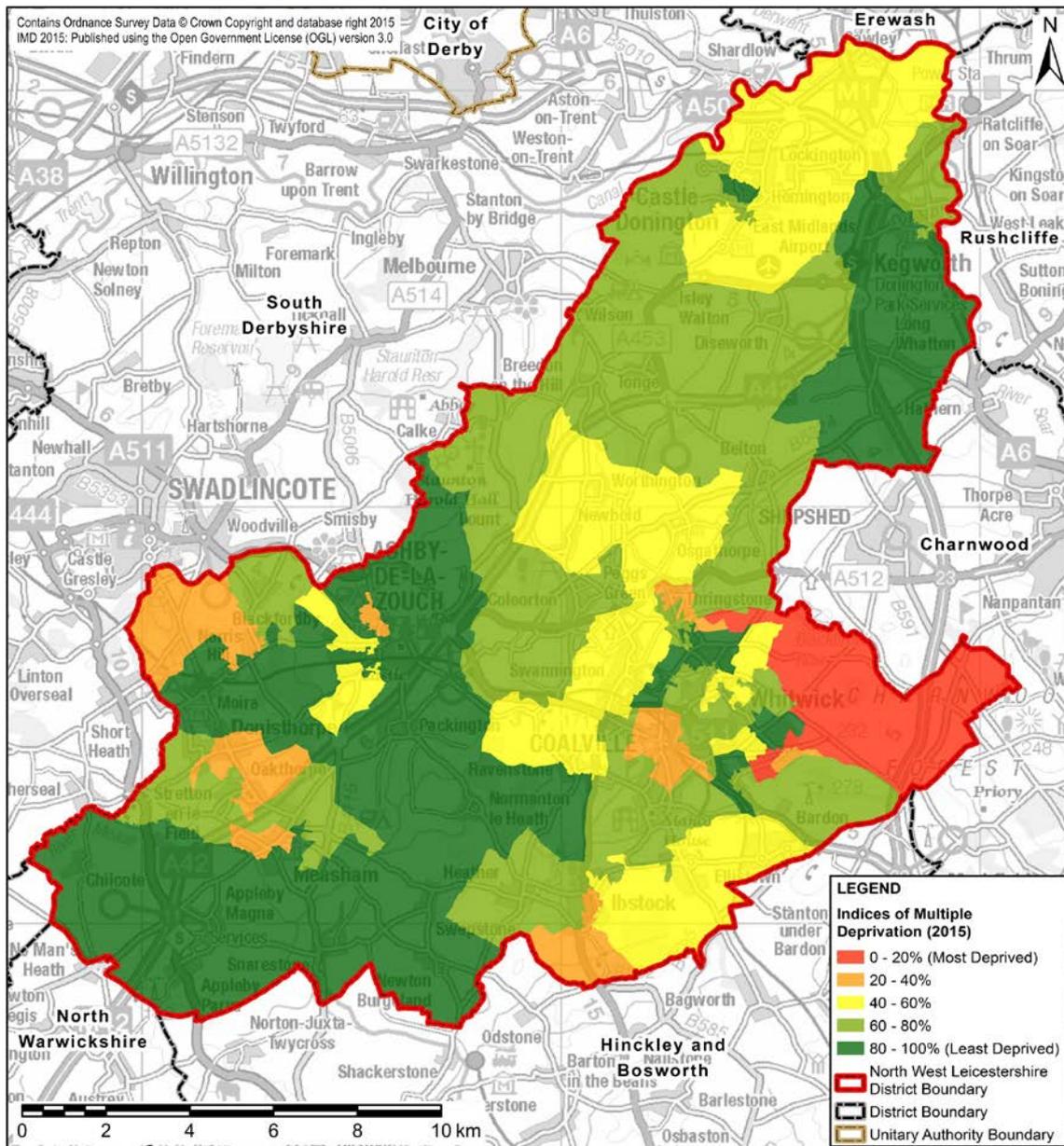


Figure 3.5: Indices of Deprivation 2015: Overall Index of Multiple Deprivation

3.3.14 **Figure 3.5** shows the distribution of deprived areas through the district. This indicates that the area with the highest level of multiple deprivation is in the communities some within the Urban Area of Coalville, including in Greenhill. There are other areas, such as a pocket of Ashby de la Zouch, parts of Ibstock that show higher levels of deprivation. **Figure 3.5** also appears to show that deprivation is more common in the urban than rural areas. However, in reviewing these maps it is important to consider that pockets of deprivation may occur in areas that are otherwise not deprived.

3.3.15 Leicestershire Together has identified the most deprived areas using these Indices of Multiple Deprivation (IMD) and from this identifies the specific neighbourhoods that should be priorities for action to reduce deprivation and address inequalities.

3.3.16 These are:

- Ashby (Westfields, Willesley and Nursery Farm estates);
- Castle Donington (Bosworth Road/Shields Crescent, Hastings St area, Moira Dale);
- Coalville Urban Area (Coalville (Central Estate), Snibston (Ravenstone Road/Western Avenue), Thringstone (Melrose Road area) and Whitwick (St Bernards Estate);
- Greenhill (Greenhill and Agar Nook Estate);
- Ibstock (Sunnyside Estate);
- Measham (Atherstone Road estate/Dysons Close); and
- Moira (Norris Hill, Albert Village).

## Health

3.3.17 Public Health England prepares Health Profiles for all authorities in England. The 2015 profile gives a picture of health in this area. It is designed to get an understanding of the community's need.

- The health of people in North West Leicestershire is varied compared with the England average. Deprivation is lower than average, however about 2,315 children live in poverty<sup>3</sup>, although this remains significantly better than the average for England. Life expectancy for both men and women is similar to the England average.
- Over the last ten years, the all-cause mortality rate for men has fallen. The all-cause mortality rate for women in the same period shows no clear trend. The early death rate from heart disease and stroke has fallen and is similar to the England average.
- In Year 6, 17.9% of children are classified as obese, better than the England average of 19.1%, but not significantly so.
- An estimated 17.5% of adults smoke and 25.1% are obese, which is greater than the England average of 23.0%, although again this is not significantly so. However, the indicator showing 'excess weight in adults' is significantly worse than the England average at 69.0% compared to 63.8% in England. This may be associated with the level of recorded diabetes, which is also significantly worse in the district (6.6%) to England (6.2%).
- The only other indicator that is significantly worse in the district compared to England is 'excess winter deaths' at 25.4% compared to 17.4 %;
- The rates of statutory homelessness, violent crime, long term unemployment, hospital stays for self-harm and drug misuse are better than average.
- Priorities include physical activity and weight management, prevention of falls in older people, social isolation and mental health.

3.3.18 The Indices of Deprivation 2015 health deprivation map is shown in **Figure 3.6: Health and Disability Domain**. This domain is made up of indicators measuring premature death and the impairment of quality of life by poor health. It considers both physical and mental health.

---

<sup>3</sup> The current government definition is children living in a household with an income less than 60% of the national average.

The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation.

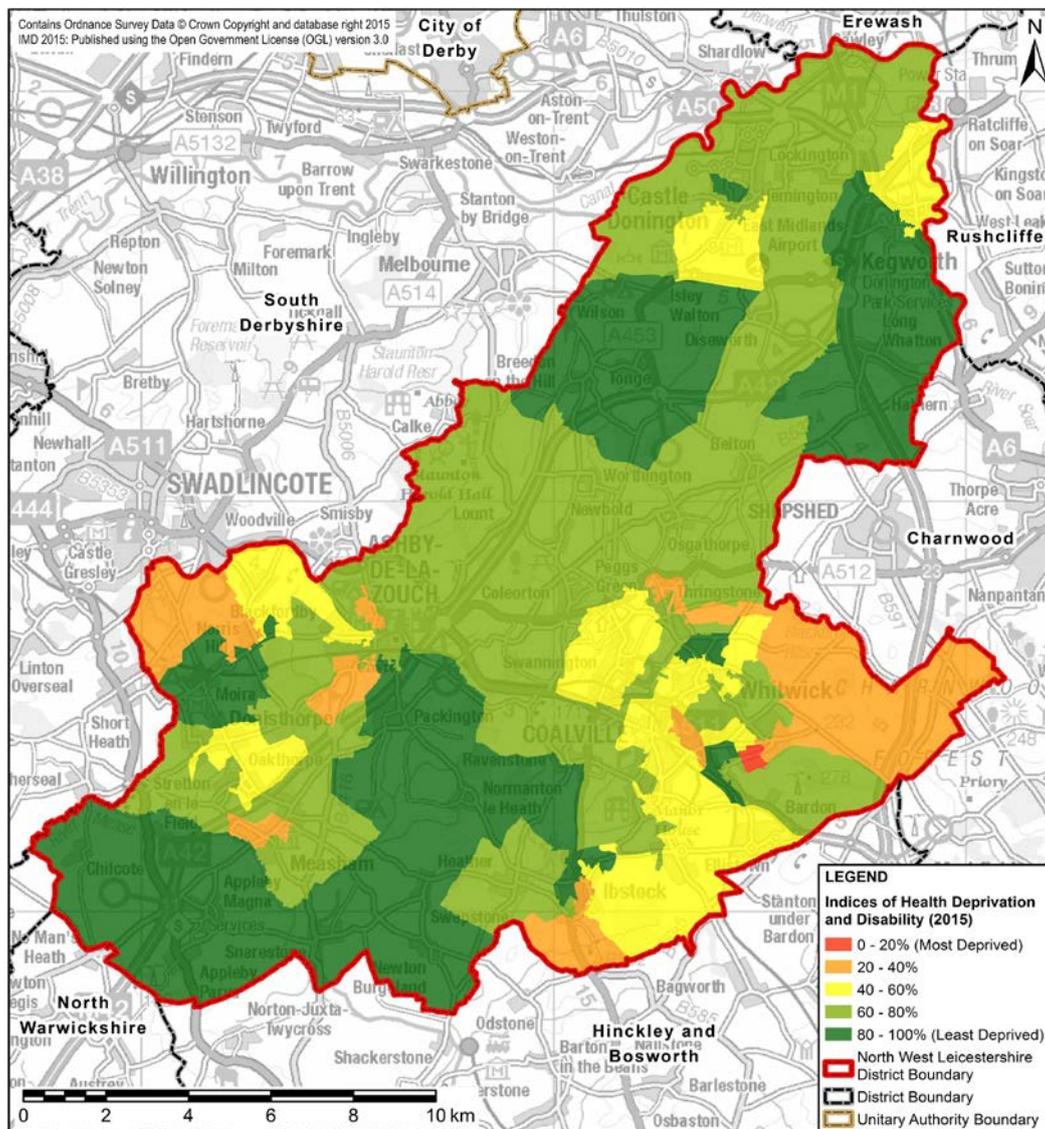


Figure 3.6: Index of Deprivation 2015: Health and Disability Domain

- 3.3.19 The distribution of health deprivation is largely consistent with the overall rank of deprivation, with higher levels of deprivation being located in the south-east of the district, and lower levels of deprivation generally in the south-west and the north. Of course, there are pockets of deprivation within these areas though.
- 3.3.20 Information collected from the Local Government Association tells how there was 15 registered GP surgeries, 11 dental practices, 11 opticians and 11 pharmacies in North West Leicestershire in 2014.
- 3.3.21 **Figure 3.7** shows the distribution of these GPs throughout the County, including in NWL. The map shows that the vast majority of the district is within 2.4 miles of a GP, although there are some pockets of up to 5 miles, although it should be noted many of these communities are near Swadlincote where there may be additional services. However, this map does not give an indication of capacity and ability to take on additional patients.

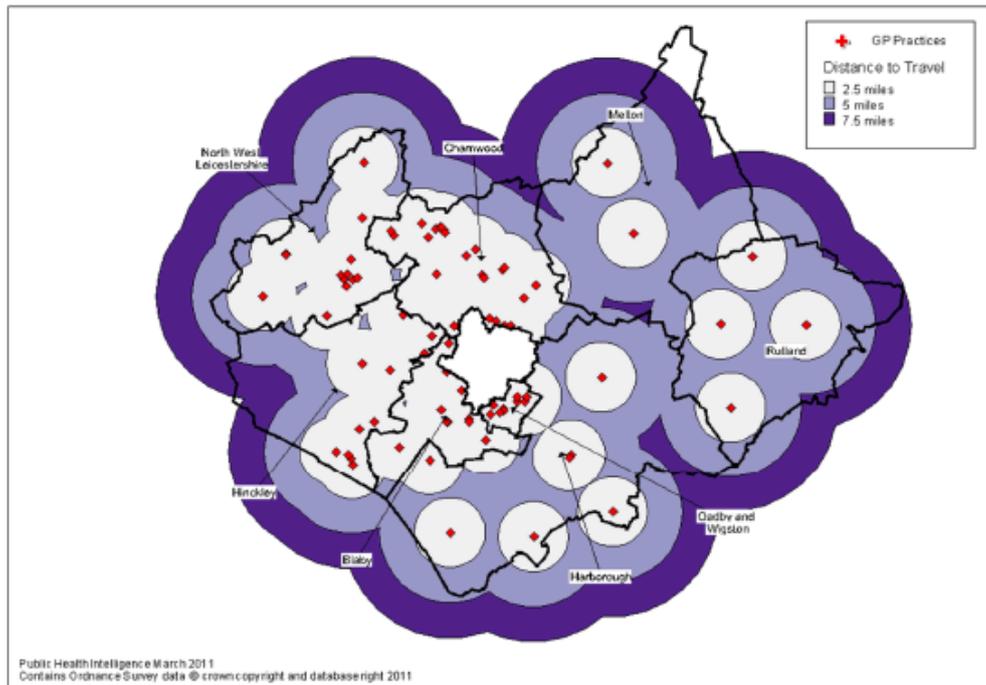


Figure 3.7: Map of GP Practices (source: JSNA March 2012: Primary Care)

## Crime

3.3.22 The Safer North West Leicestershire Partnership Strategic Assessment October 2012 to September 2013 contains headline crime statistics for the district. This shows that the overall trend for Community Safety in the district is positive with the majority of reported crimes and anti-social behaviour showing a downward trend over a six year period. Headline statistics from the report include:

- Total recorded crime in district reduced by 7% during the 12 months from October 2012;
- The main hotspot locations for the Community Safety Partnership are Coalville and Castle Donington West & Donington Park;
- There were decreases in violence against the person (1.3%), serious acquisitive crime (19%) and anti-social behaviour (4%); and
- There were some increases including shoplifting (64%), especially in Coalville Town Centre, and criminal damage (17%).

3.3.23 **Figure 3.8** and **Table 3.1** show the distribution of crime in the district. It can be seen that the area with highest incidence of crime per capita is in Castle Donington area and central Coalville. The high rate of recorded crime in Castle Donington is related to thefts from the person at the Download festival and Donington Park, and not representative of the day-to-day experience of resident communities. However, figures for Coalville have no similar contributing factor and are a related to the town centre character, and include anti-social behaviour. Most parts of the district have lower levels of recorded crime than the county average.

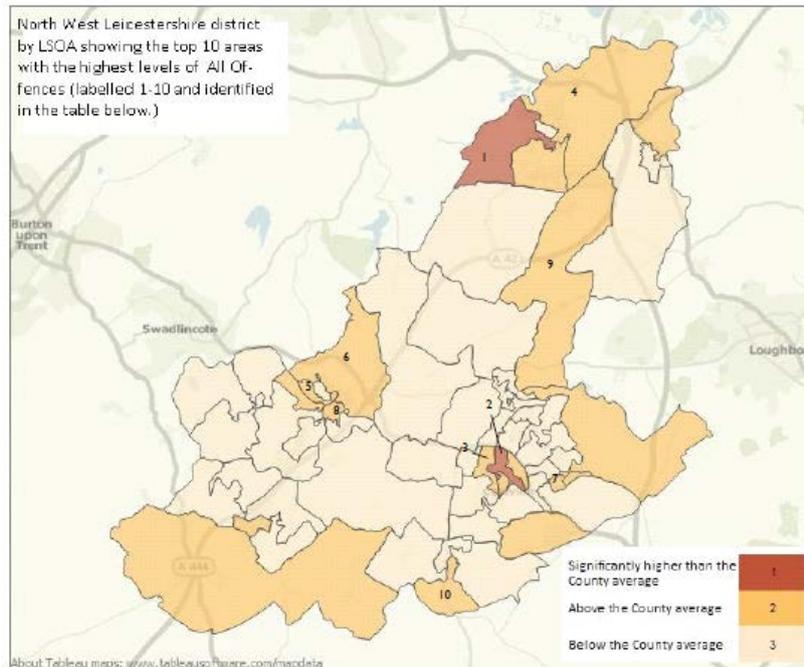


Figure 3.8: Crime Statistics (Source: Safer North West Leicestershire Partnership Strategic Assessment October 2012 to September 2013)

Table 3.1: Crime Statistics (all offences) related to Figure 3.6

Rank	LSOA Name	Number of Incidents/ Offences	Rate per 1000 Population
1	Castle Donington West & Donington P.	411	260.6
2	Coalville Centre	399	241.1
3	Snibston East	182	97.9
4	Castle Donington North East and Hemington.	181	71.5
5	Ashby Holywell West	153	104.2
6	Ashby Holywell East	148	72.5
7	Greenhill Centre	133	89.2
8	Ashby Castle North	130	100.5
9	Diseworth, Belton and Gracedieu	125	91.2
10	Ibstock Centre	117	62.6

3.3.24 The Safer North West Partnership 2014-2017 brings together a number of agencies to help reduce crime and disorder in North West Leicestershire. The strategy identifies priorities and trends for the partnership to focus on and provides a framework for delivery. The focus on the period between 2014- 2017 is on three key priorities:

- Tackle violent crime and abuse
- Tackle acquisitive crime
- Respond effectively to anti-social behaviour and hate

### Main towns and villages

3.3.25 The text here describes the main towns and villages in the district. It is extracted from the 2015 Local Plan Draft for Consultation.

3.3.26 **Coalville** (Principal Town): As Principal Town, Coalville acts as the primary settlement in the district, which provides an extensive range of services and facilities including employment and leisure. It is highly accessible, and will be the focus for the majority of new development. The centre is focussed upon the High Street/Ashby Road/Belvoir Road/Thornborough Road crossroads. Coalville has associated urban areas that make up an 'urban area' with a common town centre. These areas Donington-le-Heath, Hugglescote, Thringstone and Whitwick are all which are much older than Coalville itself. The 2011 Census records the population at approximately 36,800.

3.3.27 **Ashby-de-la-Zouch** (Key Service Centre): Key Service Centres are classed as being smaller than the Principal Town in terms of population and services they provide. They will experience a significant amount of development, and are accessible by some public transport. In the 2011 Census the population of Ashby-de-la-Zouch was approximately 12,380.

3.3.28 **Castle Donington** (Key Service Centre): In the 2011 Census it was estimated to have a population of approximately 6,350.

3.3.29 **Ibstock** (Local Service Centre): Local Service Centres are considered as settlements which provide some services and facilities primarily of a local nature. A reasonable amount of new development is likely to take place here. In the 2011 Census the population of Ibstock was approximately 5,961.

3.3.30 **Kegworth** (Local Service Centre): In the 2011 Census the population was approximately 3,541. The village is physically separated from the rest of the district by the M1, meaning that it is more accessible to the nearby towns and villages of Nottinghamshire.

3.3.31 **Measham** (Local Service Centre): The village lies 5km to the south of Ashby-de-la-Zouch and within the National Forest. It had a population of about 5,200 in the Census 2011.

## 3.4 Issues

- There is a need to provide homes to support the growing number of households in the district, this will need to be matched by new services to support communities.
- There is a need to address inequalities within the district, including reducing deprivation in identified communities;
- The population of the district is aging and this will have an impact on the type of housing that is provided, as well as creating additional demand for accessible healthcare;

- The district has a low proportion of young adults and this could have an impact on local economic growth, measures will need to be taken to retain and attract young adults to the district, for instance through the provision of family homes;
- The number of young children is increasing and this will create an additional demand for school places;
- Much of the population live in rural or semi-rural populations, the needs of these groups must be met including access to services (including healthcare and schools) and support to the rural economy. A possible lack of health service provision in rural areas exists.
- Crime levels are falling from a relatively low starting this point, development must help contribute to this trend.

## 4 Housing

### 4.1 Introduction

4.1.1 This chapter considers the existing housing stock and future needs, including housing type and tenure.

### 4.2 Context

#### National

4.2.1 In November 2011 the Government launched a national housing strategy entitled '**Laying the Foundations: A Housing Strategy for England**'. This sets out measures to support the delivery of new homes and aspirations, support choice and quality for tenants, tackling empty homes and providing better quality homes, places and housing support. Actions include the following:

- Establishment of the Growing Places Fund to support infrastructure that unblocks stalled housing and economic growth;
- Launch of 'Get Britain Building' investment fund to support building firms in need of development finance;
- Support a new build indemnity scheme to provide up to 95 percent loan to value mortgages;
- Putting in place incentives for housing growth through the New Homes Bonus, Community Infrastructure Levy and proposals for local business retention;
- A simplified National Planning Policy Framework;
- Supporting choice and quality for tenants through supporting growth and investment in the private rented housing market;
- Reform of social housing through the Localism Act 2011;
- Considering how to encourage more affordable housing; and
- Support, protections and opportunities for struggling households, including prioritisation for the vulnerable.

4.2.2 One of the principle roles of the **NPPF** is to deliver housing, based on an evidence base to ensure that enough housing is identified for development that will meet housing needs, both for market and subsidised 'affordable' homes.

4.2.3 The NPPF focuses on sustainable development and the need for the planning system to perform a number of roles including a social role "supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations" (paragraph 7).

4.2.4 Section 6 of the NPPF relates to housing delivery, stating that:

*"To boost significantly the supply of housing, local planning authorities should:*

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as

is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;

- identify and update annually a supply of specific deliverable<sup>11</sup> sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable<sup>12</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
  - *for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
  - *set out their own approach to housing density to reflect local circumstances.”*

4.2.5 Paragraph 50 relates to the type of housing that should be delivered, identifying:

*“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:*

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *where they have identified that affordable housing is needed, set policies for meeting this need.”*

4.2.6 NPPF is also clear that to promote sustainable development in rural areas, housing should be located where it will enhance the vitality of rural communities, although isolated dwellings in the countryside are only permitted subject to certain circumstances (paragraph 55).

## Local

4.2.7 The Joint Strategic Needs Assessment for Leicestershire 2015 identifies that local housing strategies across the Leicestershire county have identified the following issues affecting the housing needs of vulnerable people:

- A need to identify non-decent homes occupied by vulnerable people;
- Higher demand for disabled adaptations to homes in the private sector;
- Unsuitable housing due to special needs / mobility needs;
- An increased need for smaller, suitable units of accommodation to meet the national trend of an increasing proportion of older households and to meet the accommodation needs of young single people – especially relevant with proposed benefit changes;
- A lack of move-on accommodation and tenancy support; and

- It is anticipated that with the proposed reforms for welfare benefits coupled with the impacts of the Localism Act 2011 there will be a much greater need for on-going housing advice and support coupled with financial inclusion initiatives.

4.2.8 The Strategic Housing Market Assessment (SHMA) sets the housing need recommendations for the Leicester and Leicestershire Housing Market Area (HMA). The HMA covers all the authorities of Leicestershire County, including NWL, as well as Leicester city. However, the northern communities of the district (Castle Donington) are influenced by the Derby HMA and the very north east (Kegworth and Long Whatton) are influenced by the in Nottingham HMA.

### 4.3 Baseline

4.3.1 There are a variety of information sources on the housing character and need of the North West Leicestershire as part of Leicestershire. Information on these sources has been collated already as part of the Leicestershire and Leicestershire Economic Assessment 2011 (LEA). Therefore, this section drawn on this as a primary source of information. However, it also includes updates related to the Local Plan Annual Monitoring Report and other sources as identified.

4.3.2 The Leicester and Leicestershire SHMA 2014 assesses the housing need in the district. The projected needs are based on a number of scenarios, such as supporting economic growth or providing more affordable housing. Each of these scenarios results in different projected housing need, as shown in **Table 4.1**.

4.3.3 The SHMA 2014 concludes that there is an overall annual housing need to 2031 of 285-350 homes. To 2036 the range is 270-330. The lower end of the range simply supports demographic projections. The higher end would support stronger delivery of both market and affordable housing, taking into account of the need for affordable housing and market signals, and supports proportionate economic growth.

Table 4.1: OAN Conclusions on household growth need 2011-2031 and 2011-2036 (SHMA 2014)

Homes Per annum 2011-2013	Demographic Led Household Projections	Supporting Proportionate Economic Growth	Affordable Housing Need Per Annum	Affordable Need as % Demographic Led Projection	OAN Range	OAN Range
Homes per annum 2011-2031	284	372	212	75%	285	350
Homes per annum 2011-2036	267	352	209	78%	270	330
Total Homes 2011-2031	5680	7740	4240	-	5700	7000
Total Homes 2011-2036	6675	8800	5225	-	6750	8250

4.3.4 It is estimated that there will be a growth in households from 2006 to 2031 by up to 25% to a total of 46,375 (based on CLG 2008 projections and reported in the LEA). This is likely to see a proportional increase in the older person-headed households to 2033, which will present significant challenges in terms of the type of housing available and also the type of support needs for this group. In NWL this could be a change of 2% of households headed by

someone of 65-74 or 75-84 years old and 3% for households of 85+. Similarly, the number of single person households is likely to increase.

- 4.3.5 The largest component of the current housing stock is 3 bedroom homes, at 53% of the total (Valuation Office 2010 (Source LEA, 2011), this is one of the highest of all the Leicestershire local authorities and over 10% higher than the average for Britain, see **Table 4.2**. There are also a lower proportion of flats in the district than the county and more detached properties.

Table 4.2: Percentage of properties by size (number of bedrooms) (source ELA 2011, data Valuation Office 2010, except Britain from CACI 2011)

No. of Beds/ Type of home	Britain	Leicestershire (not inc. Leicester)	North West Leicestershire
1 bed	10.3	5.8	5.3
2 bed	31.1	24.1	23.4
3 bed	41.9	51.6	52.8
4 bed+	16.7	18.5	18.5
<i>Detached</i>	-	27.9	29.5
<i>Semi-Detached</i>	-	33.2	31.1
<i>Terraced</i>	-	17.8	19.9
<i>Flats/Apartments</i>	-	7.1	5.8

- 4.3.6 Based on statistics from the Valuation Office 2010, over a quarter of the properties in NWL were built from 1965-1982, with a fifth predating 1919. A lower proportion, particularly when compared to other local districts was built in the inter-war period. Approximately 8.2% of homes were built between 2000 and 2008, this is more than in the housing market area, although Harborough saw the greatest growth in this period (10.4% of the total) and Oadby and Wigston the least (3.1% of the total.)

- 4.3.7 **Table 4.3** shows the net housing completions for the district. This clearly shows that completions dropped significantly during the economic downturn. However, since 2010/2011 figures have been increased and now exceed the peak figure of 2007/2008. The table also shows housing approvals, which show a very substantial increase over time to 1669 in 2012/13, even if not of these are built, which indicates the potential for high levels of completions in the coming years.

Table 4.3: Housing Completions (net) and housing approvals from 2006/07 to 2012/13 (source: Annual Monitoring Report 2013)

Monitoring Period	Housing Completions (net)	Housing permissions	Affordable Housing completions
2006/2007	336	73	16
2007/2008	353	302	46
2008/2009	237	185	35
2009/2010	228	162	79
2010/2011	186	385	42

2011/2012	234	987	57
2012/2013	366	1669	82
2013/2014	365		117
2014/2015	678		126
October 15	475	2402	80
<b>Total</b>	<b>1940</b>	<b>3763</b>	<b>414</b>

4.3.8 In terms of affordability, the Leicester and Leicestershire Economic Assessment (2011) notes that “since the credit crunch and drastic changes in financial policies and the economic climate, lenders have become much more restrictive in relation to mortgage products.” As a result, mortgage ratios have returned to 3.5 times annual income. Of all the local authorities in Leicestershire NWL has one of the lowest levels of owner occupation, at around 79% compared to the County which is 82% and districts such as Harborough with up to 90%. Of rented homes most are social rented (about 15%).

4.3.9 The SHMA also identifies that for the whole Housing Market Area (HMA) 21% of the affordable need could be met by intermediate equity-based homes, with 79% of the need for rented affordable housing.

4.3.10 The SHMA also makes recommendations for the size of new homes that should be delivered. This identifies the majority of market housing should be 3-bedroom, also with a high provision of 2-bedroom.

4.3.11 **Table 4.3** shows the affordable housing completions. This shows that in recent years affordable housing has been at about 20-25% of the total completions, not far off what is required of the SDP. Most of the completions are as 2-bedroom flats and houses (240 total), with only 7 four-bed units built since 2004/5 and 31 one-beds.

4.3.12 Average house prices reported in the LEA for the district show a steady increase 2004 to 2007, when they reached £193,711. They fell to £184,241 in 2008 and by 2013 had climbed back to £189,812 according to the Land Registry figures. Median house price figures reported in the SHMA indicate that in NWL in Q2 2013 prices were £167,000, an 8.4% decrease since 2007.

4.3.13 The SHMA (paragraph 2.42) also identifies variation in the average value of existing homes in the HMA, based on Council Tax bands. This identifies:

- Prices £125,000-£150,000 in Coalville, Ibstock and smaller villages around NWL;
- Prices £150,00 - £200,000 in Kegworth and Castle Donington;
- Prices £200,000-£225,000 in Ashby-de-la-Zouch; and
- no areas in NWL are identified in the top band of over £225,000.

4.3.14 There is a clear price distinction between homes in rural and urban location in the County. For example, in 2008/09 the average house price in Leicestershire Towns is £186,554, Villages £292,458 and Hamlets £300,834<sup>4</sup>. This is likely to have a considerable impact on the rural economy in the sub-region, as households earning modest wages will be very unlikely to be able to access housing locally unless affordable properties are available.

Research undertaken for the SHMA and reported in the SHMA 2014 indicates that:

<sup>4</sup> Source: Housing Intelligence for the East Midlands ([www.hi4em.org.uk](http://www.hi4em.org.uk)) Land Registry House Price Data September 2009 to September 2010 Defra/ONS Urban and Rural Classifications, 2001

- A high proportion of Coalville is terraced housing, with a shortage of three-bedroom homes;
  - In Castle Donington there is a shortage of homes on the market, the village high street is enjoying a renaissance due to growth of the village and interest from tourists, most resale housing is over £250k and
  - Ashby-de-la-Zouch many homes are being bought by investors as there is a shortage of rental in the area, there is a considerable unmet demand for 4 bedroom homes that sell for under £250K, homes here often sell to people who are willing to commute out of the district for work.
- 4.3.15 The SHMA 2014 identifies that the district council owns 4,480 dwellings and registered providers own 2,059 rented and shared ownership, most of which is family housing, although they are looking to provide additional smaller units. In particular there is a need for homes for young single people, accommodation for vulnerable people of all ages and bungalows for older people.
- 4.3.16 Figures in the SHMA 2014 from the 2001 and 2011 Census show that overcrowding (based on Census room standards) has increased by 17% in the district in 10 years. However, the increase for England & Wales and East Midlands was much higher, 32% and 36% respectively. In the 2011 Census there were 1,140 households living in overcrowded accommodation in NWL.
- 4.3.17 The Rural Enabler role is critical in helping to bring forward affordable rural schemes. Working with communities, parish councils and developers the enabler is progressing 37 projects which could deliver approximately 150 homes, although this is throughout the County not just the district.
- 4.3.18 The distribution of housing being given permission in the district is favouring the Coalville urban area and Rural Centres (e.g. Ashby, Measham, Castle Donington, Ibstock and Kegworth). Of the total permissions over 80% were in these areas. . Approximately 8% were in sustainable villages and the remainder in 'Rural Villages'. As set out in the Annual Monitoring Report 2013 the lack of an identified 5 Year Housing Land Supply in the district may explain not only the overall increase in permission granted but also the number of dwellings approved in Sustainable Villages, as a result of having to give some Local Plan Policies less weight when considered against the need for new housing within the district.
- 4.3.19 The Economic Assessment quotes a report by the Commission for Architecture and the Built Environment that notes:
- "The quality of much recent development in Leicester and Leicestershire has been unacceptably poor (according to CABE35). There is a pressing need to ensure the design quality of new development improves." CABE Audit Report (2006)*
- 4.3.20 The JSNA Housing chapter 2012/2015 contains profiles for each local authority housing market area. For NWL these are:
- Different settlements in North West Leicestershire have very different overall characteristics, with a fairly distinctive division of wealth – Ashby-de-la-Zouch attracts wealthier households while Coalville houses more blue collar households. The majority of the district is rural.
  - All settlements in North West Leicestershire are popular among families, and Ashby-de-la-Zouch in particular is popular among 'wealthy executives'. There is also a large elderly population across the district.

- The majority of households in North West Leicestershire are White British (95%), one of the highest in Leicestershire. There is no dominant ethnic minority group.
- Though semi-detached and detached housing are the most common property types overall in the district, there is a concentrated patch of terraced housing in Coalville as well as a significant number of flats predominantly provided as affordable housing. There is considerable need for bungalows within the district.
- From a low base level the amount of privately rented accommodation is increasing, though this is more likely to be as a consequence of a suppressed housing market than any long term commitment to the sector on the part of property owners.
- Though two bedroom apartments were similarly priced with two bed houses during the mid-2000's there is more evidence to show that they have the lowest property values across the district at present. It should also be noted that the price of apartments is far less stable than other property types.
- There is a very large discrepancy (around £70,000) between the entry level for three and four bed houses. Prices are lower around the more urban areas, particularly Coalville and Ibstock. Current average house prices range from £94,000 in parts of Coalville to £352,000 in the villages in the rural south of the district. There is also a low average in Castle Donington which appears to have less of an influence on the price of properties in the nearby rural area.

#### 4.4 Issues

- The Local Plan must provide homes to meet identified needs, guided by a growth strategy for the area taking into account affordable housing needs and economic growth objectives;
- There is a need for more affordable housing in all parts of the district, with particular need in areas where housing prices are highest, such as the rural area and in Ashby-de-la-Zouch;
- New housing and economic growth needs to be spatially linked. Identify a suitable land supply to help implement a sustainable spatial strategy and focus on housing growth in locations where it can deliver greatest benefits and sustainable access to services and jobs;
- There is a demand for a range of housing types, with a focus on three-bedroom properties for market housing and 1-bedroom for affordable housing.
- An aging population requires smaller homes as these are more likely to be characterised as single person households, as well as maintaining a stock of family homes;
- Housing for older people and an aging population must take into account their needs, including building to lifetime home standards and increased provision of retirement homes and assisted living accommodation.

## 5 Employment and the Economy

### 5.1 Introduction

5.1.1 This chapter focuses on employment and the principal business sectors in the economy. The chapter also considers economic growth objectives. The role of town centres is also addressed.

### 5.2 Context

#### National

5.2.1 The importance of the economy in achieving sustainable development is something that is drawn out strongly in the **NPPF**. At paragraph 7 states the economic role of the planning system is:

*“Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure”.*

5.2.2 A section of NPPF is titled ‘Building a strong, competitive economy’. This makes clear the role of the planning system in delivering sustainable economic growth. This includes setting criteria for the delivery of strategic employment sites and support of existing business sectors (paragraph 21).

5.2.3 The NPPF also supports the role of town centres in securing economic growth and as the focus community activity. Town centres should be promoted to provide a diverse retail offer and should be the focus of retail activity (paragraph 23). Office development should also be focused in town centres.

5.2.4 Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (paragraph 28). To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas
- promote the retention and development of local services and community facilities in villages.

5.2.5 **The UK Broadband Impacts Study** addresses what economic, social and environmental impacts are likely to be seen from improvements in broadband performance and what return is likely to be seen from substantial public funds going into upgrading the UK’s broadband infrastructure. The report finds that these interventions are likely to yield:

- A projected return of approximately £20 in net economic impact for every £1 of public investment;

- A total net employment impacts from faster broadband to rise to about 56,000 jobs at the UK level by 2024, with about 20,000 jobs are attributable to the publicly funded intervention;
- A material impact on reducing the digital divide for both households and businesses;
- 60 million hours of leisure time through teleworking facilitated by faster broadband per annum in the UK with total household savings rising to £270 million p.a. by 2024 by avoiding commuting costs (£45 million of which are attributable to intervention); and
- 1.6 million tonnes of carbon dioxide equivalent (CO<sub>2</sub>e) savings per annum, by 2024, through reduction in predominant car usage due to increased telework, video and online collaboration tools, and more energy efficient public cloud platform data storage.

## Local

5.2.6 **The Leicestershire Local Economic Partnership (LLEP)** has been established to provide vision and strategic leadership to drive economic growth. LLEPs were set out under the Government's White Paper: *Local Growth – Realising Every Place's Potential*. The LLEP prepared the **Strategic Economic Plan 2014-2020 (SEP)**. This contains the vision of:

*“Create a vibrant, attractive and distinctive place with highly skilled people making Leicester and Leicestershire the destination of choice for successful businesses. By 2020 we will:*

- Create at least 45,000 additional jobs
- Attract over £2.5b private sector investment
- Increase Gross Value Added (GVA) by £4b to £23b

5.2.7 This identifies growth areas including the East Midlands Enterprise Gateway and the Coalville Growth Corridor. It also identifies the potential for the Strategic Rail Freight Interchange, identified as a 250 acre distribution and logistics development near the East Midlands Airport and M1, to provide up to 6 million sq. ft. of large scale warehousing to create a multi-modal hub to support 7,000 jobs. The growth areas are shown in **Figure 5.1**.



Figure 5.1: Growth Areas and Transformational Priorities (extract from Leicestershire Strategic Economic Plan 2014-2020 page 7)

5.2.8 The **Leicestershire and Leicestershire Economic Development Strategy, Consultation Draft 2011 to 2030** (Leicestershire Business Council) has now been largely replaced by the Strategic Economic Plan. However, it still provides details of what the priorities may be for economic growth in the district. . The vision for Strategy for the area is to:

*“To create a prosperous economy, secure and well-paid jobs and a sustainable environment through wealth creation by innovative businesses and a highly skilled workforce, making Leicester and Leicestershire destinations of choice for successful businesses by clearly differentiating the sub-region, as a place to do business, work and live”.*

5.2.9 The strategic economic priorities set out the strategy are:

- Increasing productivity and private sector job growth;
- Creating a balanced and sustainable knowledge-based economy;
- Addressing the physical requirements for success, including providing good quality employment land & premises, supporting the regeneration of the County town centres; providing the right type and quality of housing at the right prices, in the right locations;
- Raising skill levels and education attainment;
- Providing effective business support;
- Stimulating investment and international trade; and
- Growing the Green Economy and investing in our communities, including promoting environmental sustainability.

5.2.10 The **North West Leicestershire Retail Study 2015 Capacity Update** provides a quantitative forecast for the retail capacity of the district, considering the current forecasts of population growth, expenditure growth and other key inputs which can affect the need for future retail space.

## 5.3 Baseline

### The economy

5.3.1 In terms of competitiveness and growth opportunities, North West Leicestershire enjoys a highly accessible position in the middle of the country, with good road links and a growing international airport. Partly because of its accessibility, the area has proved attractive to inward investors, and has recently seen high levels of employment growth.

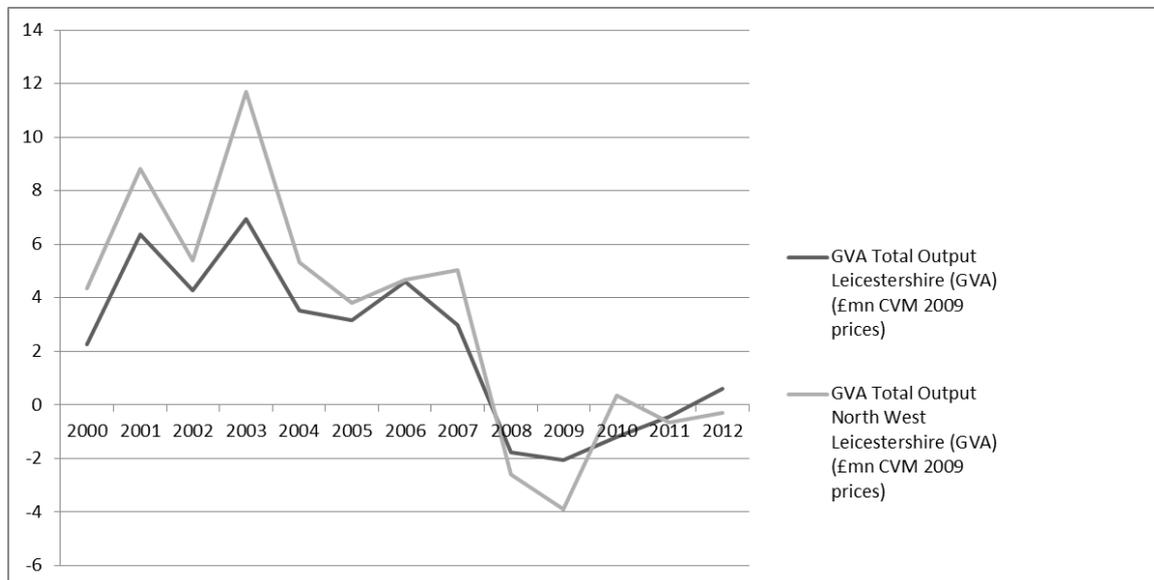
5.3.2 The economic footprint of NWL extends into South Derbyshire and towards Loughborough. The principle employment destinations in the district, as identified in the LEA 2011 are East Midlands Airport (& racing circuit), Coalville Town Centre, Bardon Industrial Estate east of Ellistown, Ashby-de-la-Zouch and the Willow Farm Business Park north of Castle Donington.

5.3.3 Much of the baseline in this section is taken from the LEA 2012 prepared for the Strategic Economic Plan for Leicestershire, which represents the most comprehensive analysis of economic conditions in the area.

5.3.4 Experian data from February 2013 (Figure 5.2) shows the Gross Value Added (GVA) has fluctuated significantly since 2000, reaching almost 12% in 2003, but falling to -4% following

the recession. The GVA is now increasing again and predictions are that it will continue to do so.

Figure 5.2: GVA Total Output for Leicestershire and North West Leicestershire (UK Local Markets Forecast Quarterly, Experian February 2013)



5.3.5 Experian data 2013 (UK Local Markets Forecast Quarterly, Experian February 2013) shows that 19.8% of the employment in the district was in transport and storage sector, which is significantly greater than the average proportion in Great Britain. This is linked to the location of East Midlands Airport in the district and associated transport/ logistics industries. 16.6% of employment falls within the manufacturing sector, although this has shown a fluctuation over the previous five years with a declining trend, it is still above the Great Britain average of 8.7%. Other sectors where the proportion employed is above either regional or national averages are wholesale/retail (17.3%), construction (5.9%), professional and other private services (17.3%).

5.3.6 A very low proportion (11.3%) of employment in NWL was in public sectors including education and healthcare, at a proportion well below neighbouring local authorities. This compares to 23.5% for Leicestershire and a higher in Great Britain.

5.3.7 However, North West Leicestershire specialises in comparatively low-value-added activities, with many jobs in manufacturing (though not high-tech manufacturing) and logistics and few jobs in white-collar and knowledge-based sectors). Logistics employment has been growing especially fast, adding to the area's 'blue-collar' specialisation.

5.3.8 Economic forecasts based on the Experian 2013 data for the district indicate that from 2012 to 2031 the sectors predicted most likely to grow by over 1% are transport & storage; professional & other private services; accommodation, food services & recreation; and wholesale & retail, . Only three sectors are predicted to decline (one very marginally), the two with the greatest predicted decline are agriculture, forestry & fishing and by a large proportion the greatest decline is predicted in manufacturing.

5.3.9 Tourism in NWL is related to growth around the National Forest and the airport. Tourism venues in and around the district include: Ashby Castle, Breedon Priory Church, Calke Abbey, Donington Grand Prix Collection and Park, Donington Le Heath Manor House, and East Midlands Airport Aeropark.

- 5.3.10 The Ashby Canal runs through the district and has a current and future potential to benefit the tourism economy. The northern section of the canal has been restored from Moira to Donisthorpe and links Conkers, Moira Furnace and Donisthorpe Woodland Park in an area that is developing as a tourist destination.
- 5.3.11 Restoration is now focused on extending the current terminus of the canal from Snarestone northwards for a distance of 4.5 km to a new canal wharf at Measham. The power to acquire the necessary land and to construct and maintain the canal was provided in October 2005 when the Leicestershire County Council (Ashby-de-la-Zouch Extension) Order was approved under the powers of the Transport and Works Act 1992. The main objectives of the next phase of restoration are to;
- Advance and accelerate continuing economic regeneration of the area and contribute to rural diversification and social inclusion through opportunities for employment, leisure, recreation, learning and skills.
  - Provide a green gateway to the National Forest and develop and link the recreational tourism facilities.
  - Improve the environmental quality of the area.
  - Provide a recreational, cultural and social resource for the local community.
  - Connect Measham, and ultimately Moira, to the national waterways network.

## Employment and Workforce

- 5.3.12 Figures from the Nomis<sup>5</sup> database show that from January 2015 to December 2015 there were 51,900 economically active people in NWL. Of these 1,800 were unemployed, this is 3.4% of people aged 16-64, which is greater than for Great Britain at 5.2%, although the majority (38,400) were in full-time employment. **Figure 5.3** shows the distribution of people in full time employment from the 2011 Census; this shows the ward with the lowest proportion (Greenhill) is directly adjacent to a ward with one of the highest proportions (Bardon), as this is the location of a large employment area. The distribution of those in full time employment reflects patterns of joblessness as well as areas with higher proportions of retired people (see **Figure 3.4**).
- 5.3.13 The number of working age people of North West Leicestershire has shown over a 7% increase from 2001 to 2012 according to the ONS 2012 Mid-Year population estimates and reported in the SEP.
- 5.3.14 The overall job density in NWL (i.e. the number of jobs per head of population aged 16 to 64 so 1 equals one job for one person) was 0.94 in 2014, a slight decrease from 2012 when it was 1.05, and also 2009 when the density was 0.96. The figure therefore shows that there is a slight shortage of jobs in the district. However, this does not take into account patterns of movement as job location or skills requirements may not match those of the workforce.

---

<sup>5</sup> <https://www.nomisweb.co.uk/reports/lmp/la/1946157146/printable.aspx>

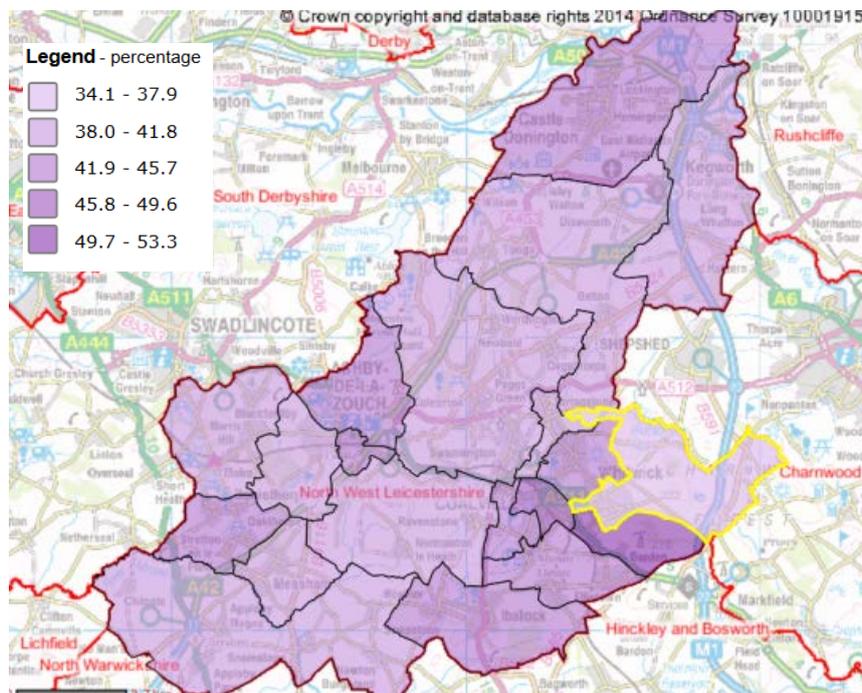


Figure 5.3: Percentage of the population aged 16-63 in Full-Time Employment (Census 2015)

5.3.15 The Leicestershire Local Transport Plan 3 2011 (LTP3) identifies that local job provision is more important to low-skilled workers and those providing low-skilled opportunities due to the travel cost constraints, and there remain areas of spatial mismatch between the supply of jobs and workers for the lower-skilled. These areas may be particularly affected by the limited bus access to employment centres outside of core urban areas as well as the relatively poor provision of evening and weekend bus services which adversely affects the access of some workers, particularly those working shifts. The LTP3 identifies Castle Donington as such an area, where workers are not available to match jobs.

5.3.16 **Figures 5.4 and 5.5** show the distribution around the district of the different occupation types. This shows a concentration of higher order occupations 'Managers, Directors and Senior Officials' according to the Census 2011 around Appleby (18.1%) and rural wards of central NWL (Breedon and Valley). In contrast **Figure 5.4** shows that concentrations of those with 'Elementary Occupations' are in the wards of Coalville (17.4%) and Greenhill, both associated with the settlement of Coalville. The Measham also has a relatively high proportion of those in these types of occupations.

5.3.17 From January 2015 to December 2015 the total the percentage of the population who are in Occupation Groups 1-3 (Managers, Professionals, Associate professionals etc.) made up 45% of the workforce, this is lower than the East Midlands (41.5%) and Great Britain (44.4%). Those in the Occupation Groups 8-9 (Process plant and machine operatives and elementary occupations) make up 20.1% of the workforce, higher than for Great Britain (17.2%) but lower than the East Midlands as a whole (20.1%).

5.3.18 Figures from Nomis for the period January 2015- December 2015 indicate that the proportion of the workforce with NVQ4+ level skills, including university degree, at 36.9%, is slightly lower than the proportion for Great Britain (37.1%) but higher than for the East Midlands (31.8%). According to the 2011 Census, the wards with the highest level of residents with level NVQ4+ qualifications is Ashby Castle at 43.2% of the population, the next highest is Breedon at 35.3%. Three areas with the highest proportion of those with no qualification are Greenhill, Ibstock and Heather, and Thringston wards.

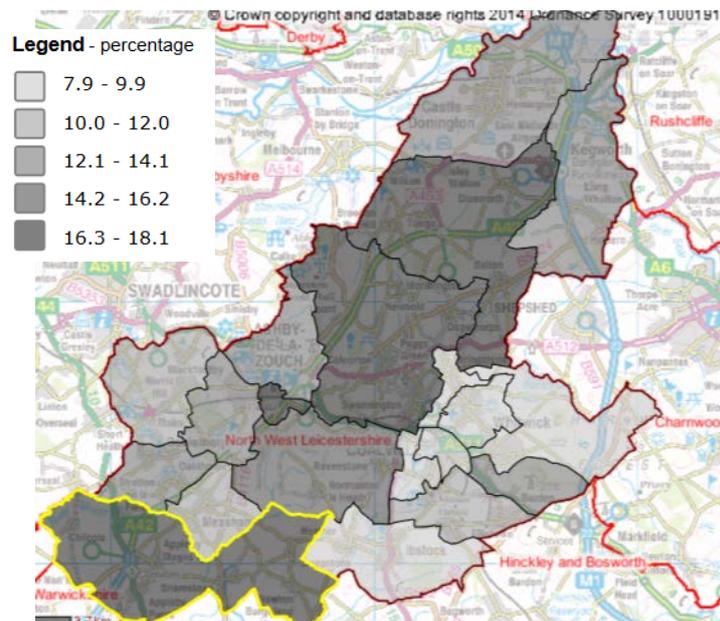


Figure 5.4: Proportion of Resident Workforce Occupation Census 2011: 1 Managers, Directors and Senior Officials (Appleby 18.1%)

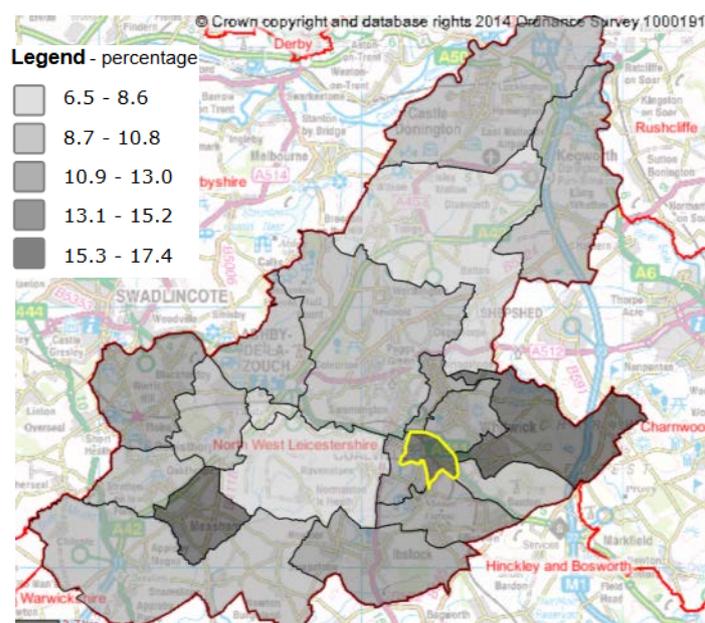


Figure 5.5: Proportion of Resident Workforce Occupation Census 2011: 1 Elementary Occupations (Coalville, 17.4%)

5.3.19 Figures quoted in the District Profile for North West Leicestershire (2012) indicate that 63.1% of the district's residents work in NWL, 8.2% in Charnwood, 5.7% in Leicester, 3.8% in Derby. Almost 60% of those who commute have managerial or professional jobs. The SHMA 2014 states that 68% of NLW workforce is from within Leicester and Leicestershire local authorities.

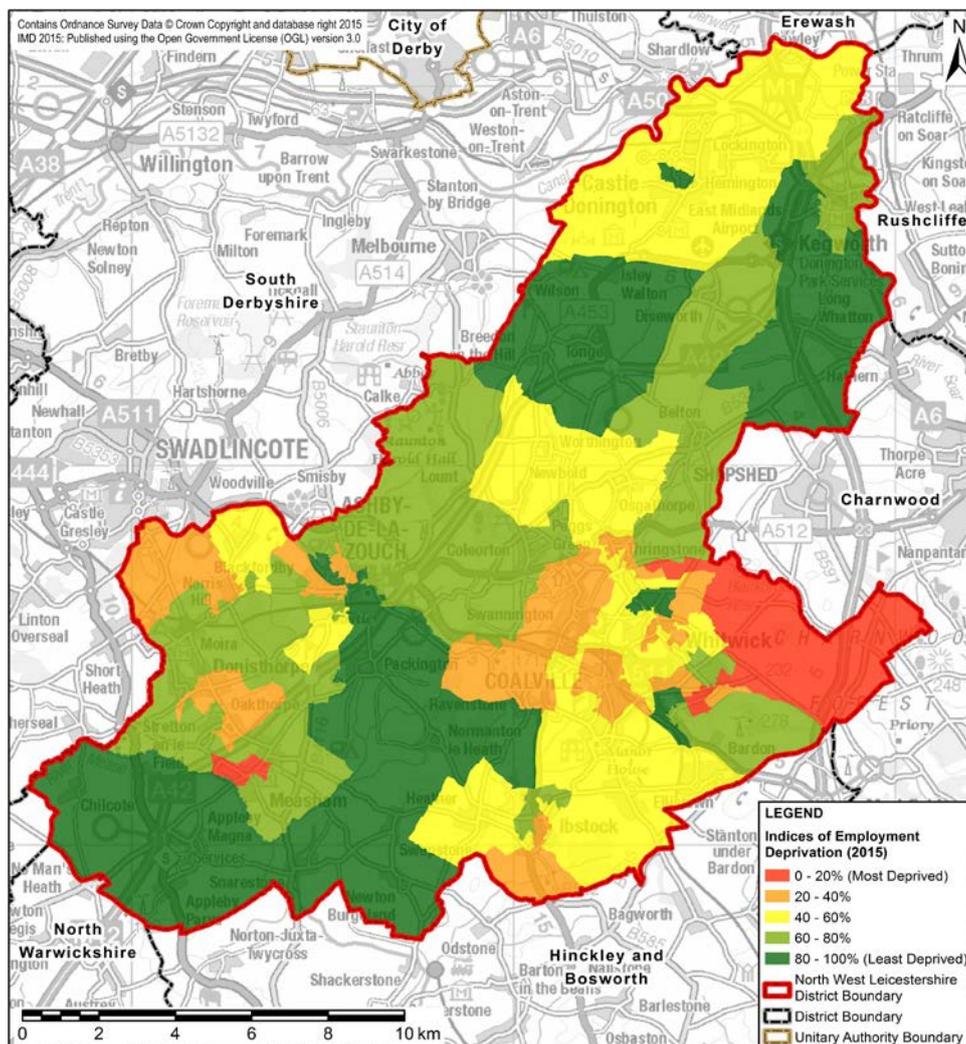


Figure 5.6: Indices of Deprivation 2015: Employment Rank

5.3.20 **Figure 5.6** shows the Indices of Deprivation 2015<sup>6</sup> ‘Employment Rank’ domain. This domain measures employment deprivation, the definition provided for the index are areas where the working age population have been involuntarily excluded from the labour market, for instance from not being able to find or secure a job or not being fit to work. This is based on seven indicators including: claimants of Job Seekers Allowance, Incapacity Benefit, Severe Disablement Allowance and participants in New Deal. The most deprived area is Greenhill including residential areas on the outskirts of Coalville. Other areas of deprivation include wards in and around Coalville, around Measham, parts of Ibstock and parts of Ashby de la Zouch. Levels of employment deprivation are generally low in the rural areas and within Kegworth, Appleby Magna and Ashby de la Zouch.

### Retail and Town Centre Services

5.3.21 A Retail Capacity Study Update was completed in March 2015 for the district. This acted as an update to the Retail Capacity Study Update of 2012, which investigated the existing

6

<http://neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=6280626&c=north+west+leicestershire&d=140&g=6445303&i=1001x1003&m=0&r=1&s=1463577111898&enc=1&domainId=4->

provision of retail facilities within the district and also made recommendations as to how this provision might be improved. This section reports on these findings.

- 5.3.22 **Coalville:** The retail health of Coalville would benefit from an improved provision of comparison goods retail. Implementation of current planning permissions could help to address this issue and reduce the existing high number of vacant units, which is the highest within the district. This reflects the limited investment in new retailing within Coalville Town Centre which has faced competition from out-of-centre supermarkets in Coalville and large-scale out-of-town shopping elsewhere.
- 5.3.23 **Ashby-de-la-Zouch:** Additional small scale comparison goods retail within the existing town centre area would improve the retail health of the town. The overall retail health of Ashby is good.
- 5.3.24 **Castle Donington:** The retail health of Castle Donington is good. Enhanced retail and services of an appropriate scale could improve the retail function of the centre.
- 5.3.25 **Ibstock:** Enhancement of retail and services at an appropriate scale could benefit the retail health of the town. Loss of existing retail provision would have a negative impact on the retail health of the town, which is currently reasonable.
- 5.3.26 **Measham:** Enhanced retail and service provision of an appropriate scale would improve the retail health of the town. A new convenience goods food store well related to the existing centre of Measham would further benefit the retail provision in this part of the district.
- 5.3.27 **Table 5.1** shows the vacancy rates within the main settlements. This shows the highest level of vacancy (by a significant amount) is in Coalville and this has increased 2% between 2012 and 2013. Vacancy rates in Ashby-de-la-Zouch have also increased over the same period by around 2% (although remains at only 4.7%). Measham's vacancy rate has increased the most at 3% and is now at 5.9%. Ibstock shows no vacancies in 2013 (a reduction of 5.4%), similarly Castle Donington vacancy has reduced by 3.5% to 3.6%.

Table 5.1: Town Centre Retail Vacancy Rates (Annual Monitoring Report 2012/13, NWL)

	March 2012	March 2013
Coalville	12.6	14.7
Ashby-de-la-Zouch	2.8	4.7
Castle Donington	7.1	3.6
Ibstock	5.4	0.0
Measham	2.9	5.9

## 5.4 Issues

- Employment land provision will need to support existing well performing employment sectors, such as storage and distribution.
- In some locations there is a skills and job mismatch, there is a need to provide additional higher skilled jobs in the district to reduce the need for out commuting, including growing the high tech manufacturing sector.
- There is a need to support new local jobs for residents who need to access lower skilled jobs and maintain a distribution of these jobs around the district, including in those areas

were residents have fewer qualifications to ensure that people who cannot get to work by car are not adversely disadvantaged.

- The needs of rural businesses must be considered, including allowing appropriate growth of business that need a rural location and diversification of the agricultural economy.
- There is a need to improve the skills base of the district, starting with good access to primary, secondary and future education facilities for all children in the district.
- NWL plays an important role in the sub-region as the focus for employment and LEP growth objectives.
- The tourism sector is an important part of the local economy, there is a need to protect and enhance the tourism and leisure offer particularly in relation to the National Forest, Charnwood Forest Regional Park and Ashby Canal. The aim should be for a higher per capita visitor spend rather than simply additional visitors, a way this can be achieved is through increasing overnight visitor stays in the district.
- The retail role of main towns and village centres needs to be supported to help reduce vacancy rates and avoid the loss of shop units to other uses, with a particular emphasis on the town centre of the Coalville Urban Area.

## 6 Transport and Access

### 6.1 Introduction

6.1.1 This chapter considers the existing transport networks in the district and the accessibility and connectivity to services. The chapter includes discussion of the preferred travel modes in by those working and living in the district.

### 6.2 Context

#### National

6.2.1 The NPPF identifies that:

*“Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel.” (Paragraph 29)*

6.2.2 The NPPF (paragraph 30) is clear that there is not only the need to find transport solutions that support reductions in greenhouse gas emissions and reduce congestion, but also in preparing Local Plans that support a pattern of development which facilitates the use of sustainable modes of transport.

6.2.3 All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure.

6.2.4 Paragraph 35 states that:

*“Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to*

- *accommodate the efficient delivery of goods and supplies;*
- *give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;*
- *create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;*
- *incorporate facilities for charging plug-in and other ultra-low emission vehicles; and*
- *consider the needs of people with disabilities by all modes of transport.”*

6.2.5 There are plans to bring the new High Speed 2 (HS2) route through the district as part of the Phase 2 Eastern leg connecting the East Midlands, South Yorkshire, Leeds and the North East. This will pass through the district on the route of the M42 then A42, passing between Measham and Ashby-de-la-Zouch and continuing in a largely straight line, leaving the route of the A42 at Breedon on the Hill to cross the M1 just north of junction 24 and Kegworth. A new station the ‘East Midlands Hub’ would be provided in Toton, in the outskirts of Nottingham to the north east of the district. However, a decision the timing and delivery of this Phase has not been made. There are no details yet available of the construction programme for the route and so far only the initial route plans have been consulted on.

## Local

6.2.6 The **Leicestershire County Council Local Transport Plan 3 (LTP3)** covers the period 2011 to 2026. The LTP3 is the key mechanism for delivering integrated transport at a local level, and they help to promote transport as an enabler of other things, such as economic growth. LTP3 follows the earlier plans of LTP1 and LTP2.

6.2.7 The long-term vision for the transport system over the course of LTP3 is shown below and the way of achieving this through ‘Objectives, Activities and Outcomes’ is shown in **Table 6.1**. The vision is:

*‘Leicestershire to be recognised as a place that has, with the help of its residents and businesses, a first class transport system that enables economic and social travel in ways that improve people’s health, safety and prosperity, as well as their environment and their quality of life.’*

Table 6.1: LTP3 Objectives, Activities and Outcomes

LTP3 Strategic Transport Goals	LTP3 Activities	Strategic Transport Outcomes
Goal 1: A transport system that supports a prosperous economy and provides successfully for population growth	Supporting the economy and population growth	Our strategic system provides more consistent, predictable and reliable journey times for the movement of goods and people
Goal 2: An efficient, resilient and sustainable transport system that is well managed and maintained	Managing the condition and resilience of the transport system	Our transport system and its assets are effectively managed and well maintained. Our transport system is resilient to the impacts of climate change.
Goal 3: A transport system that helps reduce the carbon footprint of Leicestershire	Encouraging active and sustainable travel	The negative impact of our transport system on the environmental and individuals is reduced. More people walk, cycle and use public transport as part of their daily journeys, including access to key services.
Goal 4: An accessible and integrated transport system that helps promote equality of opportunity for all our residents.	Improving the connectivity and accessibility of our transport system. Encouraging active and sustainable travel.	More people walk, cycle and use public transport as part of their daily journeys, including access to key services. Effective and integrated public and community transport provision, including targeted and innovative travel solutions that meet the essential transport needs of Leicestershire residents.

LTP3 Strategic Transport Goals	LTP3 Activities	Strategic Transport Outcomes
Goal 5: A transport system that improves the safety, health and security of our residents.	Improving road safety. Encouraging active and sustainable travel.	The number of road casualties is reduced. More people walk, cycle and use public transport as part of their daily journeys, including access to key services.
Goal 6: A transport system that helps to improve the quality of life for our residents and makes Leicestershire a more attractive place to live, work and visit.	Managing the impact of our transport system on quality of life.	There is an improved satisfaction with the transport system amongst users and residents. The natural environment can be accessed easily and efficiently, particularly by bike or on foot. The negative impact of our transport system on the environment and individuals is reduced.

6.2.8 The **East Midlands Airport Sustainable Development Plan 2015** acts as an update to the airport masterplan. It sets out the strategic context for the long term development of East Midlands Airport, and addresses the economic and governmental changes which have occurred since 2006. The objectives of the plan are:

- Set out the long-term opportunities for the growth of East Midlands Airport, and the vision for the development of the site
- Inform the plans and strategies of others across Nottinghamshire, Leicestershire and Derbyshire
- Identify the land, the uses and facilities required to support the operation of an airport capable of handling 10 million passengers annually and 1.2 million tonnes of cargo;
- Set out a policy for the use and the development of the airport land that is integrated with the Community Economy and Saracen Access and North West Leicestershire [Local Plan];
- A substantial increase capacity and redevelopment of the passenger terminal and new buildings and extensions to the cargo facilities;
- Proposals for the Pegasus Business Park.

## 6.3 Baseline

6.3.1 North West Leicestershire benefits from excellent road transport links. It is at the intersections of the M1 and A42 motorways and is a leading location for the logistics and distribution industry. The A42/M42 provides a route to the South West. The A42 links junction 23A of the M1 to junction 11 of the M42 motorway and is in effect a continuation of the M42.

6.3.2 The M1 provides connectivity to other core markets within the UK (although it is congested at peak times around Leicester). The A50 provides the primary east-west corridor between the East Midlands and the North West, and is heavily used by goods traffic.

- 6.3.3 There are no passenger rail services in North West Leicestershire although the Leicester & Burton rail freight line runs north-west from Leicester to Burton upon Trent and is used to transport aggregates from Bardon Hill Quarry. There is also the new East Midlands Parkway Station just outside of the district adjacent to Ratcliffe Power Station, around 4km road distance from central Kegworth. This station provides regular services on the London to Nottingham mainline. However, there are no bus services at the station and very limited walking and cycling options, meaning access by car and taxi are the only real viable methods of access.
- 6.3.4 Bus and coach services across the district are variable and it is the larger settlements that are best served.
- 6.3.5 74.6% of the district's population travel to work by car. This is higher than the UK average (70.6%) and the 13<sup>th</sup> highest in the country. Greater car ownership and their use for travel will continue to increase road congestion, parking problems, car dependency and CO<sub>2</sub> emissions.
- 6.3.6 East Midlands Airport (EMA) is in the north of the district and is one of the UK's major freight airports. The Airport has seen significant growth in both passenger numbers and cargo freight since the mid-1990s, but the economic downturn has resulted in reduced levels of both. In addition to serving businesses within the sub-region, it supports a range of markets across much of England, especially in relation to the Airport's express freight hub. The airport also provides a point of access for international business travellers and tourists. Buses are relatively frequent from the three cities to the airport and elsewhere.
- 6.3.7 However, as would be expected of a large airport there are also environmental issues related to its operation. These include noise impacts on local residents associated with take-off and landing, contributing to significant carbon emissions from aircraft flights and potentially exacerbating local congestion as public transport access to the airport is poor. The airport can also have an effect on other issues, such as the safe siting of wind turbines.
- 6.3.8 Travel to work is dominated by the car, with very low use of public transport in the area.
- 6.3.9 Information in this section has also been sourced from the SHMA 2014. The latest travel to work areas are defined based on commuting data from the 2001 Census. The Leicester Travel to Work Area<sup>7</sup> (TTWA) extends from Lutterworth in the South to Loughborough in the North and from the Leicestershire/Rutland border on the East to Coalville on the West and it covers the majority of the County. Hinckley falls in to the Coventry TTWA and Ashby-de-la-Zouch in the Burton upon Trent TTWA. However, the SHMA sought to update this information with data from the 2011 Annual Population Survey on commuting dynamics.
- 6.3.10 The SHMA found that In North West Leicestershire, 68% of the workforce is drawn from Leicester and Leicestershire plan area. However, the strongest individual commuting flow is from South Derbyshire. This can be in part explained by employment at East Midlands Airport, which due to its connectivity and high number of jobs draws workers from a wide area. Overall, the data showed that 51% of the district's residents live and work within the district, with 6% commuting to Charnwood.
- 6.3.11 All the County districts except North West Leicestershire have a net out-flow of commuters. North West Leicestershire has a net in-flow due to the location of East Midlands Airport and the fact that the district has a high ratio of jobs per residents of employment age. The 2011 Census identifies an inflow of 7,453 persons.

---

<sup>7</sup> ONS defined travel to work areas across the UK based on areas in which generally "at least 75% of an area's resident workforce work in the area and at least 75% of the people who work in the area also live in the area." The area must also have a working population of at least 3,500.

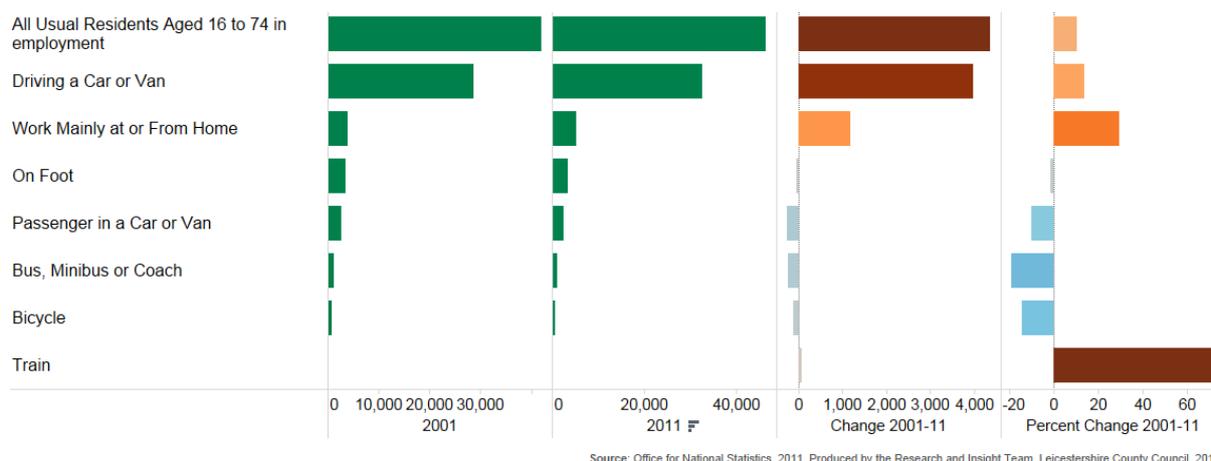


Figure 6.1: North West Leicestershire: Census 2011 Method of Travel to Work, showing absolute numbers and percentage 2001 to 2011 (accessed from Tableau)<sup>8</sup>

6.3.12 Information from the 2011 Census in **Figure 6.1** clearly shows the dominance of single occupancy cars/vans for access to work. There has been an increase in the resident workforce in the district from 2001 to 2011, but the proportional increase in car travel is greater than this. The greatest proportional increase is in train travel, although this is only by 85 people (compared to almost 4,000 additional drivers). Numbers choosing other sustainable travel choices also decreased, with cycling, walking and bus travel all dropping, again from relatively low starting points.

6.3.13 This trend towards less sustainable modes of travel is not in keeping with the government and local objectives for transport. Increase car travel will have impacts on the designated AQMA, for instance almost 600 additional cars users travel from the Coalville ward where there is also an AQMA.

6.3.14 The Leicester & Leicestershire Integrated Transport Model (LLITM) (as reported in Developing a carbon reduction strategy for Leicestershire – Carbon Reduction Strategy Evidence Base (Leicestershire Together March 2013)) predicts that due to the forecast population growth, associated land use changes and without the successful implementation of strategies to get more people travelling by sustainable transport, that there will be:

- Growth in car ownership in urban areas will result in more car use which will take mode share away from other transport options.
- There will be modest growth in bus use in the coming years, but this will not be sufficient to offset the predicted growth in car use and trips.
- There is a very strong, and more-or-less linear, correlation between population growth and walk / cycle trip growth (based on model output). However, walk / cycle mode shares decline slightly as the growth in trips is slightly lower than that of population growth.

### Access to services in the main towns and villages

6.3.15 This text is from the NWL District Core Strategy 2013 Submission version.

6.3.16 Across the **Coalville Urban Area** there is a network of facilities which meet the needs of the area. There are primary schools in Coalville, Greenhill, Whitwick, Hugglescote and

<sup>8</sup> [http://public.tableausoftware.com/views/2011Census-TransportWardData/HeadlineData?:embed=y&:display\\_count=no&:showVizHome=no#1](http://public.tableausoftware.com/views/2011Census-TransportWardData/HeadlineData?:embed=y&:display_count=no&:showVizHome=no#1) (Accessed 18/05/2016)

Thringstone. Castle Rock and Newbridge High Schools provides education for 11-14 year olds who then move onto King Edward VII Science and Sport College (age range 14-19yrs). Stephenson College provides higher and further education courses. Currently there are a number of surplus places in the primary and secondary schools in Coalville. However the primary age population is forecast to grow over the next five years and most of this surplus will be taken up, initially in the primary stage, but ultimately the secondary schools will feel the impact.

- 6.3.17 The principal leisure centre (Hermitage Leisure Centre) is located in Whitwick which has swimming pools and a 6-court sports hall.
- 6.3.18 Coalville and the surrounding villages are served by 8 GP practices situated in Coalville, Whitwick, Belton, and Hugglescote. The surgery at Hugglescote was completed in 2008 and included some expansion space for limited population increase. In general the practices accept patients from a wide geographical area and therefore increases in population could be met by a number of practices.
- 6.3.19 Coalville also has a Community Hospital. Two wards provide general rehabilitation and palliative care, one ward provides specialist stroke rehabilitation and one cares for elderly patients with serious mental illness. The hospital also provides therapy services.
- 6.3.20 **Ashby-de-la-Zouch:** is the second largest settlement in the district. The town has a good range of services and facilities. The Hood Park Leisure Centre has an indoor and an outdoor swimming pool, sports hall, squash courts, fitness and outdoor sports facilities. There is a health centre and a district hospital, and primary and secondary schools. All primary schools in Ashby are now full or forecast to be full in the next 2-5 years.
- 6.3.21 There are about 8,000 jobs in the town (pre 2012 data); the largest employer, United Biscuits, provides around 2,000 jobs at its distribution centre. Employment uses are concentrated on the east side of the town around the A42/A511 and to the north on Smisby Road, including the partly constructed Ivanhoe Business Park.
- 6.3.22 Ashby's Centre is relatively healthy and there are a high proportion of independent, high-value retailers. This has helped to retain the historic character and appearance of the town centre, but more recent demand has led to out-of-centre developments as the historic nature of Ashby makes it difficult to accommodate new shopping development. There has also been pressure for the change of use of shops to other services, such as restaurants, takeaways and offices.
- 6.3.23 **Castle Donington:** Industrial development has taken place to the north of the town. Castle Donington Power Station closed in 1994 and has been demolished. The site is being redeveloped as the East Midlands Distribution Centre a growing distribution centre with potential to generate significant jobs. There are industrial areas at Trent Lane and Willow Farm to the north of the town. East Midlands Airport, to the south of the town, employs approximately 7,000 people at or near the airport. Donington Park racing circuit, which supports a range of businesses, both on- and off-site, also makes an important contribution to the local economy.
- 6.3.24 Services and facilities in the town are not as extensive as in Coalville and Ashby-de-la-Zouch but nevertheless meet most of the day-to-day needs of Castle Donington and surrounding villages. There are two primary schools and a middle school - Castle Donington Community College for 10-14 year olds. However, children have to go to Shepshed or Ashby for the final two years of education. The Community College has a partnership arrangement with North West Leicestershire District Council which allows the local community to use its sport and recreation facilities. There is a GP practice in Borough Street which is where most of the town's shops are located. There is a large out of centre supermarket on Trent Lane.

- 6.3.25 **Ibstock:** There are a range of services and facilities which meet most of the day-to-day needs of Ibstock and some of the surrounding villages, such as Heather. The village has two primary schools and Ibstock Community College provides education for 10-14 year olds.
- 6.3.26 Ibstock Leisure Complex is a dual use facility run jointly by the College and North West Leicestershire District Council that includes a swimming pool and sports hall. The college also has a combined library providing a limited range of services for the local community and the college. There is a GP surgery on the High Street.
- 6.3.27 Most day-to-day shopping needs are reasonably well catered for. However, there are limited opportunities for additional provision because the majority of retail units have residential accommodation above, and are small in size.
- 6.3.28 Local employment opportunities are provided at an industrial estate off Spring Road and at Ibstock Brick whose headquarters are located on the edge of the village
- 6.3.29 **Kegworth:** There is a small shopping area in the centre, which includes a Co-Op store. There is also a health centre and a part-time library. There is a primary school, but children have to travel to Castle Donington (11-14 years of age) and then Shepshed (15-16 years of age) for secondary education. There is a recreation ground, bowls club and community centre, but no leisure centre or swimming pool. Therefore, only immediate day-to-day needs are met in the village.
- 6.3.30 **Measham:** Industry is largely confined to the Westminster Industrial Estate on the southern edge of the village. However, brick manufacturing continues at Red Bank brickworks to the east of the village.
- 6.3.31 The High Street is the location for most services and facilities, including two small supermarkets and a number of small shops. There is a health centre; part-time library and leisure centre all located just off High Street. There are two primary schools, but children have to travel to Ibstock (11-14 years of age) and then Ashby (15-16 years of age) for secondary education.
- 6.3.32 NWLDC have also undertaken an assessment of the service provision in the villages of the district as part of assessing whether they could be sustainable locations for growth, based on accessibility of services. This assessed each village to identify which services were available, including a primary school, post office, general store, GP, chemist, pub, community hall, leisure/community facilities and employment. The most recent update was 2012 and therefore may be a little out of date. Some notable outputs of the study were that only 12 villages out of 44 reviewed have a general store, although 23 has a primary school (all those with a shop also had a school). In total only 5 villages had an identified employment area (not included rural business such as farms). 13 villages (30%) had no services at all and two only had a pub.

### Public transport in the main towns and villages

- 6.3.33 This text is extracted from the Core Strategy Submission version 2013 as the most up-to-date compiled information on the main towns and villages.
- 6.3.34 **Coalville** is situated midway between the north/south corridors of the M1 to the east and the A42 to the west, with the A511 providing east/west access to both. The A511 is subject to congestion as it passes through Coalville, especially during peak hours.
- 6.3.35 Coalville has direct bus connections to larger centres such as Loughborough, Leicester and Burton upon Trent. There are also direct links to the other major settlements in the district (except for Kegworth), the surrounding villages, and a number of services which connect the

different parts of Coalville. The railway is freight only. 2001 census data showed a net outflow of workers from Coalville urban area for work, in particular there is travel to Castle Donington, Ibstock and Ashby (compiled figures are not available for Census 2011).

- 6.3.36 Leicestershire County Council won funding from the Government's Local Sustainable Transport Fund. This will support a range of measures including improvements to the walking and cycleway network as set out in the North West Leicestershire Cycling Strategy: (Part 1: Coalville). The Cycling Strategy identifies a potential network of cycle links to overcome current barriers to cycling, and enable more people to cycle as a regular mode of transport.
- 6.3.37 **Ashby-de-la-Zouch:** There is direct access to the A42 from both the north and the south of Ashby, whilst the A511 provides a direct link to Coalville, Swadlincote and Burton upon Trent. Congestion is often an issue at Junction 13 of the A42, but within Ashby itself the majority of problems created by through traffic have been removed by the construction of the A511 bypass in 2002.
- 6.3.38 There are bus services to Coalville, Leicester and Burton upon Trent but no evening services after 7.30pm (2016 data). Census data from 2001 (no compiled data is available for 2011) shows more people travel into than out of Ashby for work.
- 6.3.39 **Castle Donington:** Castle Donington has good access to the strategic road network, with direct access to the A50 to the north and then to the M1. There is also a link southwards to the A42. Within the town, there are traffic queues during peak hours along High Street and Bondgate. An Air Quality Management Area has been declared on High Street and we are preparing an air quality action plan for this area.
- 6.3.40 There are good bus links to Derby, Nottingham, Loughborough and Coalville, although some of these are dependent on financial assistance from East Midlands Airport. There is no passenger rail service although there is a freight line to the north and East Midlands Parkway is located 10km to the east.
- 6.3.41 As a result of the range of employment in the area a large amount of people travel into the area for work (2001 Census), this is even before the new distribution centre opened.
- 6.3.42 **Ibstock:** There are strong links with Coalville which is reflected in patterns of shopping expenditure and in public transport provision.
- 6.3.43 **Kegworth:** Kegworth lies in the top north-east corner of the district, adjoining the border with Nottinghamshire and on the A6 to Loughborough. It is bounded by the M1 to the west, the A453 trunk road to Nottingham to the north and the River Soar to the east.
- 6.3.44 The location of Kegworth in relation the strategic road network means that the village has is attractive for those who do not mind access day-to-day service by car. As a result only 29% of all journeys to work from Kegworth stay within the village (according to the Core Strategy), which is lower than any of the other main settlements in the district.
- 6.3.45 However, there are direct public transport connections to Loughborough, Derby, Castle Donington and Nottingham, but no direct service to Coalville (the only main settlement in the district where this is the case). Less than 5km from Kegworth is the East Midlands Parkway which provides a rail link to London/ Nottingham mainline.
- 6.3.46 **Measham:** There are direct public transport connections to Ashby-de-la-Zouch and Burton upon Trent, whilst the A42 provides direct connection to the wider strategic road network.

## 6.4 Issues

- Due to the rural character of the district the settlements are dispersed. Therefore, development needs to be located where it would help reduce car use and where people are not disadvantaged by not driving.
- The East Midlands Strategic Distribution centre transport network must be maintained as a rail freight hub.
- The district is characterised by high levels of car use, there is a need to reduce this and encourage more people to travel by foot, bike or bus. This can have benefits for carbon emissions as well as improve the health of residents, helping to tackle obesity.
- There need to be improvements to safe and direct cycling routes across the district, taking into account the high levels of existing traffic deterring other road uses as a result of safety concerns.
- Further planned growth at East Midlands needs to ensure that accessibility by public transport is addressed.
- Improvements in public transport accessibility in the main towns and villages, including evening and weekend services, in particular in those that will be the focus for housing growth, would benefit existing and new residents.
- Some villages have very limited local services, improving and maintaining existing provision will help reduce people's need to drive.

## 7 Air Quality and Noise

### 7.1 Introduction

- 7.1.1 This chapter considers the air quality issues in the district, including where Air Quality Management Areas are identified. The chapter also considers the noise environment of the district, with potential significant noise sources identified as main roads and airport.

### 7.2 Context

#### National

- 7.2.1 The **Air Quality Strategy** (2007) establishes the policy framework for ambient air quality management and assessment in the UK. The primary objective is to ensure that everyone can enjoy a level of ambient air quality which poses no significant risk to health or quality of life. The Strategy sets out the National Air Quality Objectives (NAQOs) and government policy on achieving these objectives.
- 7.2.2 Part IV of the **Environment Act 1995** introduced a system of Local Air Quality Management (LAQM). This requires local authorities to regularly and systematically review and assess air quality within their boundary, and appraise development and transport plans against these assessments. The relevant NAQOs for LAQM are prescribed in the Air Quality (England) Regulations 2000 and the Air Quality (Amendment) (England) Regulations 2002.
- 7.2.3 Where an objective is unlikely to be met, the local authority must designate an Air Quality Management Area (AQMA) and draw up an Air Quality Action Plan (AQAP) setting out the measures it intends to introduce in pursuit of the objectives within its AQMA.
- 7.2.4 The **Local Air Quality Management Technical Guidance 2009** (LAQM.TG (09))<sup>9</sup> issued by Defra for Local Authorities provides advice as to where the NAQOs apply. These include outdoor locations where members of the public are likely to be regularly present for the averaging period of the objective (which vary from 15 minutes to a year). Thus, for example, annual mean objectives apply at the façades of residential properties, whilst the 24-hour objective (for PM<sub>10</sub>) would also apply within garden areas. They do not apply to occupational, indoor or in-vehicle exposure. There are five such areas in NWL (see **paragraph 7.3.1**).
- 7.2.5 The **NPPF** sets out the Government's planning policies for England and how they are expected to be applied. In relation to conserving and enhancing the natural environment, Paragraph 17 states that:
- "Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should.....contribute to conserving and enhancing the natural environment and reducing pollution."*
- 7.2.6 Paragraph 109 states that:
- "The planning system should contribute to and enhance the natural and local environment by... preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability."*

<sup>9</sup> Defra, 2009, Local Air Quality Management Technical Guidance LAQM.TG(09).

7.2.7 Paragraph 124 states that:

*“Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.”*

7.2.8 The NPPF goes on to advise at paragraph 123 that:

*“Planning policies and decisions should aim to:*

- *Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- *Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;*
- *Recognise that development will often create some noise and existing businesses wanting to development in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*
- *Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.”*

7.2.9 The NPPF indicates that the Noise Policy Statement for England (NPSE) should be used to define the “significant adverse impacts”.

7.2.10 The **Noise Policy Statement for England (NPSE)** was published in March 2010. The document seeks to clarify the underlying principles and aims in existing policy documents, legislation and guidance that relate to noise. It also sets out the long term vision of Government noise policy: “to promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.”

7.2.11 The NPSE clarifies that noise should not be considered in isolation of the wider benefits of a scheme or development, and that the intention is to minimise noise and noise effects as far as is reasonably practicable having regard to the underlying principles of sustainable development.

## 7.3 **Baseline**

7.3.1 Poor air quality can have serious impact on people’s health, as well as on habitats and species. In particular elevated levels of nitrogen dioxide (NO<sub>2</sub>) can lead to respiratory diseases and can be particularly harmful to vulnerable groups such as the very old or young. There are five AQMAs identified in the district, all related to exceedance of NO<sub>2</sub>. These are:

- M1 Mole Hill Kegworth
- High Street Kegworth
- Stephenson Way/Bardon Road Coalville
- High Street/Bondgate Castle Donington
- Copt Oak Road Copt Oak

7.3.2 In these areas further action is needed to ensure air quality in the district is constantly improving. Such measures include reducing idling engines; promoting non-car transport; and controlling the air quality impact from new developments.

7.3.3 **Figure 7.1** is sourced from the 2013 Air Quality Further Assessment of Coalville Air Quality Management Area (February 2013), prepared by NWL District Council and show the extent of each of the AQMAs.

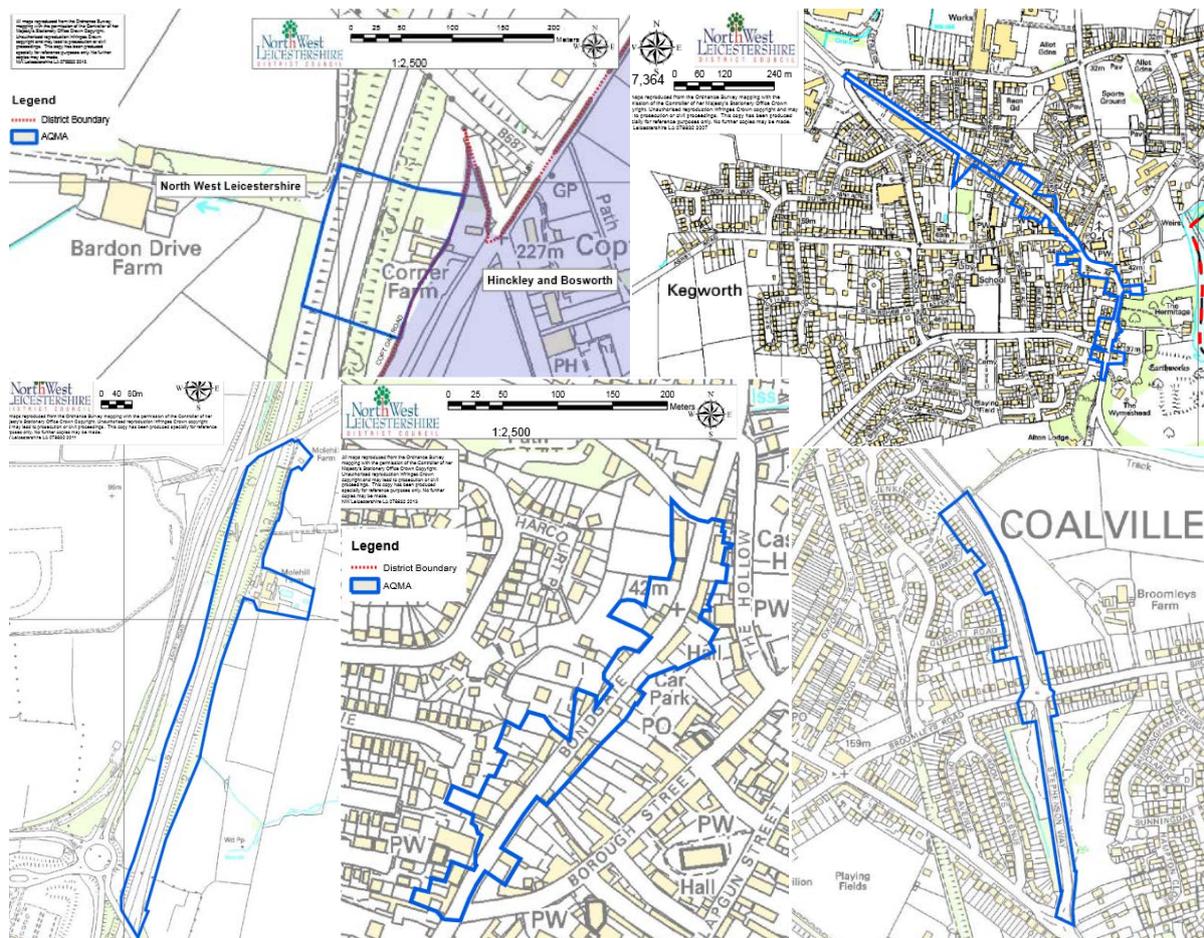


Figure 7.1: AQMA clockwise from top left: Copt Oak Road, Copt Oak; High Street, Kegworth; Stephenson Way/Bardon Road, Coalville; High Street/Bondgate, Castle Donington and M1 Mole Hill, Kegworth (source: [http://www.nwleics.gov.uk/pages/air\\_quality](http://www.nwleics.gov.uk/pages/air_quality) OS under NWL licence)

7.3.4 The principle noise sources in the district are from road traffic, in particular the motorways and major trunk roads and the East Midlands Airport. There are also occasional noisy activities, such as from events at Donington Park, including motorsport and festivals.

7.3.5 Existing noise sources will need to be taken into account when planning new development so as to be in keeping with national standards, such as British Standards on noise.

7.3.6 The airport is already a source of many noise complaints with the increasing role as a freight hub requiring night flights. Older, noisier aircraft are banned in the designated night time hours, although they often do fly and as a result are fined. The airport has measures in place to monitor and manage aircraft noise. This includes monitoring systems to help monitor existing noise with the purpose of improving performance. The monitoring system tracks planes and enables production of community noise reports and enforcement of night noise

finer. There are permanent noise monitors in Castle Donington, Kegworth, Sutton Bonington, Weston upon Trent and Wilson, also a portable noise monitor is also used to enable monitoring in other locations. On a monthly basis, community noise reports are prepared for Castle Donington and Kegworth and are published online. The airport also publishes Noise Preferential Route and Continuous Descent Approach compliance statistics for major airlines.

#### **7.4 Issues**

- There are five AQMA identified in the plan area. The need to avoid further deterioration in these areas is an essential consideration for new development, with the particular importance of considering cumulative effects.
- There is the potential for adverse impacts on wellbeing if inappropriate new development is located near a major source of noise, including the airport and new roads.

## 8 Climate Change

### 8.1 Introduction

8.1.1 This chapter covers both climate change mitigation and adaptation. Mitigation includes details of the existing carbon emission in the district and potential for renewable energy, with adaptation focusing on flooding issues.

### 8.2 Context

#### National

8.2.1 The **NPPF** makes clear the importance of planning in helping to address climate change as part of delivering sustainable development (paragraph 7) referring to its role in climate change mitigation and adaptation.

8.2.2 Section 10 of the NPPF relates specifically to climate change and the role in helping to secure “*radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change*”.

8.2.3 To support a move to a low carbon future, local authorities should plan for new development in locations and ways which reduce greenhouse gas emissions. Also, to help “*increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility of all communities to contribute to energy generation from renewable or low carbon sources*” (paragraph 97).

8.2.4 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

8.2.5 The **2008 Climate Change Act** establishes a legally binding climate change target to reduce the UK’s greenhouse gas emissions by at least 80% (from a 1990 baseline) by 2050. This includes meeting an interim target of 34% by 2020.

8.2.6 **The National Adaptation Programme** (2013) highlights the importance of adaptation to help the UK become more resilient to climate change. It also reiterates the need for Local Plans to be proactive in adaptation as set out in the NPPF.

8.2.7 **Climate Change Adaptation by Design** (TCPA), a guide for sustainable communities, considers the climatic changes ahead and the corresponding impacts on the built environment and urban form and proposes a framework for delivering adaptation action at the regional and local levels, together with some guidance on creating local adaptation strategies, which include:

- Managing high temperatures, flood risks, water resources and water quality, and ground conditions at the conurbation, neighbourhood, and building scale; and
- Details on some of the key technologies available to help manage climatic risks.

8.2.8 **The Flood and Water Management Act** (2010) sets out the following approaches to flood risk management:

- Incorporating greater resilience measures into the design of new buildings, and retrofitting at risk properties (including historic buildings);

- Utilising the environment, such as management of the land to reduce runoff and harnessing the ability of wetlands to store water; and Identifying areas suitable for inundation and water storage.

8.2.9 **The National Flood & Coastal Erosion Risk Management Strategy for England** encourages more effective risk management by enabling people, communities, business, infrastructure operators and the public sector to work together to:

- ensure a clear understanding of the risks of flooding and coastal erosion, nationally and locally, so that investment in risk management can be prioritised more effectively;
- set out clear and consistent plans for risk management so that communities and businesses can make informed decisions about the management of the remaining risk;
- manage flood and coastal erosion risks in an appropriate way, taking account of the needs of communities and the environment;
- ensure that emergency plans and responses to flood incidents are effective and that communities are able to respond effectively to flood forecasts, warnings and advice; and
- help communities to recover more quickly and effectively after incidents.

## Local

8.2.10 NWL District Council is committed to a **Green Footprints Challenge** with the aim of making people feel proud to be part of a greener district. With residents and businesses inspired and helped to be 'greener' with the Council demonstrating this through community leadership in being green.

8.2.11 **Homes Energy Conservation Act (HECA) Delivery Proposal for 2013-2015 – North West Leicestershire District Council** requires that HCA grant funded NWLDC funded affordable homes will meet the current Code for Sustainable Homes level. However, following the Governments Housing Standards Review, the Code for Sustainable Homes will no longer be used as the mechanism for achieving low carbon developments. Although in theory the code could still be applied voluntarily, it will not be possible to set requirements for Government funded housing schemes to meet certain levels of the CfSH.

8.2.12 North West Leicestershire in the HECA report identifies that they will commit to **Climate Local**. This is a Local Government Association initiative, supported by the Environment Agency Climate Ready service. Launched in June 2012, it aims to support councils both to reduce carbon emissions and to increase resilience to a changing climate. The initiative is the only one of its type in England and is the successor to the old Nottingham Declaration on Climate Change, of which the Council is already a signatory.

8.2.13 The Carbon Reduction Target for Leicestershire, as set out in the **Carbon Reduction Strategy for Leicestershire 2013-2020** (Leicestershire Together (not dated) is to reduce emissions by 23% between 2005 and 2020 as measured by the Department of Energy and Climate Change.

8.2.14 The Strategic Flood Risk Assessment for NWL was published in 2008, with one of the purposes being to inform the Local Plan and sustainability appraisal and to be able to identify where flood risks assessments are needed for specific development sites.

8.2.15 The **River Trent Catchment Flood Management Plan** sets an overview of the current flood risk and how it is currently managed, looking to the impact of climate change and future direction of flood risk management. Proposed actions to implement the preferred policy for each sub area are mapped and listed, which include key messages such as:

- To work with others to minimise disruption to people and communities caused by flooding, taking into account future climate change, and urban growth in the policy unit area;
- To aim to minimise the increase in the cost of flood damage, which may occur as a result of future climate change.
- To sustain and increase the amount of BAP habitat in catchments; and
- Working with land managers and farmers to reduce soil erosion from intensively farmed land.

## 8.3 Baseline

### Climate Change Mitigation

- 8.3.1 The **Climate Ready Plan 2013-2016** (Leicestershire Together) summarises the climate change projections for the East Midlands. It states that past and current global greenhouse gas emissions mean that the world is already committed to some level of future climate change, so adaptation to address the resulting consequences is important. The actions it contains primarily relate to raising awareness, improving understanding of climate change impacts and vulnerability, building capacity in organisations and embedding climate change resilience into commissioning processes. They do not relate directly to spatial planning.
- 8.3.2 No climate model can give a definite answer to what the future will look like. The **UK Climate Projections 2009** (UKCP09) show a range of possible outcomes and the probability of each outcome, based on how much evidence there is for different levels of future climate change.
- 8.3.3 The headline messages are that overall Leicestershire can expect:
- Warmer summer and winter temperatures.
  - Annual precipitation levels are likely to remain roughly the same as they are now, but the seasonal pattern is likely to change. UKCP09 projects wetter winters and drier summers, with rain falling in more intense bursts.
  - More frequent severe weather events, such as heat waves, droughts and flooding.
  - A near zero change in wind speed is projected by the 2050s.
  - Winters are projected to get warmer, with fewer cold spells. However, cold spells will still occur.
- 8.3.4 A review of the DECC Renewable Energy Planning Database (REPD) revealed that there are only two operational large scale renewable energy developments in the district. This are:
- Lount/Smoile: Landfill gas that has an installed capacity of 1.07MW (electricity)
  - Green's Lodge Farm, east of Greenhill: Biomass with an installed capacity of 2MW for electricity and 2MW for heat.
- 8.3.5 The REPD shows that a 1 MW wind turbine is 'under construction' at East Midlands Airport, although this has yet to come online. A 0.5MW wind turbine has also been given permission at Cattows Farm, Heather (July 2013) although this is also awaiting construction.
- 8.3.6 The REPD also shows that a Municipal and Industrial Waste renewable energy application has been approved at Newhurst Quarry (at appeal June 2012) and is just outside

the district in Charnwood. This will have an installed capacity of 21MW (electricity), dwarfing the other generation, although it still awaiting construction.

8.3.7 A report titled “*Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report*” was prepared for the East Midlands Councils by Land Use Consultants, Centre for Sustainable Energy and SQW in March 2011.

8.3.8 A technical review of renewable energy potential for the district for 2020 to 2030 indicates that there is potential for over 255MW of electricity and 217MW of heat in 2020. This is from all sources, including small scale generation. Compared to some other districts in Leicestershire and Rutland this is a relatively small capacity, due to limited wind resource. The report identifies in the district the greatest potential is from wind energy (up to 80% of total), with solar PV the other main source. For heat the greatest potential (again up to 80% of total) is from heat pumps with solar thermal also playing a role. The full list of potential heat and electricity sources is listed in **Figure 8.1**, which is an extract from the report.

North West Leicestershire				
Technology	2020 (MW)	2020 (GWh)	2030 (MW)	2030 (GWh)
Large Wind	64.27	101.35	64.27	101.35
Medium Wind	1.83	2.89	1.83	2.89
Small Wind	104.24	164.36	104.24	164.36
Small Scale Wind <6kW	39.86	55.87	39.86	55.87
Managed Woodland (heat)	2.48	9.78	2.48	9.78
Managed Woodland (elec)	0.41	3.09	0.41	3.09
Energy Crops (heat) Medium	7.35	28.97	8.09	31.89
Energy Crops (elec) Medium	1.26	9.49	1.39	10.47
Agricultural Arisings	1.41	7.43	1.41	7.43
Waste Wood (heat)	0.63	3.29	0.69	3.63
Waste Wood (elec)	0.73	3.84	0.81	4.24
Poultry Litter	0.00	0.00	0.00	0.00
Wet Organic Waste	2.68	14.09	2.68	14.09
Biomass Co-firing	0.00	0.00	0.00	0.00
Municipal Solid Waste (MSW)	3.34	17.53	3.67	19.28
Commercial and Industrial	3.43	18.03	3.61	18.96
Landfill Gas	4.17	21.93	1.14	5.98
Sewage Gas	0.00	0.00	0.00	0.00
Hydro	0.54	2.79	0.54	2.79
Solar PV	27.74	21.87	29.92	23.59
Solar Thermal	22.73	9.96	24.91	10.91
Heat Pumps	184.68	420.63	190.13	433.04
<b>Total (electricity)</b>	<b>255.91</b>	<b>444.56</b>	<b>255.78</b>	<b>434.38</b>
<b>Total (heat)</b>	<b>217.87</b>	<b>472.62</b>	<b>226.30</b>	<b>489.25</b>

Figure 8.1 Technical Renewable Energy Resource Potential for North West Leicestershire (exact from *Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report* Land Use Consultants, Centre for Sustainable Energy and SQW in March 2011)

8.3.9 A national heat map has been prepared by Department of Energy and Climate Change. This is primarily intended to help identify locations where local heat distribution is most likely

to be beneficial and economic. Its purpose is as a tool for prioritising locations for more detailed investigation – and not as a tool for designing heat networks directly or for querying energy bills. The map, shown in **Figure 8.2**, for NWL clearly shows at present there is very little opportunity for district heat in the district.

8.3.10 As noted in the transport section NWL does have very high levels of car commuting for work, which has an inevitable impact on emission from this source.

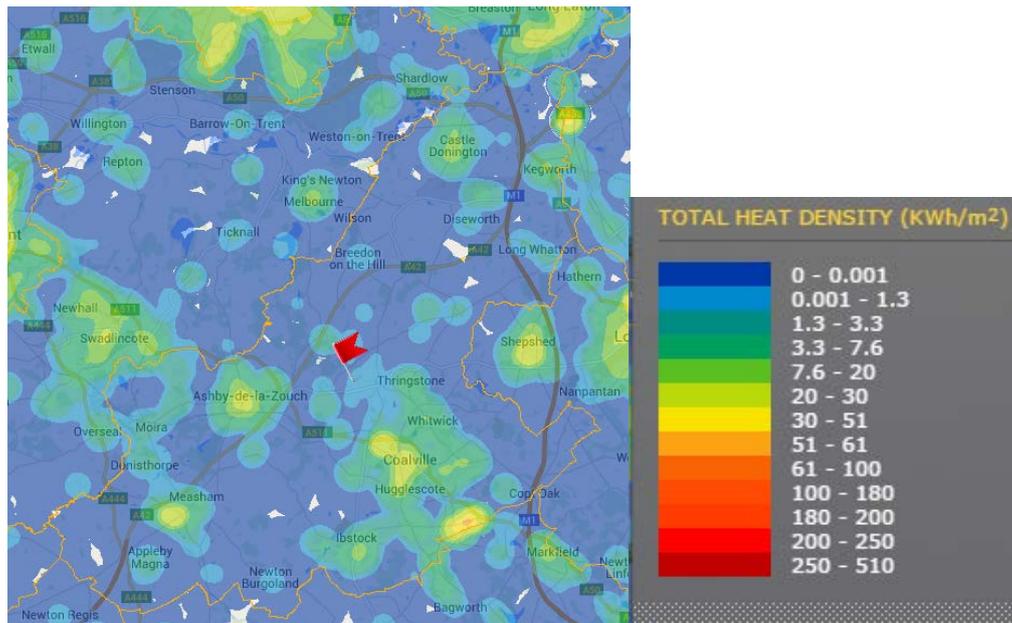
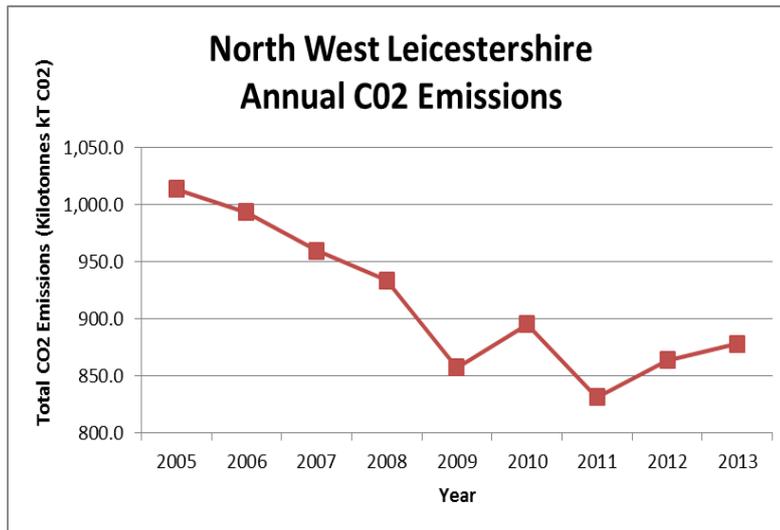


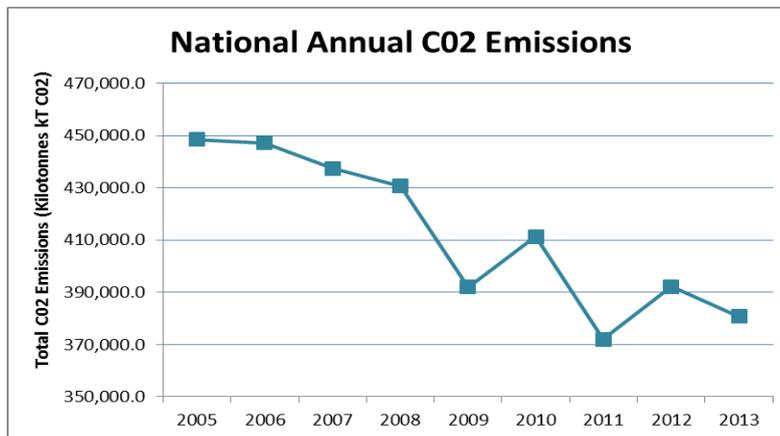
Figure 8.2: [Department of Energy and Climate Change, http://tools.decc.gov.uk/nationalheatmap/](http://tools.decc.gov.uk/nationalheatmap/) accessed 19<sup>th</sup> May 2016

8.3.11 **Figure 8.2** also shows the location of the 2,000 MW capacity coal fired power station just to the north of Kegworth, but outside the district at Ratcliffe-on-Soar in Nottinghamshire, a major emitter of CO<sub>2</sub> for the region.

8.3.12 The *Climate Change Viability Assessment for North West Leicestershire – Final Report* (December 2010), identified that a housing growth target of 9,275 new in the district would increase the energy demand by approximately 85GWh/yr. This equates to an additional 28,000 tonnes of CO<sub>2</sub> every year once the dwellings have been built (although this will reduce slightly as Building Regulations get more stringent).



8.4



8.4.1

Figure 8.3- North West Leicestershire and National CO2 Emissions 2005-2013<sup>10</sup>

8.4.2 Data shown in Figure 8.3 show that CO2 emissions within NWL have followed a similar trend to the national average, whereby total emissions have fallen, albeit for a slight fluctuation between 2009-2012. At this point, NWL has seen a continued increase in emissions to 2013, whereas the national trend shows a decline to 2013. With regards to total emissions per capita, the data shows that NWL is significantly above the England level. In 2013, this was 9.3 tonnes compared to England at 5.9 tonnes. The high carbon emissions may in part be a result of east midlands airport.

8.4.3 As a baseline the Developing a Carbon Reduction Strategy for Leicestershire: Carbon Reduction Strategy Evidence Base (Leicestershire Together, March 2013) report identifies that the domestic sector in Leicestershire is currently responsible for 1,450 ktCO<sub>2</sub> per year. Therefore, this is projected to grow in a business as usual scenario to 1,600 Kt/CO<sub>2</sub> per year by 2020 (a 9.4% increase). Therefore, there is a significant requirement to improve carbon emissions from homes, with the greatest savings potential for improvements to existing stock as well as building carbon efficient new homes.

8.4.4 The Carbon Reduction baseline also considers carbon emissions from transport. A benchmark figure for the carbon emissions from transport for this task has been produced

<sup>10</sup> 2005 to 2013 UK local and regional CO2 emissions subset dataset, Available: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013>

from Leicester & Leicestershire Integrated Transport Model (LLITM) output data. For 2013 LLITM predicts 1,679 tonnes of carbon per average weekday (12 hour period) from all highway transport sources in Leicestershire. This equates to 6,218 tonnes of CO<sub>2</sub> per average 12 hour weekday. When scaling to a full year this gives an annual emissions figure of 2,190ktonnes CO<sub>2</sub> per annum. The report predicts carbon from transport may increase in the order of 5.9% from 2008 to 2031. Therefore, consideration is being given to broad transport policy instruments to achieve a behavioural change and reduce car transport and therefore reduce emissions as a solution to the upward trend.

### Climate Change adaptation: Flooding

- 8.4.5 NWL lies wholly within the catchment of the River Trent. There is a watershed within the district at Coalville where watercourses either flow approximately north or south. The north of the district drains to the Lower Trent either directly or via the River Soar, whilst the south of the district flows via the River Mease or the River Sence to the Upper Trent. The Lower Trent is considered to be the catchment contributing to the River Trent downstream of the confluence with the River Dove in Derbyshire.
- 8.4.6 NWL District is adjacent to Charnwood through which the River Soar flows before entering North West Leicestershire. There are a large number of properties within the adjoining Boroughs that are susceptible to flooding from the River Trent and the River Soar, and future development within NWL must be carefully managed to ensure that this risk of flooding is not exacerbated and contributes to a reduction in flood risk elsewhere where feasible.
- 8.4.7 Within NWL fluvial flooding represents the primary source of flood risk. In the north and east of the district this is from the River Trent and River Soar, and in the south and west from the River Mease and the River Sence (North West Leicestershire District Council, Strategic Flood Risk Assessment, 2015 Update).
- 8.4.8 The Strategic Flood Risk Assessment covers the detailed flooding issues in the district. However, **Figure 8.4** shows the overall identified flood risk areas as defined by the Environment Agency. This map shows areas in Flood Zone 3 (dark blue); these are areas either of 'Functional Floodplain' (Zone 3b) or areas with a high risk of flood (more than 1 in 100 annual chance of flooding from rivers, Zone 3a). It also shows lighter blue areas, where the risk of flood is 1 in 100 to 1 in 1000 annual risk of flooding from rivers (Flood Zone 2).
- 8.4.9 It should be noted that **Figure 8.4** does not include risk of surface water flooding, which can be related to overcapacity of sewers, culverted rivers and natural topography. NWL has a sewerage system mainly based on Victorian sewers, which presents a local risk of surface water flooding.
- 8.4.10 Further potential sources of flooding are canal infrastructure failure, surface water flooding, overflowing of sewage infrastructure, and groundwater rising from former coal mining areas (North West Leicestershire District Council, Strategic Flood Risk Assessment, 2015 Update). These areas are less straightforward to identify.

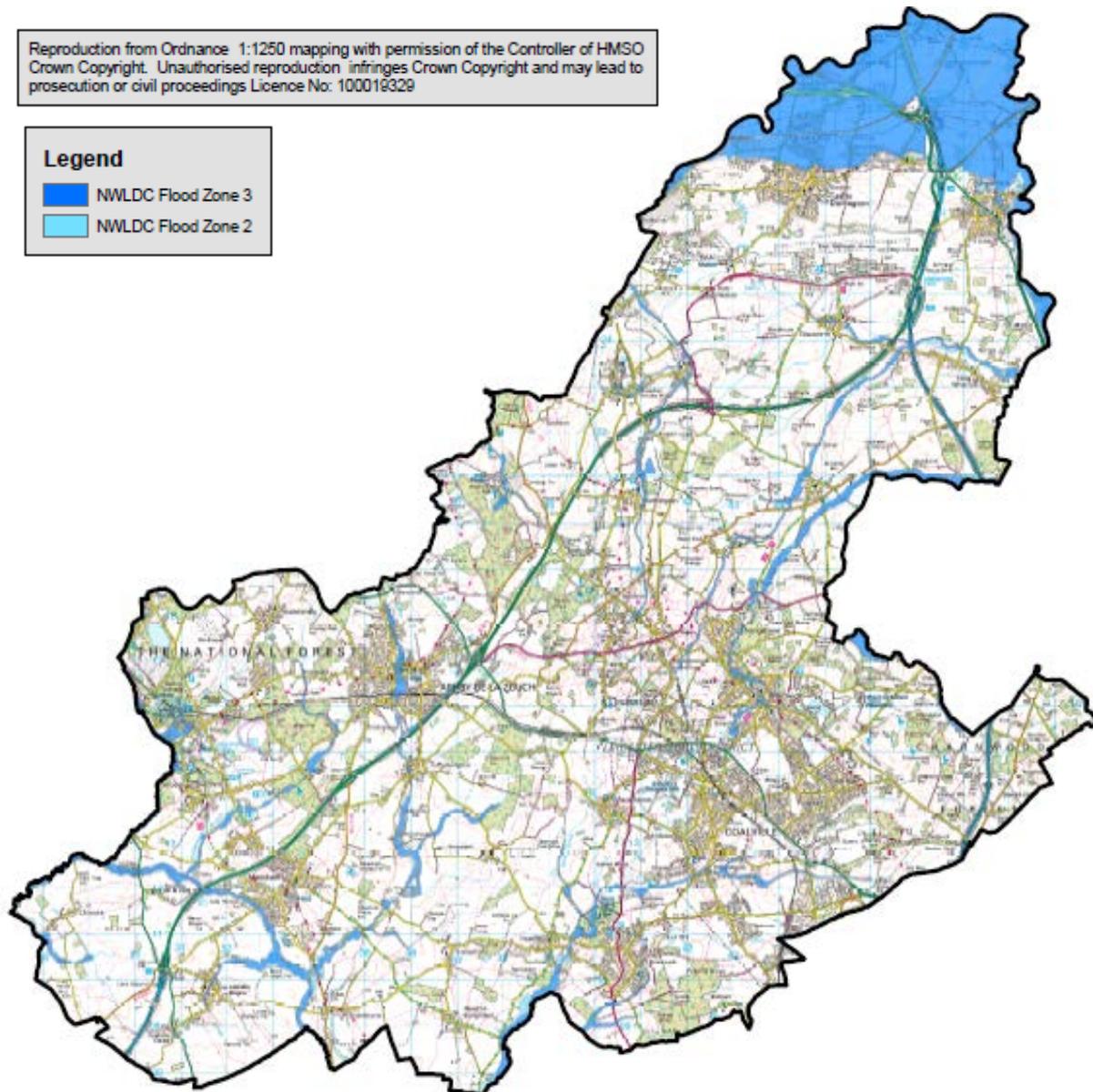


Figure 8.4: Flood Zones 2 and 3 (combined) for the district

- 8.4.11 **Figure 8.4** gives a general impression of the flood risk areas of the district. The figure shows the northern parts of the district are at high risk of fluvial flooding. For example, areas such as the Willow Farm Business Park and the village of Hemmington fall entirely within Flood Zone 3. This area of flood risk extends to the northern boundary of Castle Donington and into Kegworth. Other areas at risk of flooding are central Ashby-de-la-Zouch and parts of the wider Coalville Urban Area including Thringston and Whitwick. The south west boundary to Measham is also defined by areas at risk of flooding.
- 8.4.12 Figure 8.4 provides a generalised impression of flood risk in the district and evidently there are many areas at risk of flood that need to be investigated at a finer grain as part of a Strategic Flood Risk Assessment.

## 8.5 Issues

- High carbon emissions per head characterise the district. Where possible these will need to be addressed in the design and delivery of new development and solutions for existing development.
- There is limited renewable energy generation in the district and opportunities to increase capacity, both major renewable development and micro-renewables, should be sought.
- Some parts of the district are at very high risk of flooding. Advice and guidance from the NPPF, Environment Agency and Lead Local Flood Authority (Leicestershire County Council) will need to be followed to ensure development does not increase the risk of flooding on or off-site and reduces flood risk elsewhere where feasible
- It is important to become more resilient to the wider effects of climate change through adaptation measures. Green Infrastructure presents opportunities to address multiple issues through multifunctional spaces.

## 9 Biodiversity and Geodiversity

### 9.1 Introduction

9.1.1 This chapter identifies the biodiversity and geodiversity assets, including designated sites and wider information available on nature conservation in the district.

### 9.2 Context

#### National

9.2.1 **European Union Habitats Directive** (92/43/EEC) requires Member States to create an ecological network to protect threatened habitats and species. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) form part of this network.

9.2.2 The European Commission Guidance on **Integrating Climate Change and Biodiversity into Strategic Environmental Assessment** (2013) suggests that an SEA should focus on ensuring 'no-net-loss of biodiversity' before considering mitigation and compensation. The assessment should also take account of 'ecosystem services' and the links between natural environment and economy.

9.2.3 The **Natural Environment White Paper** (2012) states that there is a need to halt the overall decline in biodiversity and the degradation of ecosystem services; and restore them in so far as feasible and seek to deliver net gains in biodiversity where possible .

9.2.4 **Biodiversity 2020** is the Government's Strategy for England's wildlife and ecosystem services. It encapsulates the aims of the EU Biodiversity Strategy and seeks to achieve the following outcomes by 2020:

- More, bigger and less fragmented areas for wildlife. No net loss of priority habitat and a net increase in priority habitats.
- Restoring at least 15% of degraded ecosystems as a contribution to climate change mitigation and adaptation.
- An overall improvement in the status of species and prevention of further human-induced extinctions.
- Improved engagement in biodiversity issues.

9.2.5 The Wildlife Trust guidance document *A Living Landscape* says that Local plans should adopt a 'landscape approach' to protecting and enhancing biodiversity. This focuses on the conservation of biodiversity over large areas of land (i.e. at the landscape scale) where habitat patches that are now fragmented would once have functioned more as an interconnected whole.

9.2.6 **NPPF** recognises the need for planning to "*contribute to and enhance the natural and local environment*" (NPPF paragraph 109). In particular minimising the impact on, enhancing and reversing the decline in biodiversity, in line with the Government's target. Ecological networks are identified as measures enhance the resilience and ecosystem services to recognise the value of biodiversity.

9.2.7 The **Natural Environment and Rural Communities Act** (2006), Section 40: Duty to conserve biodiversity states:

*“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.*

9.2.8 The NPPF identifies how planning system should protect and enhance geological conservation interests.

9.2.9 **Natural England’s Standing Advice on Protected Species** (Nov, 2014) provides advice to planning officers to ensure that developments stay within the law with regards to protected species. Although this advice is primarily aimed at applications for planning permission, the principles are relevant to the Local Plan. In particular, and in selecting preferred locations for development, steps should be taken to avoid harm to protected species. Appropriate mitigation measures will also need to be established, followed by compensation as a last resort.

9.2.10 Developments should also aim to conserve and enhance biodiversity. However, if a development affects European protected species and a licence will be required, Natural England will only be looking for proportionate mitigation and compensation measures, not enhancements.

9.2.11 **Planning for a healthy environment - good practice guidance for green infrastructure** (GI) and biodiversity provides guidance for practitioners to ensure nature is taken into account when shaping local areas. The guide has been prepared with input from statutory and non-statutory organisations with expertise in planning green infrastructure and biodiversity. Endorsed by more than 30 organisations, it distils the best approaches and good practice; signposts sources of further detailed information; and summarises the latest policy drivers such as:

- GI needs to be strategically planned to provide a comprehensive and integrated network;
- GI requires wide partnership buy-in, and needs to be planned using sound evidence;
- GI needs to demonstrate ‘multi-functionality’, with creation and maintenance needed to be properly resourced;
- GI needs to be central to the development’s design and must reflect and enhance the area’s locally distinctive character;
- GI should contribute to biodiversity gain by safeguarding, enhancing, restoring, and creating wildlife habitat and by integrating biodiversity into the built environment;
- GI should achieve physical and functional connectivity between sites at strategic and local levels; and,
- GI needs to include accessible spaces and facilitate physically active travel, and be integrated with other policy initiatives.

## Local

9.2.12 The **6C’s Green Infrastructure Strategy** (2010) outlines objectives for the East Midlands region, in relation to biodiversity, objective 14 states:

*“Reverse the decline in biodiversity by countering habitat fragmentation through investment in substantial habitat restoration and creation, informed by biodiversity opportunity mapping methods”.*

## 9.3 Baseline

9.3.1 Biodiversity in the East Midlands is at the lowest level for any English region, having been in decline for the past 200 years. Although the region does hold some areas of national importance for species and habitats, these are generally small and isolated, and surrounded by a matrix of little natural or semi-natural habitat (Natural England, 2009).

### Designations

9.3.2 There is one internationally designed nature conservation area in the district, the River Mease Special Area of Conservation (SAC), as shown in **Figure 9.1**.

9.3.3 The River Mease is a Special Area of Conservation (SAC) due to the importance of the species and habitats it supports.

9.3.4 The River Mease is approximately 25km in length and comprises the lower reaches of the Gilwiskaw Brook downstream of Packington, and the River Mease downstream of its confluence with the Gilwiskaw Brook and runs across three counties; Leicestershire, Derbyshire and Staffordshire.

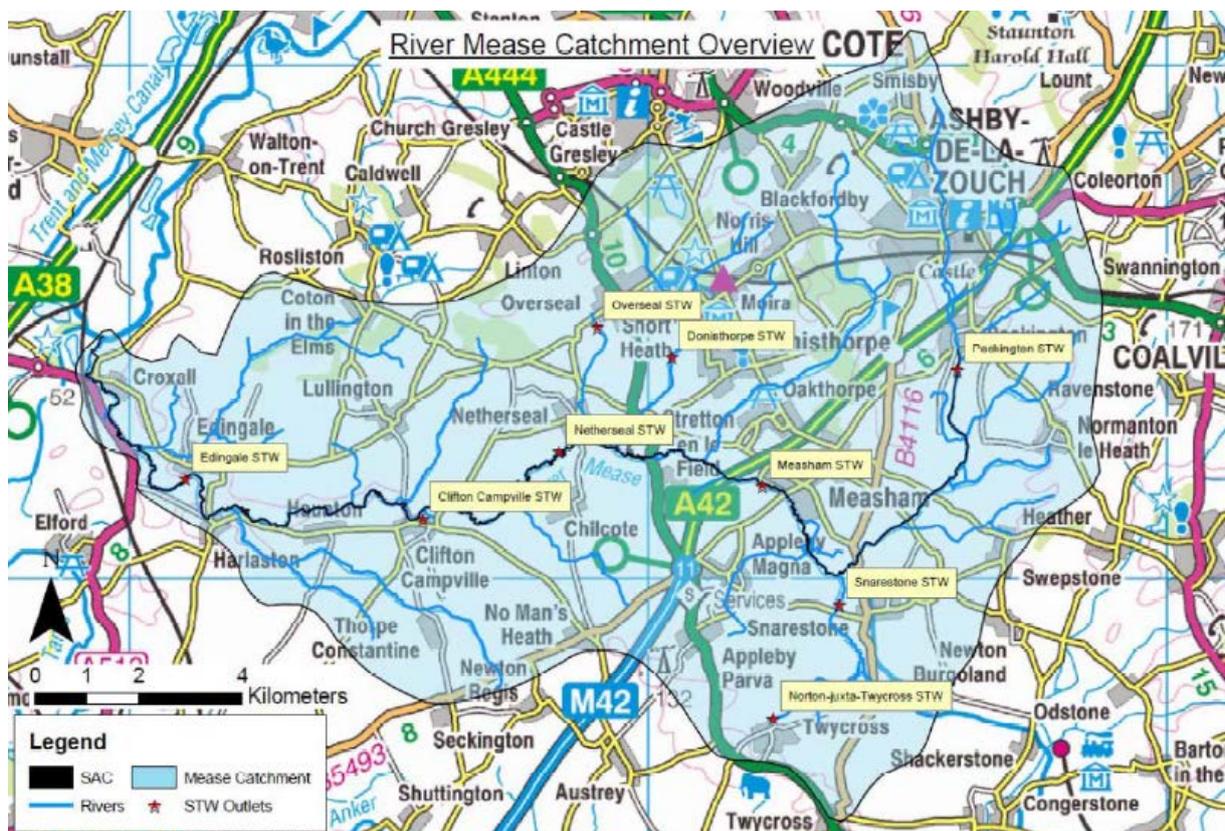


Figure 9.1: River Mease Catchment Overview (extract: North West Leicestershire Annual Monitoring Report 2012/13)

9.3.5 The River Mease and Gilwiskaw Brook are special lowland rivers as they are relatively unspoilt and support populations of:

- spined loach (*Cobitis taenia*) and
- bullhead (*Cottus gobio*), two notable species of native freshwater fish that have a restricted distribution in England.

- 9.3.6 This is why the rivers were designated as a Special Area of Conservation (SAC) under the EU Habitats Directive, and a Site of Special Scientific Interest (SSSI) under the Wildlife and Countryside Act. The rivers also support populations of white-clawed crayfish (*Austropotamobius pallipes*), otter (*Lutra lutra*) and a range of river plants such as water crow-foot (*Ranunculus sp.*)
- 9.3.7 In March 2012 Natural England finalised a Restoration Plan and technical document to support the improvement of the River and restore features on which protected wildlife depends.
- 9.3.8 Surveys by the Environment Agency showed the water quality in the river to be poor, mainly due to high phosphorous levels and this was having an effect on the nature conservation value of the river. These elevated phosphorous levels were in part due to the outfalls from waste water treatment works in the district. Therefore, as a precautionary measure, since 2009, new development within the River Mease catchment area has been restricted, leading to delays in planning applications.
- 9.3.9 Following a period of consultation, the Council agreed a new Developer Contribution Strategy (DCS) in October 2012, to ensure developers make a direct contribution to the conservation of the water quality in the River Mease.
- 9.3.10 The scheme necessitates that a significant contribution from developers is required where proposals would increase the amount of waste water discharge into the river Mease. The DCS works alongside measures to impose stricter limits on phosphorous levels at a number of local water treatment works, most importantly Packington and Measham works. These limits combined with the DCS will help to reduce phosphorous levels in the river and its habitats. The scheme directly funds improvements to the water quality. The Annual Monitoring Report 2012/2013 reports contributions amounting to £106,381.00 have been received.
- 9.3.11 A Water Quality Management Plan has been established for the river Mease (River Mease Special Area of Conservation Water: Quality (Phosphate) Management Plan (WQMP), Jacobs Engineering U.K. Limited, 2012).
- 9.3.12 The need to protect the River Mease SAC may remain some constraint on for development that is within its catchment.
- 9.3.13 The district contains one National Nature Reserve (NNR) - Charnwood Lodge; and five Local Nature Reserves (LNR) - Moira Junction, Saltersford Wood, New Lount, Nature Alive and Snibston Grange. These are shown in the map in **Figure 9.2**.

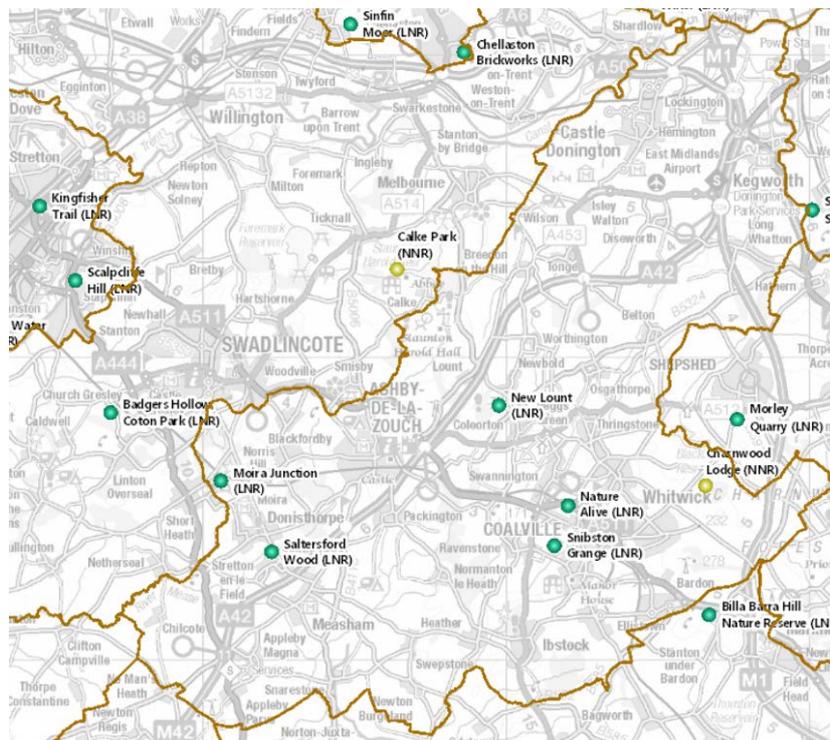


Figure 9.2: National and Local Nature Reserves (Source: <http://magic.defra.gov.uk/>, accessed 19/05/16)

- 9.3.14 The coverage of SSSIs in the East Midlands region is below the national average, with individual sites generally small in size. However the condition of these has improved significantly, such that the region now has the highest percentage area (94%) of SSSI land in favourable condition in England (Natural England, 2009).
- 9.3.15 There are 17 SSSIs within NWL as shown in **Figure 9.3**. These are: Ashby Canal, Bardon Hill Quarry, Bardon Hill, Blackbrook Reservoir, Breedon Cloud Woods, Breedon Hill, Charnwood Lodge, Coalville Meadow, Dimminsdale, Donington Park, Grace Dieu & High Sharpley, Lockington Marshes, Lount Meadows, Newton Burgoland, Oakley Wood, Pasture & Asplin, and the River Mease.
- 9.3.16 The majority of the SSSIs are in favourable or unfavourable recovering condition. However Dimminsdale, Blackbrook Reservoir and Holly Rock Fields have areas in ‘unfavourable no change condition’, and Grace Dieu and High Sharley has areas of ‘unfavourable no change’ and ‘unfavourable declining condition’. The primary reason for this is inappropriate management leading to scrub encroachment, rather than related to development.
- 9.3.17 Three of the SSSIs in the NWL are designed for the geodiversity interest, these are Grace Dieu & High Sharpley, Breedon Cloud Woods and Quarry and Bardon Hill Quarry. Only the latter is designated solely for geology and the other two also are designated for their biodiversity interest. The sites are identified as being in favourable condition.

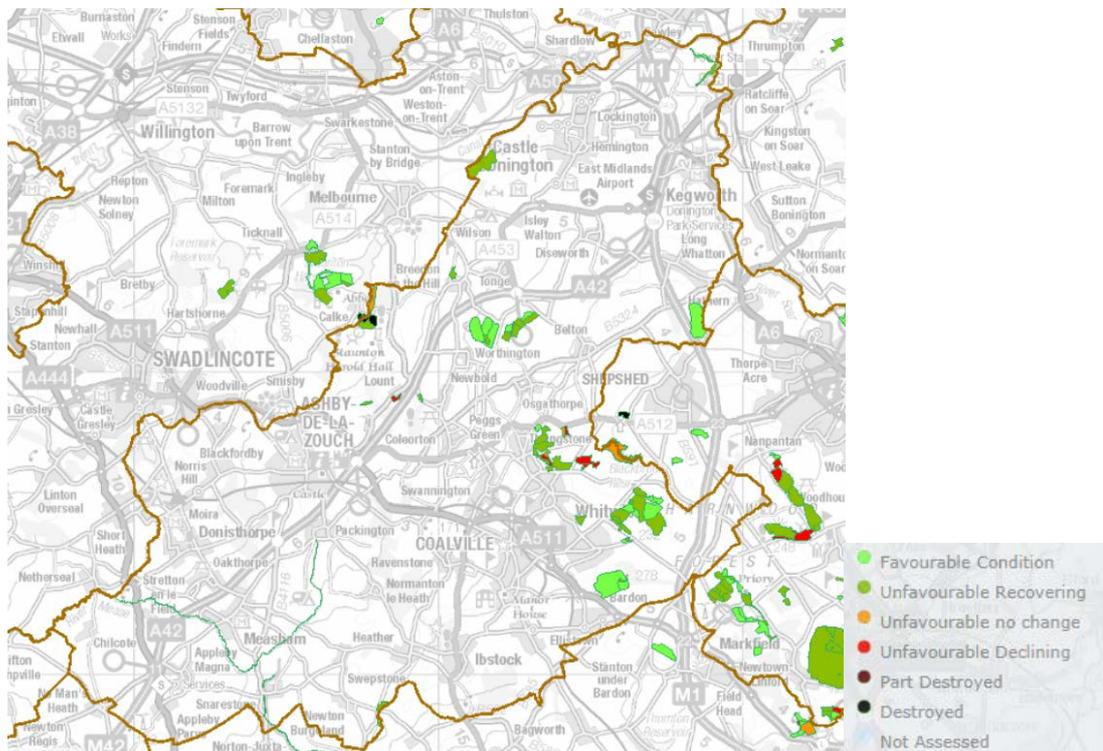


Figure 9.3: Sites of Special Scientific Interest (SSSIs) (Source: <http://magic.defra.gov.uk/>, accessed 19/05/16)

## Biodiversity Action Plans

- 9.3.18 Biodiversity Action Plans (BAPs) are the UK government's response to the United Nations Convention on Biological Diversity (CBD). BAPs are now, however, replaced by the 'UK Post-2010 Biodiversity Framework' (July 2012) which covers the period from 2011 to 2020. This is in response to the Convention on Biological Diversity. The focus is now on county-level biodiversity management.
- 9.3.19 Many of the tools developed under UK BAP remain of use, for example, background information about the lists of priority habitats and species. The lists of priority species and habitats agreed under UK BAP still form the basis of much biodiversity work in the plan area.
- 9.3.20 There are two Local BAPs relevant to North West Leicestershire: Leicester, Leicestershire & Rutland Biodiversity Action Plan (Leicestershire and Rutland Wildlife Trust, 2010) and National Forest Biodiversity Action Plan (National Forest, 2011). BAP habitat types are available from the government online mapping resource [www.magic.gov.uk](http://www.magic.gov.uk).
- 9.3.21 The Leicester, Leicestershire & Rutland Biodiversity Action Plan 2010- 2015 consists of 19 Habitat Action Plans and 16 Species Action Plans (Leicestershire and Rutland Wildlife Trust, 2010). Those covering habitats of national importance are:

- Broadleaved woodland;
- Calcareous grassland;
- Eutrophic standing water;
- Field margins;
- Heath-grassland;

- Hedgerows;
- Lowland wood-pasture and parkland;
- Mesotrophic lakes;
- Neutral grassland;
- Reedbed; and
- Wet woodland.

9.3.22 The habitats of local importance are:

- Fast-flowing streams;
- Floodplain wetland;
- Mature trees;
- Roadside verges;
- Rocks and built structures;
- Sphagnum ponds;
- Springs and flushes; and
- Urban habitat.

9.3.23 The BAP also has 16 species Action Plans these are:

- Barn owl;
- Bats;
- Black Hairstreak Butterfly;
- Black Poplar;
- Dingy Skipper and Grizzled Skipper;
- Dormouse;
- Nightingale;
- Otter;
- Purple Small-Reed;
- Redstart;
- Sand Martin;
- Violet Helleborine;
- Water Vole;
- White-Clawed Crayfish; and
- Wood Vetch.

9.3.24 The National Forest Biodiversity Action Plan consists of 15 Habitat Action Plans, 9 Species Action Plans, and 6 Landscape Action Plans (National Forest, 2011). The Habitat Action Plan are:

- Deciduous woodland

- Wet woodland
- Wood pasture
- Traditional orchards
- Scrub
- Acid grassland
- Heath grassland
- Neutral grassland
- Wet grassland and floodplain marsh
- Hedgerows
- Arable field margins
- Rough grassland
- Linear waters
- Standing waters
- Reedbeds

9.3.25 The Species Action Plans are:

- Adder
- Barn owl
- Bats
- Black poplar
- Bluebell
- Lesser spotted woodpecker
- Otter
- Ruddy darter dragonfly
- Water vole

9.3.26 The Landscape Action Plans are:

- Needwood and South Derbyshire Claylands
- Trent Valley Washlands
- Mease and Sence Lowlands
- Leicestershire and South Derbyshire Coalfield
- Melbourne Parklands
- Charnwood

9.3.27 The other source of information on species and habitats in the district is the comprehensive Phase 1 Habitat Survey completed of the whole area. This is the *North West Leicestershire Phase 1 Habitat Survey 2006-2009*. The full report and maps are available on



## 9.4 Issues

- The district has few habitats that are of national status or above for their nature conservation value. Therefore there is the need to protect and enhance the assets that do exist.
- There is a detailed evidence base of the nature conservation assets in the district, this has the potential to be extremely useful in development planning and protecting these assets.
- The River Mease SAC is at risk from adverse effects from waste water treatment outflows that have introduced damagingly high level of phosphates into the river. This may have implications of the deliverability of housing in the area and identifies the need to avoid or mitigate any further adverse impacts.
- Protect existing areas designated for the geological importance from harm.
- Make use of Green Infrastructure to help protect and enhance wildlife habitats and the connections between them.

## 10 Landscape and Land

### 10.1 Introduction

10.1.1 This chapter covers topics associated with the character of the landscape as well as open space and soil assets in the district.

### 10.2 Context

10.2.1 The European Landscape Convention (ELC) (2000) promotes the planning, management and protection of landscapes, and is the first international convention with a specific focus on landscape.

10.2.2 The **NPPF** states that Local Planning Authorities should set out strategic policies within the Local Plan for the “conservation and enhancement of the natural and historic environment, including landscape” (paragraph 156).

10.2.3 At a regional level, objective 12 of the East Midlands 6C’s Green Infrastructure (GI) Strategy (2010) states:

*“Promote the protection and management of landscape character to provide enhanced landscape settings for the built environment and to ensure that new development and GI relates to landscape character, place and context.”*

10.2.4 The **NPPF** states that the planning system should protect and enhance valued soils and prevent the adverse effects of unacceptable levels of pollution. This is because soil is an essential finite resource that provides important ‘ecosystem services’, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. Also, the NPPF expects local planning authorities to take into account the economic and other benefits of the best and most versatile agricultural land. This is particularly important in plan making when decisions are made on which land should be allocated for development. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality

10.2.5 **Safeguarding our Soils: A strategy for England** (2009) sets out a vision for the future of soils in England. This is:

*“By 2030, all of England’s soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations”.*

10.2.6 Planning decisions need to take sufficient account of soil quality in particular in cases where significant areas of the best and most versatile agricultural land may be lost to development.

10.2.7 **Nature Nearby, Accessible Green space Guidance** (March 2010) sets guidance on how to provide high quality access to the natural environment in green spaces close to home, providing example sites for parks and greenspace practitioners, visitor service and quality standards to meet:

- An Accessibility and Quantity Standard – to ensure equitable provision both close to home and within sustainable transport distances;
- Service Standards – for core services and facilities for each site type

- A national Quality Standard – i.e. the Green Flag Award scheme.

**10.2.8** The **Government Forestry and Woodlands Statement 2013** seeks to maximise the environmental, economic and social benefits of trees and woodland forests across the country by:

- Ensuring that trees, woods and forests are resilient to, and mitigate the impacts of climate change;
- Protecting and enhancing the environmental resources of water, soil, air, biodiversity and landscapes;
- Protecting and enhancing the cultural and amenity values of trees and woodlands;
- Increasing the contribution that trees, woods and forests make to the quality of life; Improving the competitiveness of woodland businesses and promote the development of new or improved markets for sustainable woodland products.

**10.2.9** The **National Forest Strategy 2014-2024** sets to protect and secure the future of the Forest through:

- Sensitive achievement of the landscape change, with increased targeting to get the greatest benefits;
- Making on the most of forest sites (woodlands and other habitats, attractions, connections and views)
- Increasing engagement, enjoyment and well-being by the widest range of people
- Effective partnership taking the forest to the next stage
- Bringing new income and investment
- The national exemplar role, research, and being a centre of excellence

## **10.3 Baseline**

### **Landscape Designations**

**10.3.1** There are no nationally designated landscapes within NWL. However, there are local landscape designations that seek to protect certain characteristics of the landscape, such as 'openness'. For example, Green Wedges and Areas of Separation and intended to prevent settlement coalescence and retain individual character to towns and villages. However, these are not based on the quality of the land. **Figure 10.1** shows these designations, as well as those that are more quality based such as the two Areas of Particularly Attractive Countryside in the west and east of the district, although this type of local quality designation is not encouraged in current local policy, where the aim is to take an approach that treats each landscape area on its merits.

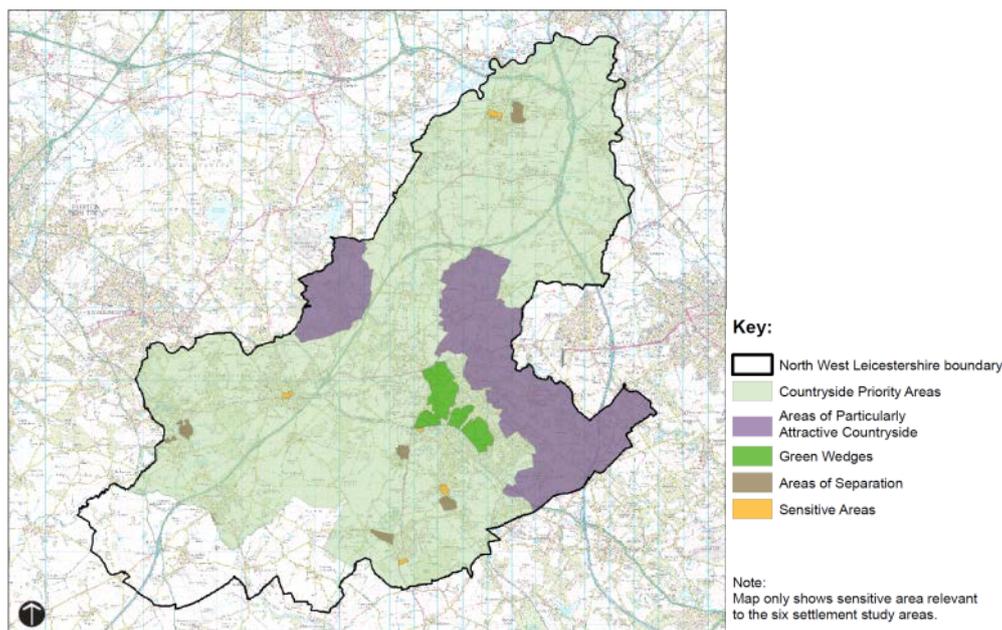


Figure 10.1: Local landscape designations (Source: (Settlement Fringe Study, North West Leicestershire, 2010 <sup>11</sup>)

## Landscape Character Assessments

10.3.2 There are numerous landscape character studies covering the district. The studies that have informed them range in scale from being part of national assessments of character to those done on a more local scale. Figures 10.2 to 10.4 show the different character areas identified in each study. These all show a clear pattern of landscape character, although each calls the areas slightly different names and the borders of each area vary. The four/five main regions are:

- A northern area extending to just south of the airport that is characterised as a valley or floodplain;
- Further south a central belt extending to the area around the A512, characterised as lowlands, parkland or village farmlands;
- The eastern part of the district extending west to Coalville is a forested area, identified as Charnwood Forest or 'ancient wooded hills';
- The southern part of the district around Appleby Magna is the Mease / Sense Lowlands; and
- The remainder of the district that makes up much of the central southern area is identified as the coalfield, and is the location of many of the district's towns and villages.

10.3.3 Five National Character Areas, as identified by Natural England, occur within NWL, as shown in **Figure 10.2**. These are: Trent Valley Washlands (69), Melbourne Parklands (70), Leicestershire and South Derbyshire Coalfield (71), Mease/Sence Lowlands (72), and Charnwood (73).

11

[http://www.nwleics.gov.uk/files/documents/appendix\\_a\\_maps\\_1\\_to\\_51/Appendix%20A%20Maps%201%20to%2005.pdf](http://www.nwleics.gov.uk/files/documents/appendix_a_maps_1_to_51/Appendix%20A%20Maps%201%20to%2005.pdf) (accessed 19/5/14)

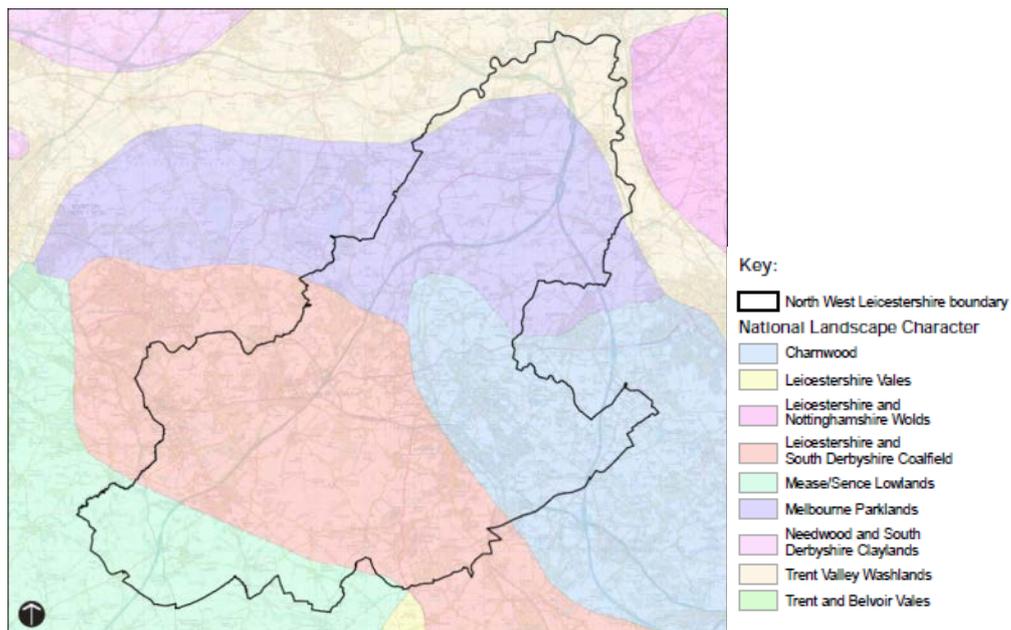


Figure 10.2: National Landscape Character Areas (Source: (Settlement Fringe Study, North West Leicestershire, 2010<sup>12</sup>)

10.3.4 The East Midlands Region Landscape Character Assessment identifies 31 landscape character types, eight of these types are found within NWL and are shown in **Figure 10.3**.

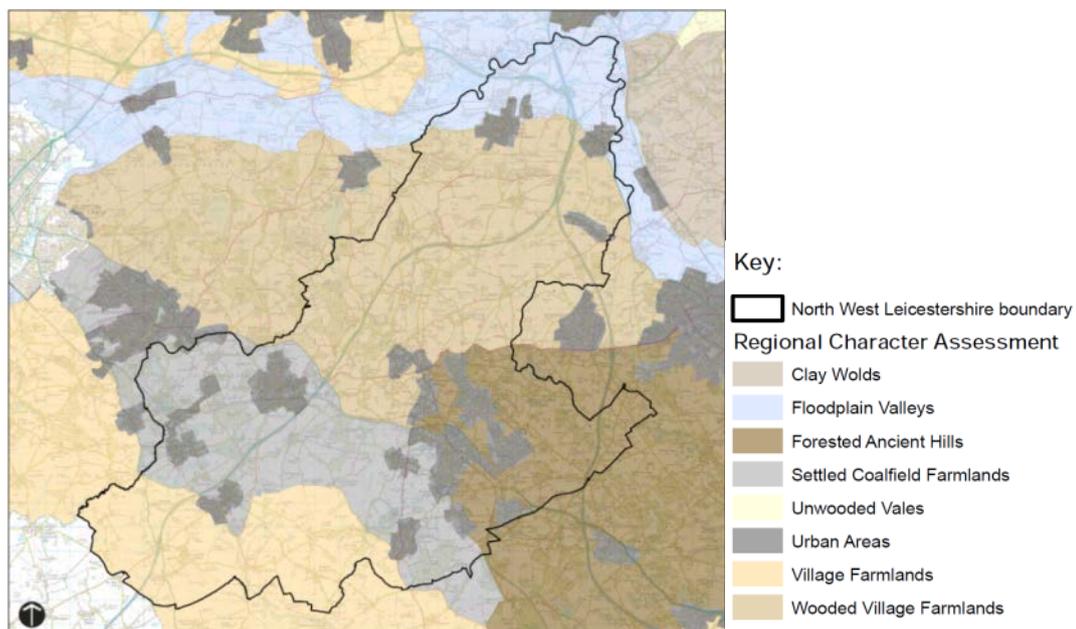


Figure 10.3: East Midlands Region Landscape Character Areas (Source: (North West Leicestershire, 2010<sup>13</sup>)

12

[http://www.nwleics.gov.uk/files/documents/appendix\\_a\\_maps\\_1\\_to\\_51/Appendix%20A%20Maps%201%20to%2005.pdf](http://www.nwleics.gov.uk/files/documents/appendix_a_maps_1_to_51/Appendix%20A%20Maps%201%20to%2005.pdf) (accessed 19/5/14)

13

[http://www.nwleics.gov.uk/files/documents/appendix\\_a\\_maps\\_1\\_to\\_51/Appendix%20A%20Maps%201%20to%2005.pdf](http://www.nwleics.gov.uk/files/documents/appendix_a_maps_1_to_51/Appendix%20A%20Maps%201%20to%2005.pdf) (accessed 19/5/14)

10.3.5 The Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (Leicestershire County Council, 2001) provides a county scale landscape character assessment.

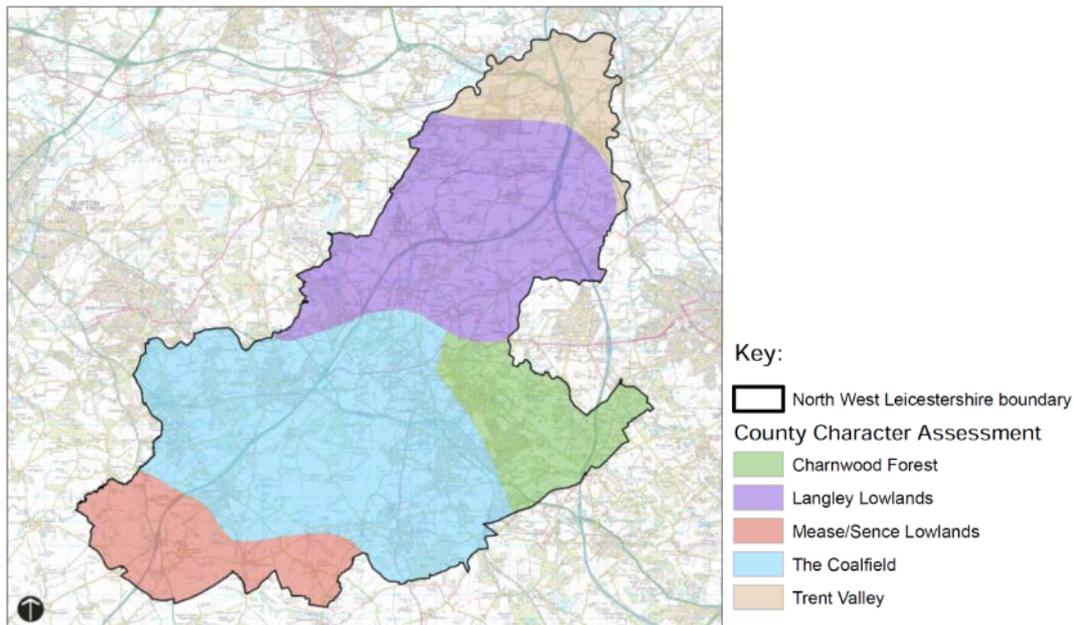


Figure 10.4: Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (Source: Settlement Fringe Study, North West Leicestershire, 2010)<sup>14</sup>

10.3.6 Key characteristics for each of the county character areas are:

#### Charnwood Forest

- Key characteristics: upland landscape, high woodland cover, part of National Forest, sites of ecological value. Mix of woodland, farmland, heathland and parkland. Local stone used in buildings and walls.
- Key issues: woodland and hedgerow management, condition of drystone walls, insensitive built development, quarry extensions, visitor pressures.

#### Langley Lowlands

- Key characteristics: rolling landform, with woodlands and hedgerow trees providing a well wooded appearance, quarries, parkland, villages linked by winding lanes.
- Key issues: decline of woodland, quarry extensions, pressure on hedgerows due to arable intensification, road widening and improvements, expansion of East Midlands Airport.

#### Mease/Sence Lowlands

- Key characteristics: undulating landscape with many small valleys, well-treed appearance due to frequent hedgerow trees, however little woodland, mixed arable and pasture, many sites of ecological value.
- Key issues: hedgerow condition, due to loss and ageing of species and inappropriate species, loss of field ponds, conversion of pasture to arable.

<sup>14</sup> ibid

### The Coalfield

- Key characteristics: gently undulating landform, low woodland cover, however most of area within National Forest, effects of coal and clay industry, settlement in form of dense former mining towns, mixed farmland.
- Key issues: loss of trees and hedgerows, and poor management of hedgerows, potential high visibility of new development due to open character of landscape, restoration of former mineral workings.

### Trent Valley

- Key characteristics: flat open floodplain supporting a range of wetland habitats, lack of woodland, mixture of arable and pasture with small areas of parkland, influence of energy and transport infrastructure.
- Key issues: road, industrial and extractive development, loss of hedgerows, loss of small streams and drainage ditches.

## National Forest

10.3.7 NWL lies at the heart of the National Forest, which spans three counties in the centre of England - Derbyshire, Leicestershire and Staffordshire.

10.3.8 The East Midlands region has a low proportion of woodland cover (5%) compared to the national average of 12% cover (LDA, 2010).

10.3.9 The National Forest therefore aims to increase woodland cover, and is a nationally leading example of landscape scale forest creation. Eight million trees have been planted since 1995, increasing woodland cover from 6% to 20%. The aim is to achieve a third woodland cover, once planting is complete (National Forest, 2014). **Figure 10.5** shows the location and the tree cover as at 2013.

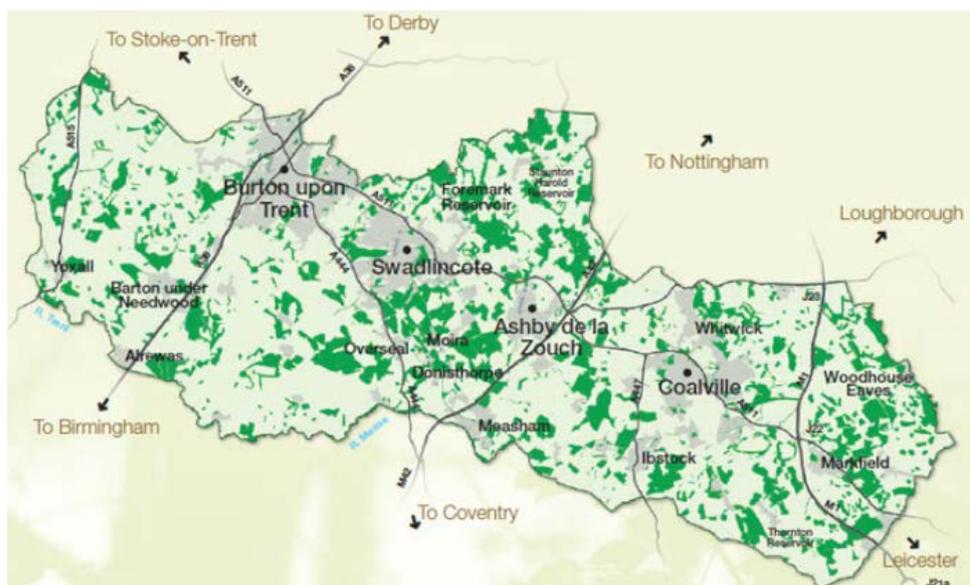


Figure 10.5: National Forest extent and proportion of woodland cover 2013 (National Forest, 2014)

## Charnwood Forest Regional Park

10.3.10 Charnwood Forest Regional Park is an area within the east of the National Forest, as shown in **Figure 10.6**. It is a distinctive upland landscape, with geology of international importance and rich biodiversity. Agricultural land use and quarries throughout the area also provide historical context for a traditional working landscape.

10.3.11 The Regional Park is non-statutory designation, led by a steering group of local partners, with specific objectives for environmental, social and economic benefits.

10.3.12 The vision for the Regional Park is:

*“The unique natural and cultural heritage features of Charnwood Forest will be managed and promoted through the Charnwood Forest Regional Park. The Regional Park will be recognised as an essential part of the growing communities in the Derby, Leicester and Nottingham area, now and in the future”. (Leicestershire County Council, 2010)*

### Charnwood Forest Regional Park

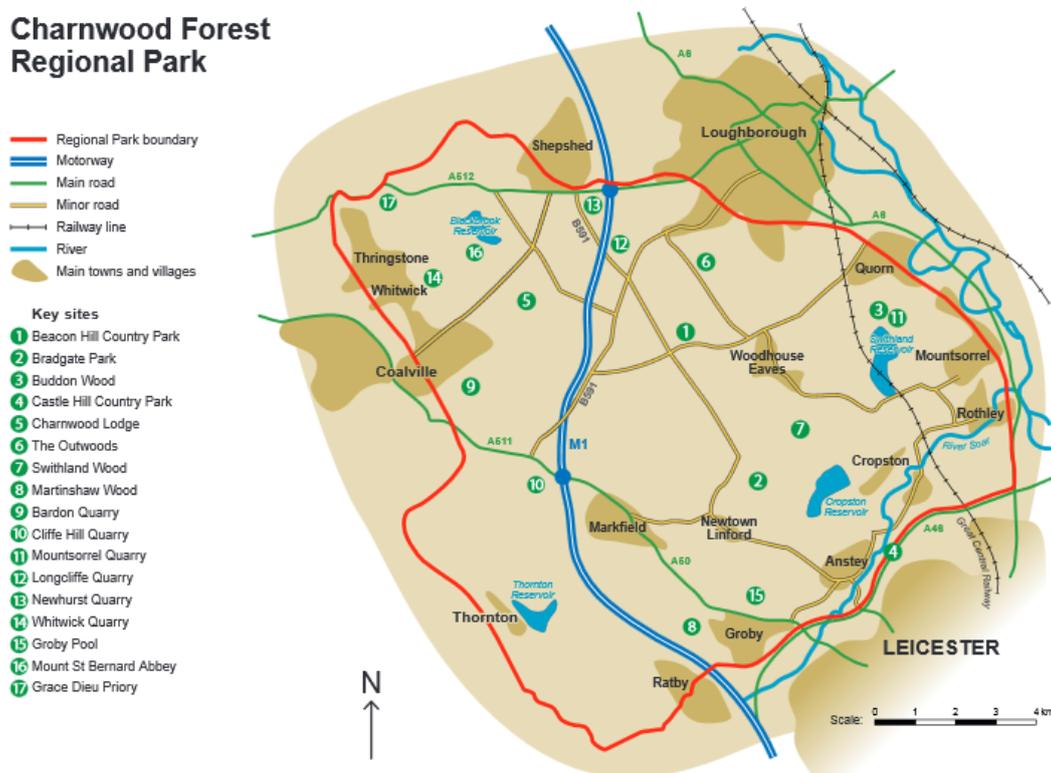


Figure 10.6: Charnwood Forest Regional Park (Leicester County Council, 2014)

### Open Space

10.3.13 In 2007 an Open Space audit was completed of the district. This identified there is shortfall in provision of recreation grounds and open space, but an over provision of children’s play areas in Coalville and a slight under provision in Ashby-de-la-Zouch.

10.3.14 The open space study identified an over-provision in respect of recreation grounds in Ibstock, but under-provision in respect of children’s play areas and local open space. This is similar to Kegworth, although it is only a slight under or over provision.

10.3.15 The open space study noted that there was slight deficit in respect of both recreation grounds and local open space, but over-provision in respect of children’s play areas in Measham.

## Agriculture and Land

10.3.16 **Figure 10.6** shows the Agricultural Land Classification. This map is only produced at the 1:250,000 scale and therefore is not intended to give a fine grain picture of exact soil types in fields; however it does give an indication of what types could be expected. Grade 1 is the best soil type, and does not appear to present in the district. However, NWL does contain soils that can be classed as 'best and most versatile' but the map does not break down types into 3a (best and most versatile) and 3b (not best and most versatile) so it is not possible to get a full picture of quality.

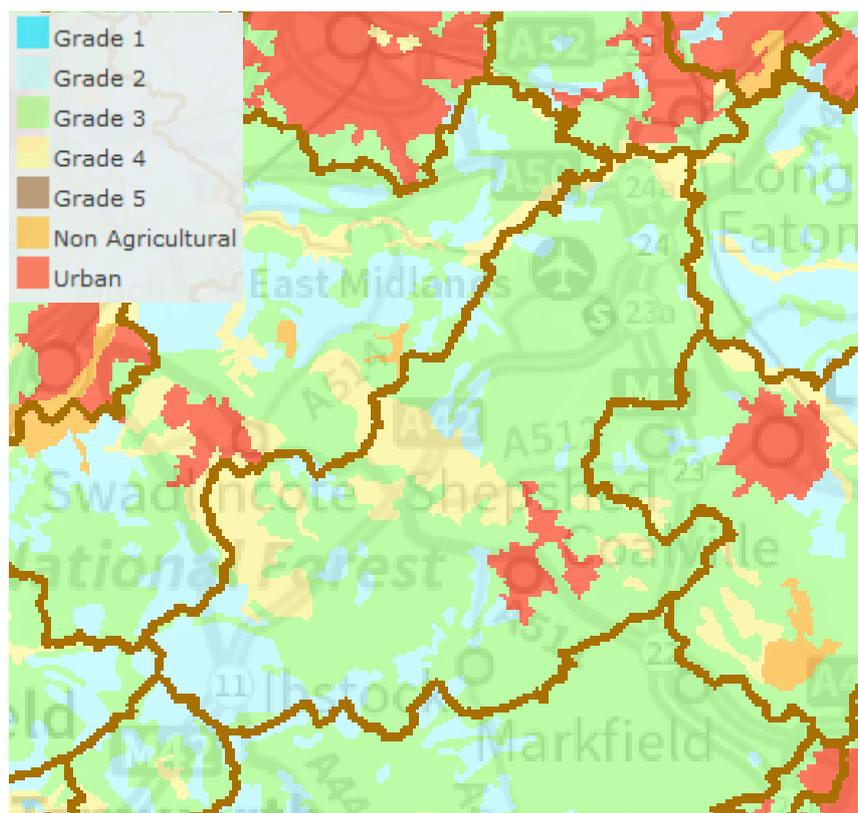


Figure 10.6: Agricultural Land Classification (source: <http://magic.defra.gov.uk/>, accessed 23/05/2016)

## 10.4 Issues

- The district has a varied landscape and development should respect its landscape setting and make a positive contribution to the relationship of rural and urban areas.
- The National and Regional Forests are major assets in the district and helping deliver their objectives could have considerable potential in enhancing the character of the district, including through supporting tree planting.
- Despite being a rural district there is a need to deliver new usable open space to meet existing and new resident's needs. A variety of types of open space should be provided in towns and villages, including children's playspace and allotments, New residential development should help deliver new open space, including children's play space, to meet the needs of residents.
- The district has relatively few areas that are identified as the best and most versatile, therefore there is a need to protect the soil resource.

## 11 Cultural Heritage

### 11.1 Introduction

- 11.1.1 This chapter covers the built heritage of the borough with a focus on designated areas, as well as reference to the built character of the district.

### 11.2 Context

#### National

- 11.2.1 Section 12 of the **NPPF** details measures for 'Conserving and Enhancing the Historic Environment'. In particular paragraph 126 states:

*"Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance."*

- 11.2.2 **The Government's Statement on the Historic Environment for England** (2010) sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life. Also of note is the reference to promoting the role of the historic environment within the Government's response to climate change and the wider sustainable development agenda.

#### Local

- 11.2.3 At a regional level, objective 13 of the **East Midlands 6C's Green Infrastructure** (GI) Strategy (2010) states:

*"Promote the protection and management of natural and cultural heritage, including archaeological sites, historic landscapes, geodiversity and industrial heritage;"*

- 11.2.4 **Leicestershire Historic Landscape Characterisation Project** maps and describes the present day landscape of Leicestershire and records significant changes that can be observed through the study of historic mapping and aerial photography. The project has equipped Leicestershire County Council's archaeological planning service with a detailed framework to aid the understanding of the landscape as a whole and provide an important tool that will contribute to the decision making process especially where issues affecting the landscape, both rural and urban are to be considered.

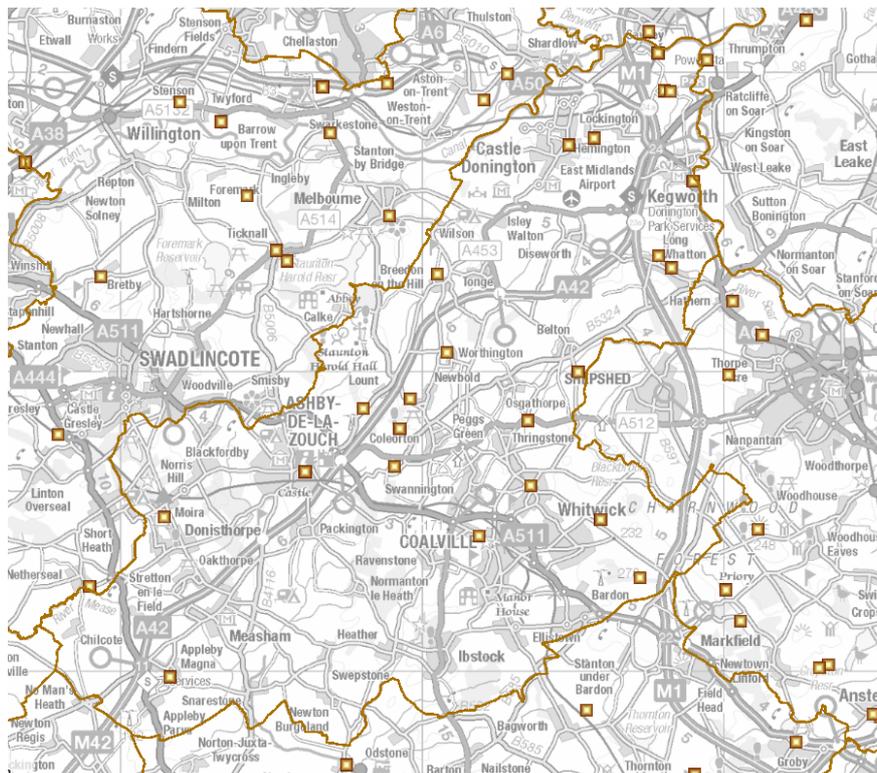
### 11.3 Baseline

- 11.3.1 The district has a rich and varied heritage, with a number of historic landscapes ranging from medieval ridge and furrow, to more recent industrial development, with coalmining leaving a lasting legacy, with Coalville in particularly a product of the industrial revolution.

## Historic designations

11.3.2 Within NWL there are 23 Scheduled Monuments and 640 Listed Buildings and other structures. The scheduled monuments are shown in **Figure 11.1**.

11.3.3 There are three Registered Parks and Gardens: Stanton Harold Hall and Coleorton Hall (both Grade II\*) and Whatton House (Grade II) within the district, as shown in **Figure 11.2**.



Figures 11.1: Scheduled Monuments (Source: <http://magic.defra.gov.uk/>, accessed 23/05/2016)

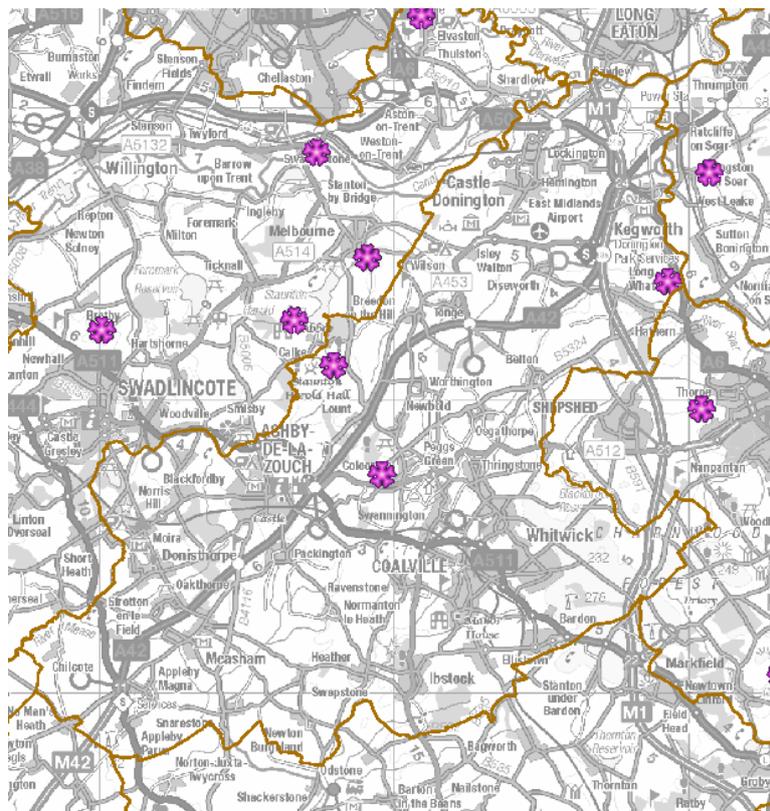


Figure 11.2: Registered Parks and Gardens (Source: <http://magic.defra.gov.uk/>, accessed 23/05/2016)

11.3.4 There are also numerous listed buildings through the district. With concentrations in and around:

- Ashby-de-la-Zouch centre, including along Market Street/ Kilwardby Street and Bath Street / Station Road, the town has the greatest concentration of listed buildings in the district;
- Castle Donington High Street has listed buildings along its length;
- Packington and Kegworth village centres also have a collection of listed buildings, with Measham also containing several.

11.3.5 There are some smaller villages with relatively high concentrations of listed buildings, such as Ravenstone, Diseworth and Osgathorpe, and groups of listed buildings such as at Coleorton Hall. Some areas have relatively few listed buildings, including Ibstock and the Coalville urban area (although there are some in Whitwick).

11.3.6 There are 23 conservation areas within NWL:

- Appleby Magna;
- Ashby-de-la-Zouch;
- Ashby-de-la-Zouch Canal (to Snarestone);
- Blackfordby;
- Breedon on the Hill;
- Castle Donington;
- Cavendish Bridge;

- Coalville
- Coleorton Hall;
- Diseworth;
- Donington le Heath;
- Heath End;
- Hemington;
- Ibstock;
- Lockington;
- Long Whatton;
- Measham;
- Packington;
- Ravenstone;
- Snarestone;
- Staunton Harold;
- Tonge; and
- Wilson

11.3.7 These areas are mainly representative of rural, agricultural areas with traditional houses, cottages and farm buildings. Also represented are areas characteristic of the industrial revolution (Ashby Canal and Measham), Georgian architecture (Ashby-de-la-Zouch and Castle Donington), and Country houses (Staunton Harold and Coleorton Hall). The following section presents a summary of the key characteristics and issues present in each area where a Conservation Area Appraisal has been undertaken.

#### **Appleby Magna**

11.3.8 The character of the conservation area is derived both from the historic inter-relationship of the Moat House site and the Parish Church and from the grouping of farmhouses. The buildings within the area are of various periods and reflect the transition from vernacular building traditions to the architecture of the late Georgian and Victorian periods. The Parish Church of St Michael's and The Moat House are listed as grade II\*. The area around the Moat House is a designated Scheduled Monument.

#### **Ashby de la Zouch**

11.3.9 The overall character of the conservation area is predominantly of a Georgian/ early Victorian townscape. The area also betrays earlier patterns of growth and at its periphery contains some later nineteenth century buildings. There are over 120 listed buildings within the area. The Castle is a grade I listed building, as well as being designated as a Scheduled Monument. The potential for the survival of below-ground medieval archaeology in the conservation area is considered to be significant, especially around the castle site.

#### **Ashby-de-la-Zouch Canal**

11.3.10 Worked commenced on the construction of the canal in 1794 and by early 1798 the navigation was in operation from Ashby Woulds to Market Bosworth. The Ashby Canal was opening in its entirety to Marston Junction in April 1804. The remaining watered section of the Ashby Canal for the most part meanders through an open agricultural landscape. Snarestone is the only settlement on the route. There are three structures in the conservation area which are grade II listed.

### **Blackfordby**

- 11.3.11 The conservation area is concentrated around the Parish Church in the northern part of the village and has a relatively open character. There are eight buildings within the area which are grade II listed, which are of 16th to 19th century in origin. Sites of potential below ground archaeological interest exist within the area. These include the areas around the Parish Church of St Margaret's of Antioch and the new Blackfordby Hall.

### **Breedon on the Hill**

- 11.3.12 Breedon Hill was the site of a hill-fort during the Iron Age period. Buildings within the village are largely two storeys in height with some more dominant three storey properties interspersed. There are 11 buildings in the conservation area which have listed status. The Church of St Marys and St Hardulphs is listed at Grade I. The other listed buildings, including two memorials within the churchyard to the Parish Church are grade II listed. There are no recorded sites of archaeological interest within the main part of the village, although a large number of finds have been made on the Hill during quarrying works.

### **Castle Donnington**

- 11.3.13 The conservation area relates to the extent of the village at the end of the First World War. The conservation area comprises commercial and residential properties. The village displays a variety of architectural styles ranging from the late mediaeval timber framed cottages through to Georgian and Regency town houses. There are over 50 listed properties in the conservation area. The Parish Church of St Edward King and Martyr is grade II\* listed and the remaining listed buildings are all grade II. The castle site is designated as a Scheduled Monument, with visible archaeological remains present. In addition to the castle site, the village has further considerable archaeological significance.

### **Cavendish Bridge**

- 11.3.14 Cavendish Bridge was constructed in 1760. Most of the buildings in the hamlet are of late 18th/ early 19th century in origin. There are three listed buildings in the conservation area, all at grade II. The former sites of the Wilden Ferry and the former Cavendish Bridge have been identified as being of archaeological interest.

### **Coalville**

- 11.3.15 Coalville represents a significant example of Victorian industrialisation. The town was established in the mid-1820s. The commercial heart of Coalville is linear and centres on the High Street and Hotel Street. The boundary of the conservation area includes the historic retail streets of the commercial centre. The Railway Hotel and Memorial Clock Tower are the only listed buildings, which are grade II listed.

### **Coleorton Hall**

- 11.3.16 The conservation area boundary is concentrated on the historic extent of the ground surrounding Coleorton Hall. The overall character of the area is of a picturesque landscape of the early 19th century period. The area is also a Registered Park and Garden of Special Historic Interest in England. Coleorton Hall and the Parish Church of St Mary are both listed at grade II\*. The present Hall occupies the site of at least two previous houses and thus there is high potential for below ground archaeology in the surrounding area.

### **Diseworth**

11.3.17 Diseworth was established by the 6th century. The character of the area is derived from the grouping of farmhouses, outbuildings and cottages along the curvatures of the principal streets. There are 22 buildings in the conservation area which are included on the list of buildings of special architectural or historic interest. These listed buildings are predominantly 16th to 18th century in origin. The Church of St Michael's and All Angels and Lilly's Cottage are listed at grade II\*. Earthworks in a field to the north of Hallfield Farm have been identified as having archaeological importance.

### **Donington Le Heath**

11.3.18 The character of Donington Le Heath is derived from the survival of a mediaeval and post-mediaeval agricultural 'village-scape' with a matrix of lanes, sunken and enclosed by walls and hedges, within which survive a mediaeval manor house and farmsteads. The most important historic buildings is the grade II\* listed Manor House, which has origins in the late 13th century. The special interest of Donington includes a significant archaeological component.

### **Heath End**

11.3.19 The character of Heat End is derived from the scattered grouping of the Saracens Head Public House and the farmsteads in the hamlet along Heath End Lane. The origins of the buildings range in date from the early post medieval period through to the late Victorian period. Ley Farmhouse is grade II\* listed and Saracens Head Public House opposite Heath End Farm are all considered to be buildings of architectural interest. It is likely that below ground archaeological remains survive in the area surrounding Heath End. It is also likely that below ground remains will survive of the former kilns in the settlement used in the production of pottery in the post medieval period.

### **Hemington**

11.3.20 The conservation area relates to the extent of development within the village up to the beginning of the First World War. The character of the area is derived from the informal grouping of farmhouses, outbuildings and houses along the Main Street. The earliest buildings (along Main Street) date back to the 15th to 17th century. There are 13 buildings in the area which are included on the list of buildings. The Nunnery is listed at grade II\*. The other listed buildings are all grade II. The ruins of Hemington Chapel are designated a Scheduled Monument. The ruins comprise the remains of the 14th century chapel. The land around the Hall, the Nunnery and Chapel has significant below ground archaeology potential.

### **Ibstock**

11.3.21 Ibstock was established in the Anglo-Saxon period and until the 19th century was essentially an agricultural economy. The High Street is the main commercial area. In the western part of the conservation area, the agricultural origins of the settlement remain more evident with a number of former farmhouses and farm buildings. There are 8 listed buildings in the conservation area. The Parish Church of Denys is listed at grade II\*. The other listed buildings are listed at grade II. Below ground archaeological remains may survive of the dwellings which were situated along the High Street frontage.

### **Lockington**

11.3.22 The character of Lockington is derived from the visual evidence of its development as an estate village into the second half of the 20th century. The Hall and its associated

outbuildings and parkland occupy a substantial land area to the north-east of the settlement. There are 7 listed buildings within the area. The Parish Church of St. Nicholas on Main Street is listed at grade I. The other listed properties – including Lockington Hall – are listed at grade II. The Lockington Hall site has been identified as being of archaeological interest.

### **Long Whatton**

11.3.23 The predominant character of the area is derived from the informal grouping of farmhouses and former agricultural related cottages, although there has been a significant amount of post-War infill development. There are 15 buildings in the area which are listed. All Saints Church is grade II\* listed. The other listed properties have grade II status. The area contains two sites designated as Scheduled Monuments; both concentrated on medieval moated enclosures.

### **Measham**

11.3.24 The Conservation Area boundary is along the length of the High Street and also incorporates sections of Queen's Street, Chapel Street, Bosworth Road and Navigation Street. Most buildings in the area appear to be of late Georgian/ early Victorian date. The Area has a mix of residential and commercial properties. There are 9 listed buildings in the Conservation Area; the Church of St Laurence's is listed as grade II\*. The other buildings are all listed at grade II. Potential sites of below ground archaeological interest include that formerly occupied by the Tannery buildings off High Street and the existing gap sites created along High Street by building demolitions.

### **Packington**

11.3.25 The Conservation Area is concentrated on the western part of the settlement. Within the Area there are a number of non-residential buildings, including the Village School and Parish Church on Mill Street and the Methodist Church and Packington Memorial Hall on the High Street. There are a number of listed buildings in the Conservation Area. The Parish Church is listed at grade II\* and all the other buildings (including Packington Mill and village lock-up on Ashby Road) are listed at grade II. There appears to be some archaeological potential around Packington Mill and the former site of the Baptist Church.

### **Ravenstone**

11.3.26 Ravenstone was established in the Anglo-Saxon period. The Conservation Area is concentrated along Main Street and Church Lane. The character of the area is derived from the informal grouping of two and three storey properties along these streets. There are 13 listed buildings in the Conservation Area. The parish church of St Michael and All Angels, the Hall and Ravenstone Hospital along with its chapel and chaplains house are listed at grade II\*. The other buildings are all listed at grade II. With regard to below ground archaeology, at the southern end of Main Street are a number of sites formally occupied by buildings, which may contain remains of the earlier structures.

### **Snarestone**

11.3.27 Snarestone is situated within a largely agricultural landscape. The Conservation Area boundaries are concentrated along the linear development on Main Street. Many of the properties in the in the Area were originally built as farmhouses or farmworker's cottages. There are eight buildings in the Conservation Area, many of which are associated with the building/ re-building works of the 18th century. One of the buildings, 'The Beeches' is listed at grade II\*. The remaining properties are listed at grade II. No archaeological remains of note have been recorded.

### Staunton Harold

11.3.28 Staunton was established by the Domesday Book of 1086/7 and a manor house, deer park and village had been established by 1324. The overall character of the Conservation Area is that of a country house set within a naturalised landscape of the 1760s. Staunton Harold Hall and the Chapel of the Holy Trinity are listed at grade I. The Gateway to the Garden and the Golden Causeway Bridge are listed at grade II\*. There are 5 other grade II listed buildings within the Conservation Area. Earthworks, including platforms and ridge and furrow ploughing lines, in the gardens may represent the site of a deserted medieval village.

### Tonge

11.3.29 The Conservation Area related to the physical extent of the hamlet at the Second World War and thus reflects its predominantly agricultural based development. The character of the area is derived from the informal grouping of (former) farmhouses, outbuildings and farmworker's dwellings along the principal roads. There are four grade II listed buildings within the Conservation Area; Tonge Hall Farmhouse and barn, Brookside Farmhouse, an outbuilding to Brookside Farmhouse and the dovecote building on Moor Lane. In the field area to the north-west of Tonge Hall Farmhouse are the earthworks remains of old village closes. No other archaeological remains of note have been recorded.

### Wilson

11.3.30 The Conservation Area relates to the physical extent of the hamlet at the Second World War and reflects its development with a predominantly agricultural based economy. The character of the Area is largely derived from the informal grouping of (former) farmhouses, outbuildings and farmworker's dwellings. There are three grade II listed buildings within the Area; Wilson House and Brook House on Short Hill and The Thatched Cottage on Slade Lane. With regards to archaeology, in the open area between Main Street and Dog Lane evidence remains of medieval ridge and furrow ploughing patterns. Elsewhere in the Area are sites of former buildings and structures.

## Heritage at risk

11.3.31 Every year, English Heritage publishes a list of heritage assets that are considered most at risk from being lost as a result of neglect, decay or inappropriate development.

11.3.32 There are six Listed Buildings recorded on the risk register in North West Leicestershire. The main threat to these assets is 'slow decay'. It is reasonable to assume that those assets with no solution agreed could continue to be at risk in the future (although it is always possible that funding could be secured to address such threats). The Local Plan should seek to support appropriate uses of those assets that are under threat due to the buildings being vacant.

Heritage Asset	Condition	Category
Church of St Michaels and All Angels, Church Street (II*)	Poor	Slow decay, no solution agreed.
Church of St John the Baptist, Market Place, Coalville (II*)	Poor	Slow decay, no solution agreed.
Measham Baptist Church, Chapel Street (II)	Poor	Immediate risk of further rapid deterioration or loss of fabric; no solution agreed

Heritage Asset	Condition	Category
Church of St Peter, Church Street, Swebston	Poor	Slow decay; no solution agree
Snibston Colliery (Scheduled Monument), Ashby Road	Fair	Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
Former Midland Railway Station, Ashby-de-la-Zouch (II*)	Fair	Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)

## History of Settlements

- 11.3.33 This text, adapted from that in the Core Strategy submission version sets out the historic character of the main towns and villages of the district.
- 11.3.34 **Coalville:** The town is a relatively modern town with its origins dating back to the nineteenth century and the development of coal mining. It also includes Greenhill which is a neighbourhood formed by post-war residential expansion. To the east, the Bardon employment area was developed in the 1980s to help offset the impact of the decline in the mining industry.
- 11.3.35 **Ashby-de-la-Zouch:** Ashby has developed around Ashby-de-la-Zouch castle which originated as a Norman fortified manor house in the 12th century - its ruins are now a Scheduled Ancient Monument. In the 19th century its main industries were ribbon manufacture, coal mining and brick-making. Ashby's centre has retained much of its historical character in terms of buildings and street pattern and is designated as a Conservation Area.
- 11.3.36 **Castle Donington:** Castle Donington is a historic market town referred to in the Domesday Book and overlooks the Trent valley. Since the 1960s significant new housing development has taken place with large-scale estates north and south of Park Lane and the Stonehill estate on the south-eastern edge of the town.
- 11.3.37 All that remains of the original castle, which dates back to the 11th century, are some earthworks which are designated as a Scheduled Ancient Monument. The historic core of the town along High Street, Bondgate and Borough Street is designated as a Conservation Area.
- 11.3.38 **Ibstock:** Ibstock is a former mining community, however its roots go back much further and it is mentioned in the Domesday Book. The use of local red brick in buildings is a dominant feature of the village. The area around the west part of High Street and St Deny's Church is designated as a Conservation Area.
- 11.3.39 **Kegworth:** Kegworth was initially an agricultural village. In the late 18th to early 19th century industry began in Kegworth in the form of the stocking trade. Hosiery and lace were two of the most important industries and were practiced in the village up until the 1940s.
- 11.3.40 **Measham:** Initially an agricultural village, the industrial revolution brought the growth of cotton manufacturing, brick manufacturing and the opening of a colliery in the 1850s. These traditional industries contracted after the Second World War. A particular feature of buildings in Measham is the use of the distinctive double-sized 'gob' or 'jumb' brick. The area along High Street is also designated as a Conservation Area.

## Historic Landscape Character Assessment

11.3.41 The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project was carried out in 2010 by Leicestershire County Council in partnership with English Heritage. The project comprised a desk based digital mapping exercise, overlaying historical mapping and aerial photographs, to understand how the current landscape is shaped through topography, geology and land use history. Landscape character area maps were produced as part of this and they systematically characterise the existing landscape, based on the understanding the historic dimension. Therefore, this provides a useful resource when planning development outside urban parts areas to enable new development to identify and respect those features of historic importance in the landscape.

## Archaeology

11.3.42 Based on findings and Aerial photographic searches there is archaeological potential in North West Leicestershire from the Bronze Age, roman period, and more recent modern (industrial) period. Although little is known about other archaeological periods in Leicestershire, such as the Palaeolithic, surface finds can give a biased distribution of artefacts with potential for finds likely given further excavation surveys<sup>15</sup>.

11.3.43 An excavation in North West Leicestershire has led to the discovery of a Bronze Age gold hoard. Additional investigations provided information on possible barrows. Aerial photographic searches had revealed hitherto unseen features of possible archaeological origin in and around the study area. Many of the sites had not yet undergone verification by archaeological investigation. At least 25 sites of possible Bronze Age, or earlier, date had now been recorded in an around the study area. A number of these sites had been destroyed, with only a few being subject to prior archaeological recording. The area was mainly arable agricultural land, and thus sites had been subject to much damage from plough erosion.

11.3.44 Early Roman period findings give an indication of “trade zones” across the East Midlands, with distribution of characteristic early Roman/”romanised” styles such as rusticated ware having the potential for posing questions such as the extent of early Leicester’s market hinterland and/or social adoption of “Roman”/alien styles.

**11.3.45** There is significant modern archaeological potential from the extractive industries. In some of the Coal Measures in the north-west, fireclay also occurred and this led to an extensive pottery and sanitary ware industry at Moira and Swadlincote. The extraction of ironstone of fairly poor quality has left considerable landscape remains, in the form of edges of workings, inclines, cuttings and tunnels of the extensive railway system which serviced the quarries in the east of the county. Extraction of sands and gravels in the river valleys continue to expose a vast amount of archaeology, in the form of mill, fish-weir and boat timbers along with remains of old bridges which have been covered up by shifting river courses as in the Trent valley.

## Built Environment

11.3.46 The Commission for Architecture and the Built Environment completed an audit of housing quality in the East Midlands, as quoted in the Leicestershire Economic Assessment, the report states:

---

<sup>15</sup> University of Leicester Archaeological Services (2006) The Archaeology of the East Midlands: An Archaeological Resource Assessment and Research Agenda: <http://www.le.ac.uk/ulas/publications/eastmidsw.html>

*“The quality of much recent development in Leicester and Leicestershire has been unacceptably poor (according to CABE35). There is a pressing need to ensure the design quality of new development improves.” CABE Audit Report (2006)*

11.3.47 NWL Council has their own scheme to rate the quality of new build homes in the district. This known as ourplace™ and seeks to improve the design quality of new homes and neighbourhoods by providing home buyers with an easy to understand rating system. The rating system is based on the Building for Life standard.

## 11.4 Issues

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- Ensure development in or adjacent to conservation areas or listed buildings (and their settings) respects the character and context and enhances the quality of the built environment.
- Deliver high rated schemes based on the ourplace™ scheme or other national housing standards, this should include architectural quality and creation of a ‘liveable’ place.
- There is significant potential for archaeological artefacts and features throughout North West Leicestershire. New development presents the potential for archaeological features to be discovered, but at the same time could have adverse effects if such features were damaged or lost.

## 12 Water

### 12.1 Introduction

12.1.1 This chapter covers issues relating to water availability, waste water and water quality in the district.

### 12.2 Context

12.2.1 The **NPPF** states that Local Planning Authorities should set out strategic policies to provide infrastructure for water supply, waste water and flood risk (paragraph 156).

12.2.2 The NPPF states that new development should be strategically located away from areas of high flood risk, not act to increase flood risk elsewhere and seek opportunities to reduce flood risk where possible (paragraph 100).

12.2.3 The NPPF also states that Local Plans should take into consideration climate change and the implication of this for flood risk, coastal change and water supply, with risk managed for development in vulnerable areas through appropriate adaptation measures (paragraph 99).

12.2.4 The NPPF also states that new and existing development should be prevented from contributing to water pollution (Paragraph 109), and that Development should give “*priority to the use of sustainable drainage systems*” (Paragraph 103);

12.2.5 The **European Water Framework Directive** (WFD) (2000/60/EC) promotes an integrated and coordinated approach to water management at the river basin scale. One of its key objectives is the requirement to prevent deterioration in status and achieve at least Good Ecological Status in inland and coastal waters following deadlines ranging from 2015 to 2027. The WFD also requires all Artificial or Heavily Modified Water Bodies to achieve Good Ecological Potential.

12.2.6 **The Flood and Water Management Act (2010)** introduces the requirement for developers to utilise Sustainable Drainage Systems (SUDS), which can have multiple benefits for the water environment. Lead Local Authorities are responsible for establishing a SUDS Approving Body, which will have a duty to adopt and maintain SUDS once completed.

12.2.7 The **UK strategy Future Water** (2011) seeks to achieve a secure supply of water resources whilst protecting the water environment. This means greater efficiency in water use, application of Sustainable Urban Drainage Systems, managing diffuse pollution from agriculture, tackling flood risk and reducing greenhouse gas emissions.

12.2.8 In response to the **Water Framework Directive** (WFD), England and Wales are divided into 10 River Basin Districts, each of which is managed through a River Basin Management Plan. North West Leicestershire is situated within the Humber River Basin District, which is composed of 15 catchments. Three catchments: the Soar, the Tame Anker and Mease, and the Lower Trent and Erewash, cover North West Leicestershire (Environment Agency, 2014).

12.2.9 **Environment Agency’s Groundwater Protection: Principals and Practice** (GP3) is intended to be used by anyone interested in groundwater and particularly by those proposing or carrying out an activity that may cause groundwater impacts, providing information on general requirements for groundwater protection including technical approaches to its management and protection, the EA position and approach to the application of relevant

legislation, and technical guidance for groundwater specialists. The EA aims and objectives for groundwater include:

- acting to reduce climate change and its consequences;
- protecting and improving water, land and air;
- working with people and communities to create better places; and
- working with businesses and other organisations to use resources wisely.

12.2.10 The key issues identified in the **Humber River Basin Management Plan** include:

- Point source pollution from water industry sewage works;
- Diffuse pollution from agricultural activities;
- Diffuse pollution from urban sources;
- Physical modification of water bodies; and
- Disused mines; point and/or diffuse pollution source.

12.2.11 The **Strategic Flood Risk Assessment (SFRA) 2015** provides an update to previous reports, and is required to inform the emerging draft Local Plan for North West Leicestershire. It provides an overview of the planning context in relation to flood risk and development within the area and outlines the responsibilities of those involved with future development.

## 12.3 Baseline

### Water Availability

12.3.1 The 'Soar: Abstraction Licensing Strategy' (February 2013) shows that parts of the catchment in NWL show 'water available for licencing' for surface waters at almost all but the very lowest flows. Just to the east of the junction 22 of the M1, outside of the borough, is an area where there are water management issues and the catchment here is closed to further abstraction. There is also good water resource availability at over 70%.

12.3.2 The 'Tame, Anker and Mease: Abstraction Licensing Strategy (February 2013) shows water available for licencing' in NWL at times of highest flow, although this reduces to 'restricted water available for licencing' at lower flows.

12.3.3 In addition, groundwater east of Swadlincote has 'water available for licencing', although ground water further south has no available resources for further abstraction licencing.

12.3.4 The 'Lower Trent and Erewash Abstraction Licensing Strategy (February 2013) shows that parts of the catchment in NWL show 'water available for licencing' for surface waters at almost all but the very lowest flows. There is also good water resource availability at over 70%

12.3.5 Severn Trent, the water supply company in the area, prepares a Water Resources Management Plan; the most recent is from May 2014. The purpose is to demonstrate that water resource needs for the planning period can be met. This states that their strategy will ensure that water available for use is sufficient to meet future demand of customers plus target spare headroom capacity. In the short term, they are projecting a fall in water available for use but strategies to reduce leakage and manage demand will mean that they can

maintain a supply. Building water efficient developments will support Severn Trent's programme by helping to reduce water use.

- 12.3.6 When considering the scale of growth in the district it will be important to discuss with providers to ensure that there are no water supply issues or if there is a need for infrastructure improvements.

## Waste Water

- 12.3.7 The North West Leicestershire Water Cycle Study 2012 highlights known capacity issues at the Snarrows Wastewater Treatment Works that serves the Coalville Urban Area. Severn Trent Water has investigated this issue and identified the capacity issues as being the result of infiltration into the sewer network and has proposed more detailed investigations. There are also known issues with infrastructure and with combined sewer overflows, the performance of which would deteriorate if foul flows increased. These would also have to be addressed to allow further development in the area.

- 12.3.8 Treated waste water from Ashby and the Measham drains into the River Mease which is a Special Area of Conservation. The Packington sewage treatment works and Measham sewage treatment works discharge into the River Mease. Severn Trent Water estimated that the works had headroom (i.e. available capacity within the terms of the permit agreed by the Environment Agency) to accommodate 1,218 dwellings at Packington and 1,163 at Measham, as of March 2012. See **chapter 9** on biodiversity for more information on the measures needed to avoid adverse impacts on the SAC.

## Water Quality

- 12.3.9 Prior to the Habitats Directive of Consent process and the Humber River Basin Management Plan produced under the Water Framework Directive, the River Mease and Gilwiskaw Brook were designated as being a Sensitive Area (Eutrophic) under the Water Treatment Directive.
- 12.3.10 Although there has been some improvement between 2005 and 2010, both watercourses continue to have poor to moderate ecological status under the water framework directive. New and additional housing in the catchment could exacerbate water quality issues, due to increased discharges from sewage works, one of the main contributors to phosphorus to the environment<sup>16</sup>.
- 12.3.11 Infrastructure will be required to be upgraded to support new development, which should help to offset potential effects on water quality. However, it is uncertain at this stage whether the effects on water quality would help to achieve an improvement on current ecological status, or whether it would just prevent further deterioration.

## 12.4 Issues

- New development should incorporate measures to ensure that water is used efficiently, to help reduce the water demand for the district.
- Protect the River Mease from any further deterioration, including through the Developer Contribution Strategy and implementation of restoration and enhancement measures.

---

<sup>16</sup> North West Leicestershire District Council (2012) Detailed Water Cycle Report

- Ensure that development does not proceed without identified capacity at sewage treatment works.
- Ensure the effective use of Sustainable Urban Drainage Systems.

## 13 Waste and Minerals

### 13.1 Introduction

13.1.1 This chapter looks at issues relating to waste and recycling and mineral assets in the district. It will not be the role of the Local Plan to plan for waste or minerals as these will be covered by their own development plan documents. However, the Local Plan needs to be aware of the issues, for instance in planning development in relation to known mineral assets.

### 13.2 Context

#### National

13.2.1 **Waste:** Most UK legislation impacting on waste management is now implemented as a result of European Directives. The European Union's waste legislation includes:

- Directives providing frameworks for managing wastes, including the Directive on Waste (“the **Waste Framework Directive**”), as amended (and includes the European Waste Catalogue), and the Directive on Hazardous Waste, as amended;
- Directives on the treatment of wastes, including the Directive in **Integrated Pollution Prevention and Control**, the Directive on Landfill of Waste and the Directive on Incineration of Waste;
- The **EU Landfill Directive** sets a target to reduce the proportion of biodegradable municipal waste landfilled by 75% by 2035 compared to 1995, in England a commitment is made to meeting this target through the Waste Management Plan for England, 2013.

13.2.2 The Waste Framework Directive is transposed in England largely through the **Waste (England and Wales) Regulations 2011**, amongst others, which places emphasis on the waste hierarchy (**Figure 13.1**) to ensure that waste is dealt with in the priority order of: prevention, preparing for re-use, recycling, other recovery and lastly disposal.

13.2.3 The **NPPF** does not contain specific waste policies as waste is covered by separate waste plans, prepared in this instance by Leicestershire County Council.

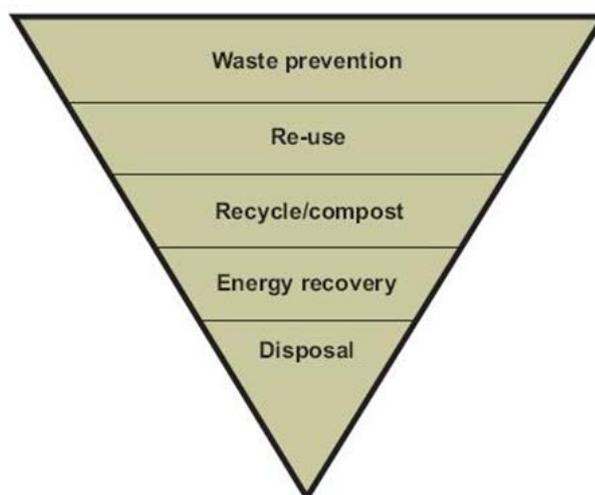


Figure 13.1: Waste Hierarchy (Defra, 2007)

- 13.2.4 The **Waste Strategy 2007** contains aims including:
- To decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use (**Figure 13.1**);
  - Meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste;
  - Increased diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;
  - Secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste;
  - Get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
  - To recycle or compost at least 45% of household waste by 2015 and 50% by 2020.
- 13.2.5 The **National Planning Policy for Waste 2014** provides the planning framework to enable Local Authorities to put forward strategies which identify sites as being appropriate for new or enhanced facilities for waste management.
- 13.2.6 **Minerals:** In England, national minerals policies are set out in **Minerals Planning Statements** (MPS) and **Mineral Policy Guidance Notes** (MPG), although these are largely revoked as a result of the NPPG.
- 13.2.7 Minerals Planning Guidance Notes (MPGs) and their replacements, Minerals Policy Statements (MPSs), set out the Government's policy on minerals and planning issues and provide advice and guidance to local authorities and the minerals industry on policies and the operation of the planning system with regard to minerals.
- 13.2.8 Mineral planning authorities (MPAs) must take their contents into account in preparing their development plans. The guidance may also be material to decisions on individual planning applications and appeals. For North West Leicestershire the MPA is Leicestershire County.
- 13.2.9 The **NPPF** Section 13 includes advice in respect of 'Facilitating the sustainable use of minerals'. This identifies the importance of ensuring there is sufficient supply of material to provide for development and the economy. Paragraph 143 sets out detail of minerals considerations in preparing Local Plans, including:
- policies for extraction of mineral resource of local and national importance;
  - take account of the potential for secondary and recycled materials before primary extraction;
  - define Mineral Safeguarding Areas and protection policies.
- 13.2.10 The NPPG also sets out the role of the Minerals Planning Authorities.

## Local

- 13.2.11 **Waste:** Local waste planning policy is currently set out in the Leicester and Leicestershire Waste Development Framework: Core Strategy and Development Control Policies to 2021. This contains the vision and objectives for waste, including:

- To promote the implementation of waste minimisation initiatives in the construction and operation of development.
- To enable the timely delivery of sufficient waste management facilities in the Waste Development Framework;
- Encourage waste management facilities which increase reuse, recycling, composting and value/energy recovery.
- To encourage opportunities for means of transporting waste other than by road.

13.2.12 **Minerals:** The **Leicestershire Mineral Development Framework: Core Strategy and Development Control Policies up to 2021** set the current minerals planning framework for the county. This includes the vision:

*“To manage mineral extraction in Leicestershire in a way which meets the social and economic needs of the County and makes an appropriate contribution to the national and regional need for minerals in ways which seek to protect and enhance the character and quality of the environment and the quality of life for existing and future generations, in accordance with the principles of sustainability. “*

13.2.13 The objectives include:

- To make sufficient provision to meet national, regional and local requirements for all minerals, in particular the sub-regional apportionment requirements for aggregates provision.
- To attain the maximum possible usage of recycled and secondary materials in meeting recognised national and regional requirements.
- To safeguard mineral resources from unnecessary sterilisation.
- To protect people and local communities, and the natural and built environment (particularly the River Mease Special Area of Conservation) from minerals development.
- To encourage opportunities for sustainable means of transporting minerals other than by road.
- To ensure land is reclaimed at the earliest opportunity and that high quality restoration and aftercare takes place

13.2.14 It will not be the role of the Local Plan for NWL to set out matters related to waste management or minerals, as these are the responsibility of the County. However, it will be necessary for the Local Plan to help implement elements of waste and minerals plans, for instance through safeguarding land, promoting the use of materials reuse and setting the policies for delivery of waste development.

### 13.3 **Baseline**

#### **Waste**

13.3.1 North West Leicestershire operates a household kerbside recycling scheme. This includes a full range of recyclables including: glass, plastic, cans, paper, card, garden waste and textiles. In addition there is a rubbish collection for non-recyclables. Recycling and black bin collections are on alternating weeks. There is currently no food waste kerbside collection, so residents have to compost their own waste should they wish to do so. Therefore, food waste makes up a high proportion of waste going to landfill or other final disposal.

13.3.2 There are also two Recycling and Household Waste Sites (RHWS) in North West Leicestershire - Coalville and Lount, near Ashby. Both are run by Leicestershire County Council.

13.3.3 These measures have ensured that the percentage of household waste sent for reuse, recycling or composting has steadily increased since 2002. **Figure 13.2** shows change in the proportion of household waste being recycled in the district from 2006 to 2012, showing nearby Hinckley and Bosworth as a comparator. This shows that the district is doing quite well although is not in the top quartile of all local authorities.

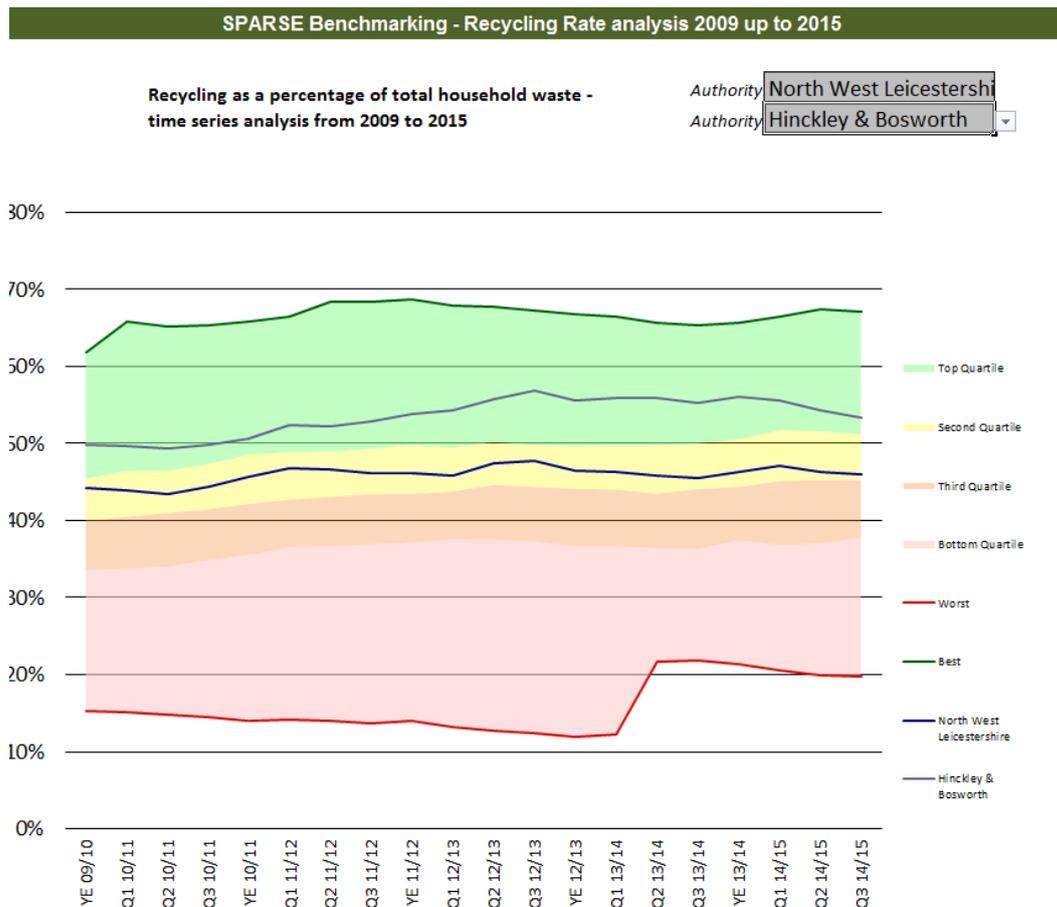


Figure 13.2: Recycling as a percentage of total household waste 2009-2015 (based on SPARSE Benchmarking and taken from the Rural Services Network data sources, Accessed: 20/05/16)

### Minerals

13.3.4 Leicestershire is a mineral rich county and is one of the principal producers of minerals in the country, particularly igneous rock. In 2006, in the order of 19Mt of minerals were sold that were extracted from sites in Leicestershire. The minerals within the County have been grouped into categories associated with their main uses. These are aggregate minerals (crushed rock and sand and gravel), other construction minerals (brickclay, fireclay, gypsum and building stone) and energy minerals (coal and oil/gas). Igneous rock extraction within the County, which accounts for around 75% of total sales. **Figures 13.3 - 13.5** show the locations of deposits and are extracts from the *Leicestershire Minerals Development Framework: Core Strategy and Development Control Policies up to 2021*(Leicestershire County Council), which also describes the mineral resources of the County as follows.

- 13.3.5 The igneous rock resources of Leicestershire have a relatively small areal extent around the flanks of Charnwood Forest and to the south-west of Leicester, much are within NWL. Extraction is now concentrated at 4 main sites: Bardon (within NWL); Cliffe Hill; Croft; and Mountsorrel.
- 13.3.6 Carboniferous limestones appear at the surface in several small isolated inliers in north-west Leicestershire near to the Leicestershire/Derbyshire border. At present, two of the limestone inliers are worked within Leicestershire, at Breedon Hill and Cloud Hill, both located in NWL.
- 13.3.7 Sand and gravel deposits occur in the valleys of the Rivers Trent, Soar and Wreake and in a more complex series of isolated glacial deposits in areas to the south and west of Leicester. Two of the five currently active sites involve the working of alluvial and river terrace deposits, while the remainder work glacial deposits.
- 13.3.8 Brickclay resources are relatively extensive. Presently there are 6 brickworks with adjacent clay pits, all within North West Leicestershire. A sequence of quality pottery, pipe and refractory clays is associated with the upper seams of the Middle Coal Measures of North West Leicestershire. Although restricted to a relatively small basin between Swadlincote and Moira, these deposits have been recognised as an important national source. The principal source of fireclay is currently the Donington Island site where substantial stockpiles are located..
- 13.3.9 Coal deposits occur in north-west Leicestershire (including in NWL district) where they both crop out at the surface and are concealed. Shallow coal reserves suitable for extraction by means of opencasting are situated in a relatively small area. Opencast operations have recently ceased at the Longmoor site, between Ravenstone and Normanton-le-Heath.
- 13.3.10 No safeguarded minerals sites have yet been identified in the County, although work is progressing on this for the County.

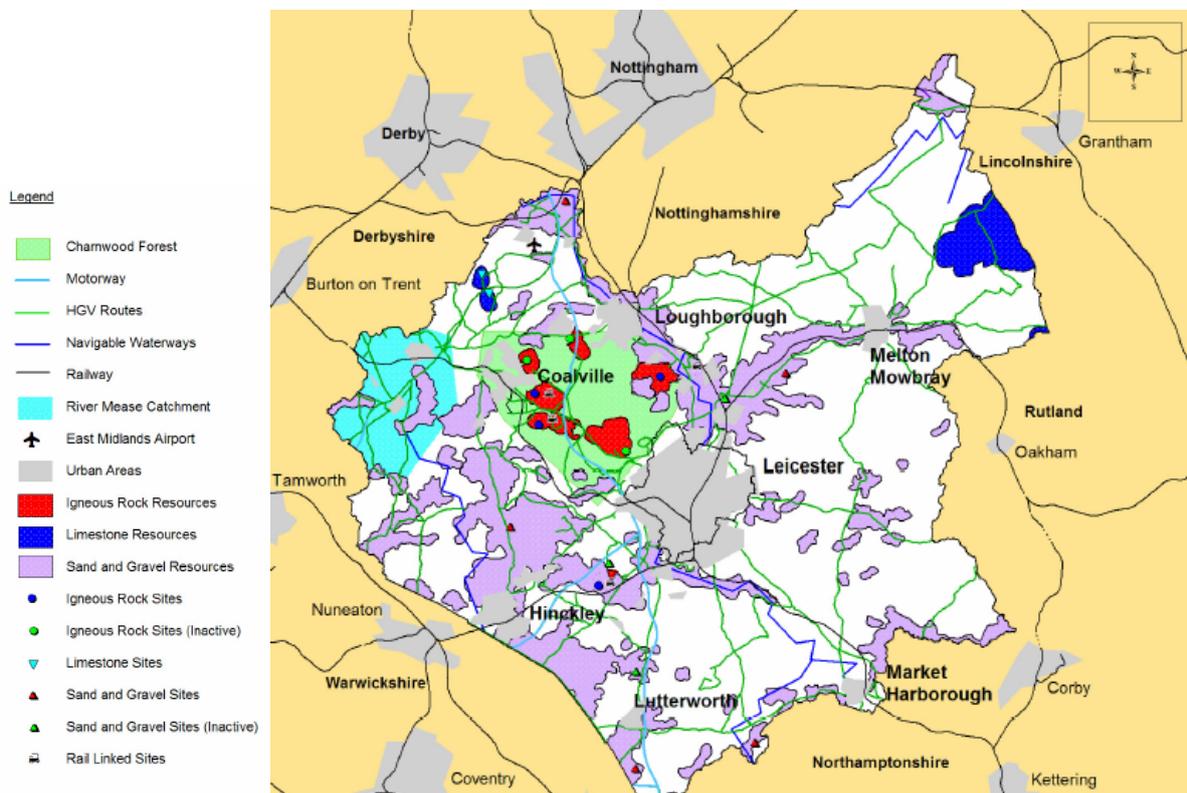


Figure 13.3: Aggregates Spatial Map (extract from Leicestershire Minerals Development Framework: Core Strategy and Development Control Policies up to 2021, Leicestershire County Council)

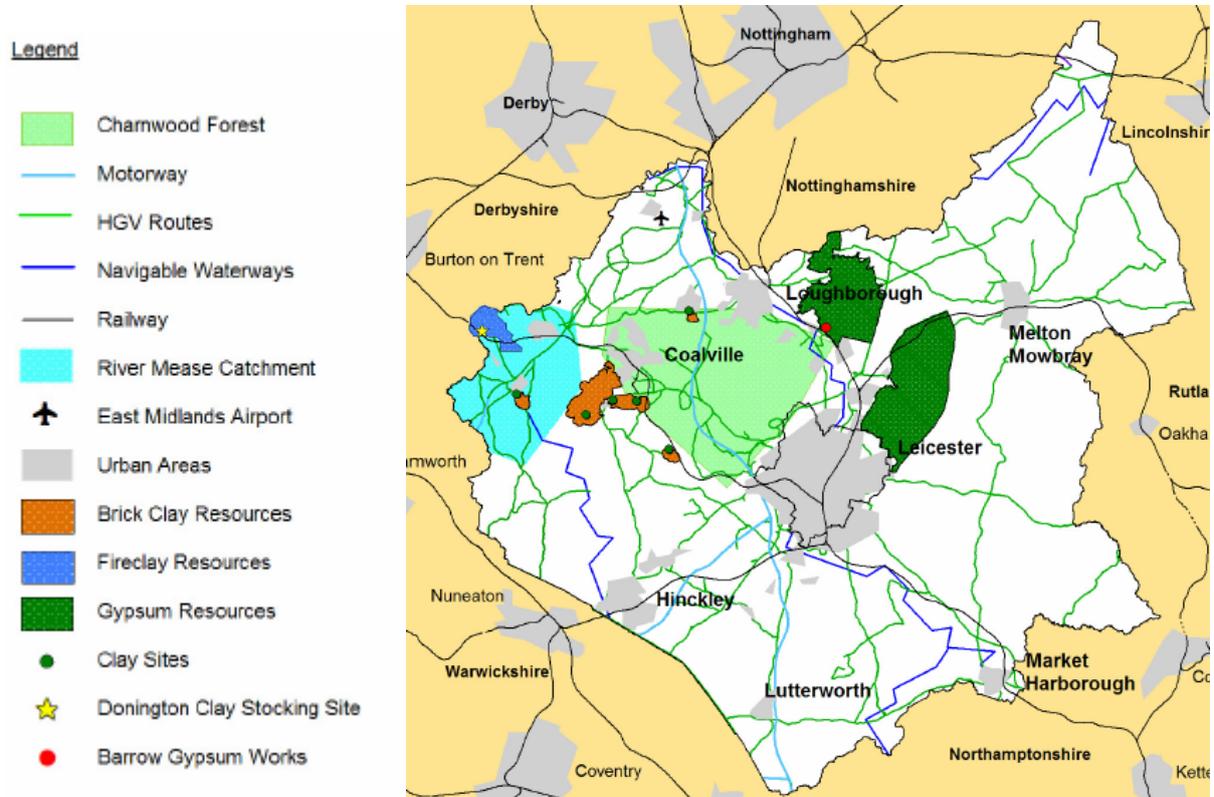


Figure 13.4: Other Construction Material Spatial Map (extract from Leicestershire Minerals Development Framework: Core Strategy and Development Control Policies up to 2021, Leicestershire County Council)

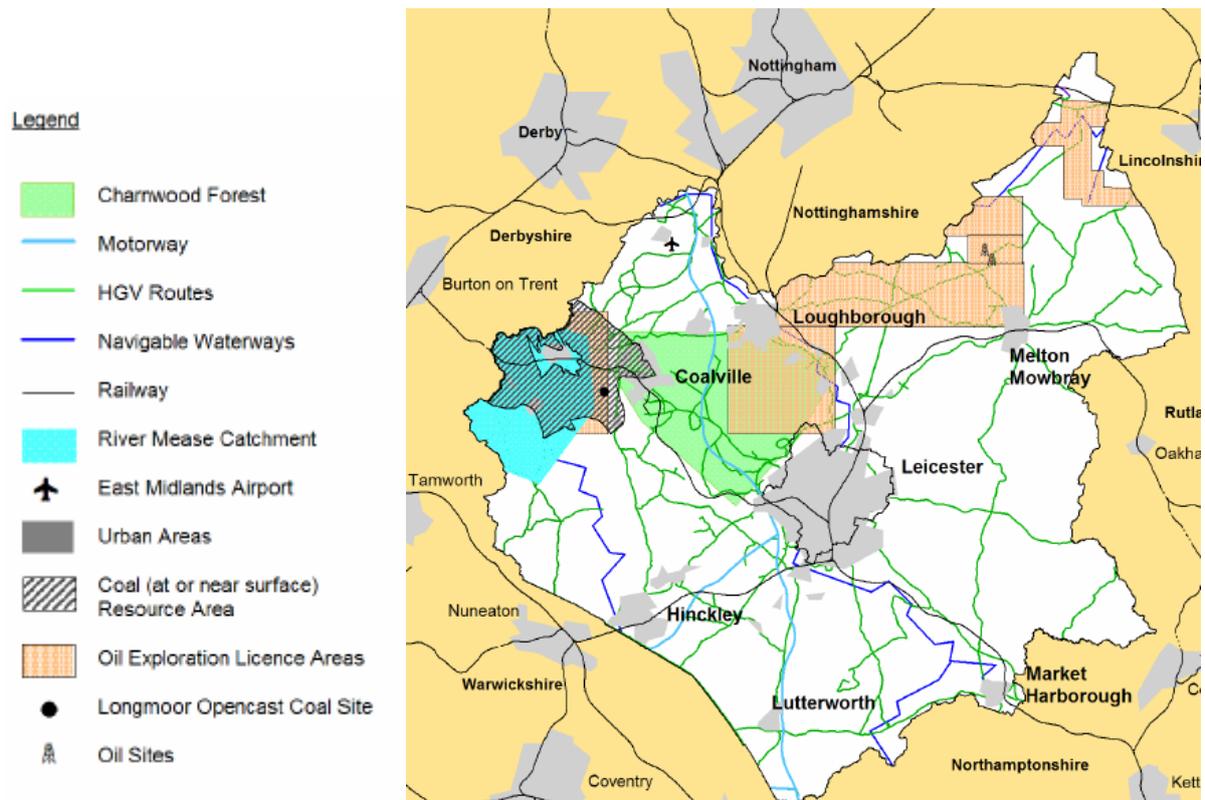


Figure 13.5: Energy Spatial Map (extract from Leicestershire Minerals Development Framework: Core Strategy and Development Control Policies up to 2021, Leicestershire County Council)

### 13.4 Issues

- The need to ensure waste management accords with the waste hierarchy and reduces the overall quantity of waste going to final disposal.
- Help NWL improve municipal and commercial waste recycling, with the aim of moving NWL in the best performing quartile of local authorities.
- Plan development that recognises the need for the safeguarding mineral resources, including sand and gravel, igneous rock and brickclay.

## 14 Sustainability Framework

### 14.1 Introduction

- 14.1.1 The sustainability framework is a set of objectives and indicators that help define what sustainable development means for the SA of the Local Plan. The framework provides a consistent basis for the SA. This allows for the strategy, policies and possible growth locations to be assessed in a systematic way with the sustainability framework a consistent form of reference.
- 14.1.2 The sustainability framework takes the identification of context, baseline and issues from **Chapters 3 to 13** in addition to the definition of sustainable development in **Chapter 2** as its basis.
- 14.1.3 The sustainability framework aims to identify those matters of environmental, economic and social capital that are basic to well-being and which we want as much of, or more of, in the future. The sustainability framework identifies these basic elements together with what constitutes a better position for each element. It tries to be comprehensive whilst keeping the different items in the framework distinctive.
- 14.1.4 Ideally quantified indicators and targets would be included. However, quantifying each of these objectives, and developing relevant indicators is a difficult process as the very nature of the majority of the content of a development plan, would not enable change to be directly attributed to the influence of the plan or to be measured. Therefore, the SA is principally concerned with whether the direction of change that the Plan would be likely to bring, would be positive in achieving more sustainable development, rather than with attempting to quantify changes.
- 14.1.5 The framework can be further developed to include indicators for monitoring the sustainability performance of the plan as the Local Plan moves towards adoption. There is a need to make sure monitoring indicators for the Plan and sustainability reflect one another.
- 14.1.6 The objectives presented in **Table 14.1** take the form of a 'headline' area of sustainability for which an objective has been developed. This is followed by the objective itself, which sets out what the Plan should be trying to achieve in relation to sustainable development. These are each accompanied by a set of supporting sub-objectives; these are examples of the ways the Local Plan may directly impact on the objectives, representing a move towards greater sustainability.
- 14.1.7 The final column shows the criteria that could be used in assessing potential sites for allocation, and is suitable for all types of allocation including employment and retail. These criteria will need to be finalised once it is known what information is available for the assessment.
- 14.1.8 The objectives have a purpose of providing a systematic basis for the stages of sustainability appraisal. By comparing the proposed objectives, strategy, policy and allocations against this consistent definition it is possible to determine if the plan is likely to be making a contribution to greater sustainable development.

Following updates to the scope of the SA, the key issues have been reviewed to ascertain whether the SA (including the SA framework) remains focused on the correct issues. The updates have not led to any discrete new issues being identified, as the broad trends, issues and opportunities have remained similar. Therefore it was not considered necessary to make amendments to the SA Framework.

## 14.2 Sustainability Framework

Table 14.1: Sustainability Framework

Headline	Objective	Sub-Objective	Example Site Assessment Criteria
<b>1. Housing</b>	Provide good quality homes that meet local needs in terms number, type and tenure.	<ul style="list-style-type: none"> <li>▪ Ensure a sufficient number of dwellings are provided to meet the needs of existing residents changing household size, reduce commuting and to match employment growth.</li> <li>▪ Increase the supply of affordable homes of the tenure and size to meet needs.</li> <li>▪ Provide market homes to meet needs and to match the economic growth aspirations of the wider area.</li> <li>▪ Provide homes that meet the lifetime needs of residents.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will it help meeting housing needs?</li> <li>▪ Will it provide affordable housing?</li> </ul>
<b>2. Health and Wellbeing</b>	Improve the health and wellbeing of the district's population and reduce inequalities.	<ul style="list-style-type: none"> <li>▪ Ensure all residents have equitable access to health services, taking into account the needs of an aging population.</li> <li>▪ Help everyone take active travel choices.</li> <li>▪ Use urban design and the provision of Green Infrastructure, open space and walking / cycling routes to support healthy choices.</li> <li>▪ Help design out crime from new development.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Are there accessible health services?</li> <li>▪ Will residents be able to walk to shop, schools and community services?</li> <li>▪ Will the site provide good quality access to open space / Green Infrastructure?</li> </ul>
<b>3. Communities</b>	Help create the conditions for communities to thrive.	<ul style="list-style-type: none"> <li>▪ Protect existing community facilities and ensure new facilities are built to support the needs of new housing development, including open space, leisure, schools and health services.</li> <li>▪ Involve local communities in the decisions that may affect them.</li> <li>▪ Plan for the district in the context of the wider region, including nearby areas of Leicestershire, Derbyshire and Nottinghamshire.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Is the site supported by the local community?</li> <li>▪ Does development consider the impact on communities neighbouring the district?</li> <li>▪ Will the development, due to size or location, be able to integrate with existing communities?</li> </ul>

Headline	Objective	Sub-Objective	Example Site Assessment Criteria
<b>4. Economy</b>	Support economic growth throughout the district and the provision of a diverse range of employment opportunities.	<ul style="list-style-type: none"> <li>▪ Support existing well performing employment sectors, such as storage and distribution and growth sectors including high tech manufacturing.</li> <li>▪ Support initiatives to improve the tourism and leisure sector, in particular in the National Forest and Charnwood Regional Forest Park.</li> <li>▪ Protect existing employment sites from change of use, especially where they support local employment needs.</li> <li>▪ Recognise the role of the NWL in a wider economic sub-area, not only within Leicestershire but also into south Derbyshire.</li> <li>▪ Support and help protect the rural economy.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will the development support new economic growth in the region / district?</li> <li>▪ Will the site result in the loss of existing employment land?</li> <li>▪ Will it help support the rural economy?</li> </ul>
<b>5. Employment</b>	Encourage jobs that match the skills and needs of local residents and help improve access to skill training.	<ul style="list-style-type: none"> <li>▪ Support new employment growth in all areas, including rural locations, where it will help meet a local need</li> <li>▪ Maintain a diverse employment base, including growing the high skill job sector as well as lower skilled jobs to match the diverse job needs of the workforce.</li> <li>▪ Help ensure all children have access to a local school, and enhance opportunities for skills training throughout life.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will the site result in the loss of existing employment land?</li> </ul>
<b>6. Town and village centres</b>	Enhance the vitality and viability of existing town centres and village centres	<ul style="list-style-type: none"> <li>▪ Maintain the town centres of the district as the focus for new retail, services and office development</li> <li>▪ Revitalise and renew town centre areas where necessary in particular in Coalville.</li> <li>▪ Maintain the town centres as the retail focus for the district, primarily at Coalville and Ashby-de-la-Zouch de la Zouch and at other centres suitable to their level in a retail hierarchy</li> <li>▪ Help protect and improve service provision in town, village and local centres to support existing communities and planned housing growth.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will development support the revitalisation of town centres?</li> <li>▪ Is the development more suited to a town centre location?</li> <li>▪ Could the development adversely impact on town centre retailing?</li> </ul>

Headline	Objective	Sub-Objective	Example Site Assessment Criteria
<b>7. Travel</b>	Increase numbers of people walking, cycling or using the bus for their day-to-day travel needs, such as getting to work, school and to access services.	<ul style="list-style-type: none"> <li>▪ Ensure new development has public transport access and give priority to walkers and cyclists over car users.</li> <li>▪ Increase cycle use for commuting and access to services.</li> <li>▪ Reduce congestion in locations where it impacts on road safety, causes severance, or adversely impacts on the economy.</li> <li>▪ Use development to help secure better public transport for the district, in particular links to nearby rail stations</li> <li>▪ Help those who live and/or work in the district reduce their reliance on private car travel</li> <li>▪ Encourage higher density development in locations with public transport access, or in areas that have a good provision of nearby jobs, services and facilities.</li> <li>▪ Consider the cumulative impacts and opportunities for growth on residents' ability to access services locally.</li> <li>▪ Help improve provision of local services, such as shops, GPs, public transport, and community service provision in the villages of northern NWL.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Is the new development accessible by public transport, or due to increase in population have the potential to support a new or extended route?</li> <li>▪ Are services within a walkable distance?</li> <li>▪ Is the site accessible by a designated cycle route?</li> </ul>
<b>8. Low carbon energy</b>	Reduce carbon emissions throughout the district through delivering renewable energy solution.	<ul style="list-style-type: none"> <li>▪ Support proposals for decentralised (i.e. small and micro renewables) and low carbon energy generation</li> <li>▪ Promote small scale non-grid energy generation and large scale grid schemes where appropriately located and help reduce carbon dioxide emissions</li> <li>▪ All new development should be built to high energy and water efficiency standards.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will the development be able to make a contribution to renewable energy targets?</li> </ul>
<b>9. Flooding</b>	Development must not put people at inappropriate risk of flooding either on or off site and must seek and undertake opportunities to reduce the risk of flooding elsewhere where feasible.	<ul style="list-style-type: none"> <li>▪ Follow the sequential test in Planning Practice Guidance in the allocation of sites in flood risk areas.</li> <li>▪ Ensure new development does not exacerbate the risk of flood off-site, for instance through use of sustainable drainage.</li> <li>▪ Seek opportunities to reduce flood risk where feasible.</li> <li>▪ Seek to achieve a net reduction in rates of surface water run-off.</li> </ul>	<ul style="list-style-type: none"> <li>▪ What proportion of the site is in Flood Zone 2 or 3?</li> <li>▪ To what extent is the site indicated to be at risk of surface water flooding?</li> <li>▪ Will the site be of a size to incorporate a full range of SuDS infrastructure?</li> <li>▪ Is the new development benefiting from existing flood defence infrastructure</li> </ul>

Headline	Objective	Sub-Objective	Example Site Assessment Criteria
<b>10. Biodiversity and Geodiversity</b>	Protect and enhance the district's biodiversity and protect areas identified for their geological importance.	<ul style="list-style-type: none"> <li>▪ Ensure that development respects biodiversity wherever it is found and seeks to enhance the quality, quantity and connectivity of habitats.</li> <li>▪ Protect the river Mease SAC catchment from adverse impacts as a result of development. Where screening indicates Habitats Regulations Assessment needs to be completed and appropriate mitigation/avoidance identified where found to be necessary.</li> <li>▪ Conserve and enhance the district's biodiversity assets, in particular through countering habitat fragmentation.</li> <li>▪ Help all to have access to the natural environment, including integrating greater biodiversity into urban areas.</li> <li>▪ Protect geological designations.</li> <li>▪ Protect sensitive habitats from the adverse impacts related to air or water pollution.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will the site have an impact on a designated nature conservation site?</li> <li>▪ Will the site have an impact on a BAP habitat?</li> <li>▪ Will the site harm a site of geological importance?</li> <li>▪ Is the site in the River Mease SAC catchment?</li> <li>▪ What opportunities are there for biodiversity enhancement?</li> </ul>
<b>11. Built and historic environment</b>	Conserve and enhance the character, diversity and local distinctiveness of the district's built and natural heritage.	<ul style="list-style-type: none"> <li>▪ Protect and enhance buildings, structures and natural features of recognised historic or architectural interest, including their settings.</li> <li>▪ Recognise, protect and enhance heritage assets of local importance.</li> <li>▪ Ensure new development respects the character of the historic environment.</li> <li>▪ Protect archaeological remains and record findings according to guidance.</li> <li>▪ Help deliver built environment improvements through high quality design.</li> <li>▪ Make use of the ourplace™ housing design standards.</li> <li>▪ Ensure all new development is designed to reflect its context.</li> <li>▪ Built design should help in creating vibrant places, making those approaching on foot a priority.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Are there any designated heritage assets within or adjacent to the site?</li> <li>▪ What is the potential for effects on the setting of heritage assets? (<i>Which could be either positive or negative</i>).</li> <li>▪ What are the potential effects on non-designated heritage assets?</li> <li>▪ Are there known / potential archaeological deposits on site?</li> <li>▪ Is the site within a Conservation Area?</li> </ul>
<b>12. Landscape</b>	Conserve and enhance the quality of the district's landscape character	<ul style="list-style-type: none"> <li>▪ Protect and enhance the character and distinctiveness of the district's landscape.</li> <li>▪ Help implement objectives for the National Forest and the Charnwood Forest Regional Park.</li> <li>▪ Enhance the transition for urban to rural at the edge of towns and villages</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will the development have an adverse impact on an area of landscape importance?</li> <li>▪ Will the development present an opportunity to enhance landscape character?</li> </ul>

Headline	Objective	Sub-Objective	Example Site Assessment Criteria
<b>13. Land and Soil</b>	Ensure land is used efficiently and effectively.	<ul style="list-style-type: none"> <li>▪ Prioritising the remediation and redevelopment of previously developed land, whilst ensuring that any biodiversity interest is protected.</li> <li>▪ Protect undeveloped land from inappropriately located development.</li> <li>▪ Whenever possible protection the best quality agricultural land.</li> <li>▪ Encourage higher density development to make the best use of available land</li> <li>▪ Where land has the potential to be contaminated or is known to be contaminated ensure that suitable investigation and remediation is carried out to bring it back into use.</li> <li>▪ Encourage the highest density development in locations with good access by public transport and a range of services, including town centres</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will the site bring contaminated land back into good use?</li> <li>▪ Will the site result in the loss of the best agricultural land?</li> </ul>
<b>14. Natural Resources</b>	Ensure the efficient use of natural resources, including reducing waste generation and promote re-use and recycling, supporting sustainable extraction and the reuse and recycling of minerals and aggregate resources and water resources.	<ul style="list-style-type: none"> <li>▪ Ensure new development incorporates space for waste sorting and storage to aid recycling</li> <li>▪ Encourage sustainable construction making use of recycled and recyclable building materials</li> <li>▪ Ensure the re-use of demolition waste</li> <li>▪ Promote development of more sustainable waste treatment facilities, including sorting, recycling and reuse.</li> <li>▪ Ensure minerals deposits are not sterilised through inappropriately located development.</li> <li>▪ Ensure the highly efficient use of water.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will the development support new waste and recycling facilities?</li> <li>▪ Is the development in an area of safeguarded minerals?</li> </ul>

Headline	Objective	Sub-Objective	Example Site Assessment Criteria
<p><b>15. Pollution</b></p>	<p>Reduce air, light and noise pollution and manage contaminated land to avoid damage natural systems and protect human health.</p>	<ul style="list-style-type: none"> <li>▪ Help reduce contribution to air pollution by reducing car use.</li> <li>▪ Ensure new and existing communities are not adversely affected by poor quality air and noise pollution, either through their location or through causing a further deterioration as a result of new development.</li> <li>▪ Protect communities from harm related to ground and water pollution.</li> <li>▪ Avoid exacerbating light pollution by keeping external lighting to the minimum required for safety and security.</li> <li>▪ Avoid air and water pollution and other disturbance that can have an adverse impact on areas of nature conservation importance, including the River Mease SAC.</li> <li>▪ Ensure development does not lead to the pollution of controlled waters, and where possible contributes to an improvement in the quality of waterbodies.</li> <li>▪ Promote the use of Green Infrastructure to help protect and enhance the quality of air, water and land.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Will the development have an impact on the AQMA?</li> <li>▪ Is the development adjacent to a significant noise source, such as the airport, M1 or Donington Park?</li> <li>▪ Does the development help reduce the need to travel by car.</li> </ul>

## 15 Next Steps

**NB: This Chapter is no longer relevant. This was prepared as part of the original scoping report, with the intention of informing stakeholders of the next steps in plan making, and what the role of the SA would be. These steps have now been completed and the SA Report has been prepared, which contains information on the complete SA process and how it relates to the preparation of the Local Plan.**

**For completeness, this chapter has been retained below**

### 15.1 SA Stages

- 15.1.1 This Scoping Report has been produced as a 'consultation document'. The Statutory Consultees, English Heritage, Environment Agency and Natural England, and others, therefore have had the chance to comment on its content.
- 15.1.2 A number of comments have been made on the draft Scoping Report, and these have been used as considered appropriate to finalise this Scoping Report. Appendix A sets out a summary of the comments received, and how we have responded. Although this Scoping Report has now been finalised, it is also important to remember that the scope of the SA will continually evolve. As the Local Plan and SA processes progress, the scope of the SA will therefore be updated as necessary, and any relevant findings will be presented subsequent SA Reports.
- 15.1.3 The full methodology for the SA has yet to be determined. However, this section sets out some key principles to be followed to ensure a useful process that helps inform plan makers, as well as meeting regulatory requirements.

### 15.2 SA of Reasonable Alternatives

- 15.2.1 Reasonable alternatives should be identified and considered at an early stage in the plan making process, as the assessment of these should inform the local planning authority in choosing its preferred approach, as advised in paragraph 152 of the NPPF. Forecasting and evaluation of the significant effects should help to develop and refine the proposals in each Local Plan document.
- 15.2.2 The development and appraisal of proposals in Local Plan documents should be an iterative process, with the proposals being revised to take account of the appraisal findings. This should inform the selection, refinement and publication of proposals.
- 15.2.3 The appraisal of alternatives at each stage will also involve considering ways of mitigating any adverse effects, maximising beneficial effects and ways of monitoring likely significant effects. For instance in the assessment of sites it will be possible to identify where policy criteria will be needed to ensure sites are delivered in a sustainable way e.g. landscaping requirements, addressing any flooding etc.
- 15.2.4 The sustainability appraisal must consider all reasonable alternatives and assess them in the same level of detail as the option the plan-maker proposes to take forward in the Local Plan (the preferred approach).

15.2.5 It is important that any alternatives presented for appraisal by the plan makers are sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. Also, essential is the alternatives must be realistic and deliverable.

15.2.6 There are various types of alternatives that will need to be considered and this will be informed by the choices made when initiating work on the Local Plan.

### SA of Spatial Distribution of Growth

15.2.7 One of the main tasks for the Local Plan will be to determine the distribution of housing and employment growth around the district. The plan-makers will need to develop reasonable alternatives for the way this growth could be distributed, based on evidence from various sources and constraints to development. This may include revisiting the options for the distribution of development previously considered as part of the Core Strategy.

### SA of alternative policies

15.2.8 Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. There may not always be a reasonable alternative to a policy. However, the SA of policies often helps to refine them and come up with alternative wording or criteria that could improve their usability and effectiveness in delivering sustainable development.

### SA of Broad Locations of Growth and Alternative Sites

15.2.9 The Local Plan will need to consider whether sites and broad locations for growth will be identified. To some extent this may depend upon the scale of growth required to be accommodated. Either way it will be necessary to assess all realistic and reasonable alternatives. At this time it has yet to be determined how this assessment process will be completed. The two main options are:

- Integrate full SA assessment of sites and/or broad locations into the wider site selection process;
- Undertake a separate SA of all reasonable alternative sites and/or broad locations (i.e. following an initial sieving by the Council), with the purpose of informing the selection of allocated sites and/or identification of broad locations.

15.2.10 Whichever method is chosen the sustainability framework will be used as the basis for setting criteria for assessment of sites, as show in **Table 14.1** and all reasonable alternatives need to be assessed in the same way, including those that are chosen for allocation. Essential in the assessment of sites will be identifying those that have overriding constraints to development and for others where mitigation could be used to avoid or off-set potential effects. Where possible, the assessment will also seek to identify where sites could bring about environmental enhancements.

15.2.11 The aim of the SA of sites is not to rank the sites in sustainability order. Instead, it will provide part of the evidence necessary in selecting sites, but final selection will be influenced by other factors, including the need to deliver the chosen spatial strategy, deliverability and the need to secure a 5-year housing land supply.

15.2.12 The SA of sites will make use of a user friendly matrix, using coloured cells to show the relative sustainability impacts of each site. A commentary will also be provided to identify the potential for mitigation and enhancement, significant effects of other impacts identified. The SA will not use quantified or weighted scores for sites.

15.2.13 When the site appraisal and selection methodology has been drafted, it will be shared with the Statutory Bodies (i.e. English Heritage, Natural England and the Environment Agency) to seek their feedback on the proposed approach. The methodology will then be finalised before the site appraisal process is undertaken.

### **15.3 SA Reporting**

15.3.1 The SA must be reported at the publication of the Draft Local Plan that is put out for consultation. Prior to that it is good practice to publish 'interim' SA Reports or statements alongside all consultation versions of the Local Plan, so that it demonstrates to readers how sustainability considerations have been integrated into plan making and the potential impacts of its proposals and alternatives on the aim of achieving sustainable development.

15.3.2 The sustainability appraisal report will not necessarily have to be amended if the Local Plan is modified following responses to consultations. Modifications to the sustainability appraisal should be considered only where appropriate and proportionate to the level of change being made to the Local Plan. A change is likely to be significant if it substantially alters the Plan and/ or is likely to give to significant effects.

15.3.3 Further assessment may be required if the changes have not previously been assessed and are likely to give rise to significant effects. A further round of consultation on the sustainability appraisal may also be required in such circumstances but this should only be undertaken where necessary. Changes to the Local Plan that are not significant will not require further sustainability appraisal work

15.3.4 The SA of the publication Local Plan will meet requirements of the 'environmental report' of Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004. An environmental report for the purpose of the regulations must identify, describe and evaluate the likely significant effects on the environment of implementing the Local Plan policies and of the reasonable alternatives taking into account the objectives and geographical scope of the Local Plan. The sustainability appraisal report must clearly show how these requirements have been met as well as recording the wider assessment of social and economic effects. A non-technical summary also needs to be prepared.

## Appendix A Consultation feedback & responses

### 1. Natural England

Comments requesting action	Council / AECOM response
The report should reference Green Infrastructure (GI) more explicitly as a cross-cutting theme.	Noted.
<p><b>3. Population and communities</b></p> <p>Consider GI in this section with regards to recreational space.</p> <p>Make reference to this report <a href="http://www.instituteoftheequity.org/projects/natural-solutions-to-tackling-health-inequalities">http://www.instituteoftheequity.org/projects/natural-solutions-to-tackling-health-inequalities</a></p>	Key messages from 'Natural Solutions to Tackling Health Inequalities' have been set out in Section 3.
<p><b>7. Air quality</b></p> <p>Air quality can have serious impacts on the natural environment. This does not appear to have been considered within this chapter. In particular additional traffic resulting from new development can impact on European sites and SSSIs. New agricultural development such as intensive pig and poultry installations may also pose risks to air quality which can impact on designated sites.</p>	It is considered that these issues are in part dealing with 'assessment' rather than baseline information. It is acknowledged that the future baseline will be affected by development, but it is not possible to determine exactly where, or what types of development would occur at this stage.
<p><b>8. Climate Change</b></p> <p>Climate change adaptation is only focused on flooding. We suggest it should also include reference to GI.</p> <p>We recommend reference to the Town &amp; Country Planning Association publication "Climate Change Adaptation by Design" which is available on the TCPA website. <a href="http://www.tcpa.org.uk/pages/climate-change-adaptation-by-design.html">http://www.tcpa.org.uk/pages/climate-change-adaptation-by-design.html</a></p>	<p>The following documents have been added as part of the contextual review:</p> <ul style="list-style-type: none"> <li>• National Adaptation Programme (2013)</li> <li>• Climate Change Adaptation by Design.</li> </ul>
<p><b>9. Biodiversity</b></p> <p>Need to cover GI in greater detail as it can provide space for wildlife. This section should also include protected species, including 'Natural England's Standing Advice'.</p> <p>Local Wildlife sites should be included in the baseline position.</p>	Natural England's Standing Advice included as part of contextual review.

Comments requesting action	Council / AECOM response
<p><b>10. Landscape and land</b></p> <p>Further reference to GI should be included in this section with regards to open space. The following documents are useful resources.</p> <p>‘Nature Nearby, Accessible Green Space Guidance’ (March 2010), available on our website publication reference NE265 as follows: <a href="http://publications.naturalengland.org.uk/publication/40004?category=47004">http://publications.naturalengland.org.uk/publication/40004?category=47004</a></p> <p>CABE Space Guidance ‘Start with the Park’ (2005)</p> <p>Planning for a healthy environment - good practice guidance for green infrastructure and biodiversity”.</p> <p>The section on agricultural land should be expanded to take account of wider soil protection issues.</p>	<p>Contextual review updated to include a wider range of documents including those suggested here.</p>
<p><b>14. Sustainability Appraisal Framework</b></p> <p>We suggest that you add site criteria which reflect the scope for positive changes in the natural environment through development, since this reflects the NPPF’s intention that the natural environment be conserved <b>and enhanced</b> through local plans.</p> <p>In the section on Biodiversity and Geodiversity, one of the criteria could be “Would the site provide opportunities to enhance biodiversity?” Another might be “Would the site provide opportunities to create or improve habitats and links between them?” We think that the first question in your current list may have a typing error in it, and should read “Will the site have an impact on a designated nature conservation site? “ For this question, the scoring will need to be clearly explained to allow it to reflect both positive and negative impacts.</p> <p>Under the headline Landscape we suggest that the first sub-objective should say “<i>protect and enhance the character and distinctiveness of the district’s landscape</i>”. To follow this through the site criteria should include “<i>Will the development provide opportunities to enhance the landscape</i>”.</p> <p>In the section on Land and Soil we suggest that the first sub-objective should say “<i>Encourage development on previously developed land ensuring any biodiversity interest is protected</i>”. Also under the site assessment criteria a further point should be added “Will the site result in the protection of all soils?”</p> <p>There is also an opportunity to reflect the benefits of green infrastructure for health. The sub-objective “Use urban design and provision of open space and walking / cycling routes to support healthy choices “ could be supported by a criterion asking “Will the site provide good quality access to open space and/or green infrastructure?”</p>	<p>Sub objectives have been amended to reflect the suggestions made by Natural England.</p> <p>Sub objectives added.</p> <p>Sub objective amended.</p> <p>Sub objective amended (also taking into account comments from the Environment Agency).</p> <p>Sub objectives and criteria amended as suggested.</p>

## 2. The Environment Agency

Comments requesting action	Council / AECOM response
<p><b>8. Climate Change</b></p> <p>The following documents should be added.</p> <ul style="list-style-type: none"> <li>• Flood and Water Management Act 2010</li> <li>• National Flood &amp; Coastal Erosion Risk Management Strategy for England</li> <li>• River Trent Catchment Flood Management Plan</li> </ul> <p>8.2.7 The CfSH is being superseded. Update this accordingly.</p> <p>8.2.10 The SFRA referenced is out of date.</p> <p>8.3.11 Ratcliffe on Soar power station is coal fired not gas/oil</p> <p>8.3.17 Reword to read: <i>“NWL District is adjacent to Charnwood through which the River Soar flows before entering North West Leicestershire. There are a large number of properties within the adjoining Boroughs that are susceptible to flooding from the River Trent and the River Soar, and future development within NWL must be carefully managed to ensure that this risk of flooding is not exacerbated <b>and contributes to a reduction in flood risk elsewhere where feasible</b>”.</i></p> <p>8.3.20 Surface water flood risk is not adequately covered.</p> <p>8.3.21 This paragraph lacks clarity.</p> <p>8.4 Reword last bullet in Section 8.4 to read: “Some parts of the district are at very high risk of flood. Advice and guidance from the NPPF, Environment Agency and Lead Local Flood Authority (Leicestershire County Council) will need to be followed to ensure development does not increase the risk of flooding on or off-site and reduces flood risk elsewhere where feasible”.</p>	<p>Documents added to the contextual review.</p> <p>Text amended to reflect Housing Standards Review.</p> <p>Text amended.</p> <p>Text amended as suggested.</p> <p>Paragraph 8.3.21 reworded.</p> <p>Para 8.4 reworded as suggested.</p>

Comments requesting action	Council / AECOM response
<p><b>9. Biodiversity and Geodiversity</b></p> <p>Include this document.</p> <ul style="list-style-type: none"> <li>The Natural Choice: Securing the value of nature</li> </ul> <p><i>Data Sources</i> – we hold the following sources of information that may be useful to you: - protected and invasive species data, current ecological status of water bodies under the terms of the Water Framework Directive.</p> <p>Local Geological Sites or Local Wildlife Sites are not mentioned and should be included.</p> <p>9.4 The River Mease SAC is not just at risk from adverse effects waste water treatment outflows, there are other contributing factors. You should seek further clarification from Natural England.</p>	<p>Document included as part of contextual review.</p> <p>We will seek to add this information to the baseline position throughout the SA process. The scope of the SA is always evolving and any updates will be presented in subsequent SA Reports.</p> <p>We will liaise with the Leicestershire Wildlife Trust to clarify what baseline date is available. The scope of the SA is always evolving and any updates will be presented in subsequent SA Reports.</p> <p>We will seek clarification from Natural England. The scope of the SA is always evolving and any updates will be presented in subsequent SA Reports.</p>
<p><b>12. Water</b></p> <p>This chapter has no regard to Groundwater and the protection of groundwater from contamination that could occur as a result of re-development, this is a serious omission.</p> <p>Documents for consideration.</p> <ul style="list-style-type: none"> <li>Environment Agency’s Groundwater Protection: Policy and Practice (GP3)</li> </ul> <p>It will be important for the Local Plan to identify opportunities for improvement (as indeed required by the WFD for surface water and groundwater bodies), but it is also essential that any future developer provides adequate information when submitting regeneration proposals so that the potential impact on any Controlled Waters (groundwater and surface waters) can be fully assessed.</p> <p>Chapter 12 should include reference to Sustainable Drainage Systems as the appropriate way of dealing with surface water run-off. The benefits to bio-diversity and water quality should be recognised, and their use should be embedded in local plan policy.</p> <p>12.2.2 Reword to read “The NPPF states that new development should be strategically located away</p>	<p>Document included as part of contextual review.</p> <p>Para 12.2 reworded.</p>



Comments requesting action	Council / AECOM response
<p><b>14. Sustainability Framework</b></p> <p><b><u>8, Low Carbon Energy.</u></b></p> <p>The last bullet refers to energy efficiency. It would be good to see water efficiency promoted here as this aids energy efficiency.</p> <p><b><u>9 Flooding</u></b></p> <p>We suggest re- wording the objective:-</p> <p>Development must not put people at inappropriate risk of flooding either on or off site and must seek and undertake opportunities to reduce the risk of flooding elsewhere where feasible.</p> <p>We suggest an additional bullet point to the sub-objective :-</p> <p>Seek opportunities to reduce flood risk where feasible.</p> <p>We suggest re-wording of the Example Site Assessment Criteria :-</p> <p>Is the site in Flood Zone 2 or 3? Is the site indicated to be at risk of surface water flooding Has the development considered the use of SuDS? Are there opportunities to reduce flood risk to third parties elsewhere? Is the new development benefiting from existing flood defence infrastructure and should maintenance contributions be sought by the Environment Agency for continuation for the existing service level of flood protection?</p> <p><b><u>13 Land and Soil</u></b></p> <p>Suggest re-wording of the first bullet point of the sub – objective to: - <i>Prioritising the remediation and redevelopment of previously developed land.</i></p> <p><b><u>14, Natural Resources</u></b></p> <p>We support the reference to water efficiency within this section, but it could also be strengthened by</p>	<p>Sub objective amended as suggested.</p> <p>Objective 9 amended as suggested.</p> <p>Two sub-objectives added.</p> <ul style="list-style-type: none"> <li>• Seek to achieve a net reduction in rates of surface water run-off.</li> <li>• Seek opportunities to reduce flood risk where feasible.</li> </ul> <p>Criteria relating to surface water flooding added.</p> <p>At the assessment stage, not all sites will have considered development, and thus, will not have considered detailed design such as the use of SUDs. It is considered more feasible to assess the sites potential for accommodating SUDs, rather than whether this has already been set out as part of a development proposal.</p> <p>Objective has been amended to reflect suggestions from both Natural England and the Environment Agency.</p> <p>Amended.</p>

Comments requesting action	Council / AECOM response
<p>adding 'high water efficient standards' as with energy in section 8 of the table.</p> <p><b>15 Pollution</b> Suggest the following wording as a sub-objective:- <i>Ensuring development does not lead to pollution of controlled waters.</i></p> <p>There is a need to maintain water quality or improve waterbodies to "good status", i.e. not just protect designated sites.</p>	<p>Additional sub-objective added dealing with pollution to watercourses and the potential for enhancing water quality.</p> <p>Sub objective has been added to reflect the need to 'enhance'.</p>

### 3. English Heritage

Comments requesting action	Council / AECOM response
<p><b>11. Cultural Heritage</b> Need to include a wider range of contextual documents such as Leicestershire Historic Landscape Characterisation Project and Conservation Area Appraisals.</p> <p>Reference should be made to heritage at risk (English Heritage and local registers), non-designated heritage assets, such as locally listed buildings, and archaeological potential.</p> <p>We consider that the identification of issues should be revisited, once further research into plans, policies and programmes has been undertaken, and the baseline updated.</p>	<p>The contextual review has been updated to reflect a wider range of contextual documents.</p> <p>Heritage at Risk has been included as part of the baseline position.</p> <p>Key issues have been revisited.</p>
<p><b>14. Sustainability Framework</b> There should be two separate objectives for heritage, one for the built environment, and one for heritage.</p> <p>Our guidance note recommends that a specific objective is included: "Conserve and enhance the historic environment, heritage assets and their settings."</p> <p>Of the specific sub-objectives, we consider that these are too narrow in their scope. For example the first two bullet points relate only to buildings or structures which are designated or non-designated. There is no reference made within the sub-</p>	<p>In the interest of avoiding duplication, only one SA Objective is proposed for the historic environment. SA Objective 12 also seeks to protect landscape character, which will also include consideration of natural heritage assets such as parks and gardens.</p> <p>Sub objectives have been amended to reflect natural heritage such as parks and gardens.</p>

Comments requesting action	Council / AECOM response
<p>objectives to conservation areas or historic landscape features (such as parks and gardens, and nondesignated parkland, or other specific historic landscape features). No recognition of the duty under the primary legislation and the NPPF is made within these to 'enhance.' It is also unclear what 'respect' of archaeological remains actually means.</p> <p>We note that paragraph 14.1.7 states that these criteria will need to be finalised once it is known what information is available for the assessment. It is unclear what this means in practice. We would wish to be consulted when these are set out as part of the completed sustainability framework.</p> <p>Using proximity as a measure of harm would fail to take into account the definition of setting of heritage assets and how it contributes to significance. For example, sites in close proximity to, or indeed within a heritage asset such as a conservation area, could offer an enhancement, whereas site a considerable distance away from a heritage asset (1km+) could have the potential to cause substantial harm. Consideration should also be given to the distance measure used in the initial sift as simply restricting to sites which are adjacent to an asset could miss out potential impacts upon significance of assets not directly adjacent to a site.</p>	<p>Sub Objectives have been amended to incorporate the duty to 'enhance'.</p> <p>The site appraisal framework will be shared with Statutory Consultees and other interested parties once it has been drafted. We have taken on board the suggested criteria at this stage of the SA process and will feed this into the site appraisal/selection methodology as appropriate (i.e. dependant on the availability of data and resources).</p> <p>It is recognised that proximity to heritage assets is not the only factor in determining the significance of effects on the historic environment. This will be taken into consideration as the site appraisal / selection methodology is being drafted.</p>

## Appendix F: Consultation feedback from the interim SA Report

The table below sets out a schedule of comments received at Regulation 18 Consultation relating to the interim SA Report. The Council's response is included to demonstrate how this feedback was taken into consideration.

Summary of comments regarding SA	Council Response
<p><b>Historic England</b></p> <p><i>Money Hill</i></p> <p>The site at Money Hill has potential to cause harm to Ashby Castle, its designed landscape and the Parish Church of St Helen (Grade 1). The impacts are not recognised in the SA. An area of ridge and furrow will be lost to the south of the site.</p> <p><i>Appraisal of employment sites</i></p> <p>There is no reference to employment allocations within the strategic site appraisal of the SA or within Appendix C. Appraisal is required.</p> <p><i>Heritage impacts associated with the Airport</i></p> <p>There are heritage assets within vicinity of the airport which are vulnerable to the effects of noise and disturbance. This issue has not been picked up in the SA.</p> <p><i>Policy Ec8 Donnington Park</i></p> <p>Measures to protect and enhance heritage assets associated with Donnington Park should be included in Policy Ec8. This issue has not been picked up in the SA.</p> <p><i>Policy IF6</i></p> <p>The SA should recognise the benefits of Policy IF6 on culture and heritage.</p> <p><i>Recommendations</i></p> <p>Paragraph 13.10.14 of the SA suggests improvements to the historic environment policy HE1. This could be incorporated into the supporting text.</p>	<p><i>Money Hill</i></p> <p>In the absence of a detailed assessment of effects upon heritage assets, the appraisal concentrated on strategic effects, which were predicted to be insignificant.</p> <p>A more detailed assessment has now been carried out, which identified potential effects on the setting of the Castle. These effects have been identified in the SA.</p> <p><i>Appraisal of employment sites</i></p> <p>Sites proposed for employment have been appraised in the SA as part of the corresponding policies. Only one site has been allocated at Money Hill (Ec2) in the consultation draft Plan. The effects are predicted for this policy at Appendix A as well as in the main body of the report. For example at; para 13.1.14 (effects on housing); 13.2.6 / 13.2.18 (health effects); 13.4.4 / 13.4.10 (employment and economy); 13.5.7 (travel); 13.9.9 (landscape and land); 13.10.8 (heritage); 13.12.9 (pollution).</p> <p>The reason that no site appraisal proformas were completed reflects the fact that no reasonable alternative sites for employment were identified (thus there is no need to compare sites using sustainability factors).</p> <p>Site alternatives have subsequently been identified through a 'call for sites', and have been appraised in the SA (see Chapter 10).</p> <p><i>Heritage impacts associated with the Airport</i></p> <p>The SA considers the potential for policy Ec5 to have significant effects upon heritage. This is undertaken in the context of development that is already committed at the airport (i.e. growth to support 10million passengers and 1.2million tonne of cargo). The policy does not lead to growth of the Airport <i>per se</i>; rather it supports development provided that certain policy clauses are adhered to. It is therefore considered that the policy would not have significant negative effects</p>

Summary of comments regarding SA	Council Response
	<p>upon heritage assets (which are some distance from the airport boundary, and therefore would be affected by flight paths and general levels of noise rather than by any physical development in itself).</p> <p><i>Policy Ec8 - Donnington Park</i></p> <p>No significant negative effects are predicted for heritage in the SA and therefore no mitigation measures were identified. It is considered that the policy is positively prepared and would adequately protect and enhance the sites racing and parkland heritage.</p> <p><i>Policy IF6</i></p> <p>The benefits of policy IF6 upon cultural heritage associated with the canal will be reflected in the assessment.</p> <p><i>Recommendations</i></p> <p>Support for the recommendations is noted.</p>
<p><b>David Bigby (Resident)</b></p> <p>Comments on there being 'no strategic difference' between the options tested in the SA for distribution of housing.</p>	<p>The SA Report summarises the alternatives assessment at Appendix B on page 101. It is clear from the summary table that there are significant differences between the dispersal option and the other three options.</p> <p>It should be noted that the SA is a decision-aiding tool and not the decision making tool. Although it is difficult to say which of the options A, B or C is the 'most sustainable', the SA does identify where there are likely to be negative and positive effects for each option. This helps to aid the plan preparation by identifying where policies may need to mitigate any negative effects and enhance positives (for whichever option was pursued).</p>
<p><b>Robert Yates (Resident)</b></p> <p><i>Housing distribution</i></p> <p>No detailed options for 'spreading the investment' were properly and fully considered (for housing).</p>	<p><i>Housing distribution</i></p> <p>It is assumed that this comment refers to the need to test alternative strategies for housing delivery (<i>to Ashby de La Zouch in this case</i>).</p> <p>Section 7.2 of the interim SA Report sets out what the Council (in collaboration with consultants AECOM) consider to be the reasonable alternatives. A 'dispersal option' was tested that represents a distribution across a wider range of settlements.</p>

Summary of comments regarding SA	Council Response
<p><i>Employment distribution</i></p> <p>There is no discussion of the alternative options for employment development (instead of the proposed allocation at Money Hill).</p>	<p>We consider that this alternative represents an approach were development would be 'spread' more thinly across many areas.</p> <p><i>Employment distribution</i></p> <p>No reasonable alternative sites were identified in the SA for employment provision prior to consultation on the draft Plan. Following consultation a call for sites has been undertaken and a range of employment sites have been identified. These have been tested in the SA.</p>
<p><b>Kirstie Clifton (Rosconn Group Ltd)</b></p> <p>The SA inappropriately dismisses the dispersal option on the basis that it would have an adverse effect on the landscape and the built environment, and proposes it would result in an increased reliance on car travel to access jobs and services. Whilst such locations are less accessible than the main Urban Area and Key Service Centres, it is essential that some further housing is provided to support existing services and facilities within these locations, potentially triggering additional functions and economic activities. Indeed, there are suitable locations for additional development that lie outside of the Mease Catchment that are considered sustainable and could potentially have less environmental impact where there is already pressure from committed development.</p> <p>Roscon Group agrees that it is an unreasonable alternative (as defined in the SA) to direct "all" growth to Sustainable Villages. However, the current spatial strategy approach will have a significant negative impact on the role and function of a number of the Sustainable Villages in the District, including Heather.</p>	<p>The Council consider that the SA presents a robust and consistent appraisal of the alternatives. The findings relating to the dispersal option demonstrate that there would be significant negative effects on a range of SA factors, and the rationale for these predictions are presented in Appendix 2.</p> <p>It should be noted that the SA does identify positive effects for the dispersal option too. Indeed, those highlighted in relation to housing choice and support for local services has been identified in the SA (See Appendix 2).</p> <p>It is noted that no further reasonable alternatives have been suggested. The comments relate to the decisions made by the Council, which has been informed by the SA amongst other factors.</p>