

North West Leicestershire District Council
Local Plan Substantive Review:
Sustainability Appraisal

Site Options Assessment

Appendix C: Qualitative Assessment Criteria





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Quality Management

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Introduction

This appendix presents the criteria the North West Leicestershire District Council used to undertake the qualitative assessment of each site option as shown in Table 1.1 below. The criteria included a number of topics listed below:

- Proximity to local services;
- Proximity to convenience store;
- Proximity to primary school (potential housing sites only);
- Proximity to secondary school (potential housing sites only);
- Proximity to local employment;
- Access to public transport;
- Formal recreation;
- Information recreation;
- GP Surgery;
- Pharmacy/Chemist;
- Rights of way;
- Biodiversity and geodiversity;
- Soil resources;
- Previously developed land;
- Flood risk;
- Minerals safeguarding; and
- Waste safeguarding sites.

Table 1.1 – NWLDC’s Site Assessment Qualitative Criteria			
Factors	Colour Coding Rules	Notes	Source of Local Data
Proximity to local services	<p>The site is within 800m walking distance of local services</p> <p>The site is within 800-1200m walking distance of local services</p> <p>The site is more than 1200m walking distance from local services</p>	<p>Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p> <p>We have used settlements with an identified local centre to identify proximity to local services – these settlements are: Coalville, Ashby de la Zouch, Castle Donington, Ibstock, Kegworth and Measham.</p>	Mapped on GIS. Distances measured using Google Earth Pro.
Proximity to convenience store	<p>The site is within 800m walking distance of a convenience store</p> <p>The site is within 800-1200m walking distance of convenience store</p> <p>The site is more than 1200m walking distance from convenience store</p>	<p>Manual for Streets indicates ‘walkable neighbourhoods’ typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p>	Mapped on GIS. Distances measured using Google Earth Pro.

		We have used convenience stores identified by the Council's Settlement Survey (2018) to identify convenience stores.	
Proximity to primary school (Potential housing sites only)	<p>The site is within 500m walking distance of a primary school</p> <p>The site is within 500-1000m walking distance of a primary school</p> <p>The site is more than 1000m walking distance from a primary school</p>	<p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m.</p> <p>Not assessed for employment sites.</p> <p>We have identified primary schools using the Planning Policy Team's primary schools GIS layer.</p>	Mapped on GIS. Distances measured using Google Earth Pro.
Proximity to secondary school (Potential housing sites only)	<p>The site is within 1000m walking distance of a secondary school</p> <p>The site is within 1000-2000m walking distance of a secondary school</p> <p>The site is more than 2000m walking distance from a secondary school</p>	<p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m.</p> <p>Not assessed for employment sites.</p> <p>We have identified secondary schools using the Planning Policy Team's primary schools GIS layer.</p>	Mapped on GIS. Distances measured using Google Earth Pro.
Proximity to local employment	<p>The site is within 1000m walking distance of local employment</p> <p>The site is within 1000-2000m walking distance of local employment</p>	<p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m</p> <p>We have identified local employment as Local Plan existing employment area (Ec3 sites), proposed employment site (as</p>	Mapped on GIS. Distances measured using Google Earth Pro.

	The site is more than 2000m walking distance from local employment	identified in the BE Group Existing Employment Sites study 2018) or settlement above sustainable village in the adopted Local Plan hierarchy.	
Access to public transport.	<p>The site is within 800m of a bus route with a minimum of an hourly service during peak times and which serves at least 2 higher tier settlements.</p> <p>The site is within 800m of a 2 hourly service during peak times (that may not serve two higher tier settlements) r is within 1200m of a route with a minimum of an hourly service during peak times and which serves at least 2 higher tier settlements</p> <p>The site is within 1200m of a route with a service frequency during peak times of less than 1 service every 2 hours or the site is more than 1200m away from a bus route.</p>	<p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p> <p>Bus route information has been taken from the Council's Settlement Survey (2018).</p> <p>Higher tier settlements are considered to be: Coalville, Ashby de la Zouch, Loughborough, Leicester, Nottingham, Burton, Swadlincote and Hinckley.</p>	Distances measured using Google Earth Pro. Utilises bus stop information on Google Earth Pro and route information from Settlement Survey.
Formal Recreation	<p>The site is within 1000m walking distance of formal open space</p> <p>The site is within 1000-2000m walking distance of formal open space</p>	<p>Access to open space</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p>	Mapped on GIS. Distances measured using Google Earth Pro.

	<p>The site is more than 2000m from formal open space</p>	<p>As formal recreation is more likely to be accessed in a similar way to commuting, we have used the recommended commuting distances from CIHT.</p> <p>We have used formal recreation areas identified by the Council's Settlement Survey (2018).</p>	
Informal Recreation	<p>The site is within 800m walking distance of informal open space</p> <p>The site is within 800-1200m walking distance of informal open space</p> <p>The site is more than 1200m from informal open space</p>	<p>Access to open space</p> <p>Manual for Streets indicates 'walkable neighbourhoods' typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances of 400, 800 and 1200m.</p> <p>We have used informal recreation areas identified by the Council's Settlement Survey (2018).</p>	Mapped on GIS. Distances measured using Google Earth Pro.
GP Surgery	<p>The site is within 800m walking distance of a GP surgery.</p> <p>The site is within 800-1200m walking distance of a GP surgery.</p> <p>The site is more than 1200m from a GP surgery.</p>	<p>Manual for Streets indicates 'walkable neighbourhoods' typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and</p>	Mapped on GIS. Distances measured using Google Earth Pro.

		<p>schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p> <p>We have identified GP surgeries using the NHS Service Search.</p>	
Pharmacy/Chemist	<p>The site is within 800m walking distance of a pharmacy.</p> <p>The site is within 800-1200m walking distance of a pharmacy.</p> <p>The site is more than 1200m from a pharmacy.</p>	<p>Manual for Streets indicates 'walkable neighbourhoods' typically have a range of facilities within a 10 minute (about 800m) walk.</p> <p>The CIHT indicate acceptable and preferred maximum walking distances for commuting and schools of 500, 1000 and 2000m and for elsewhere of 400, 800 and 1200m.</p> <p>We have identified pharmacies using the NHS Service Search.</p>	Mapped on GIS. Distances measured using Google Earth Pro.
Rights of Way.	<p>The site does not contain any rights of way</p> <p>The site contains rights of way but it is possible that the route can be diverted or incorporated</p> <p>The site contains a right of way but it is possible that the route cannot be diverted or incorporated</p>	Public rights of way information taken from the Council's Constraints GIS map	Mapped on GIS. Distances measured using Google Earth Pro.
Biodiversity and geodiversity.	The site is unlikely to affect biodiversity or geodiversity as it is over 400m from a SSSI or RIGS and	Site of Special Scientific Interest, Regionally Important Geology Sites and Local Wildlife Site information	Mapped on GIS. Distances measured using Google Earth Pro.

	<p>over 100m from a Local Wildlife Site</p> <p>The site may have the potential to affect biodiversity or geodiversity as it is within 400m of a SSSI or RIGS or within 100m of a Local Wildlife Site, priority species or habitat.</p> <p>The site is likely to affect biodiversity or geodiversity as it contains or is adjacent to a SSSI, involves loss of a Local Wildlife Site, or contains priority species or habitat.</p>	taken from the Council's Constraints GIS map	
Soil resources	<p>The majority of the site is not Grade 1, 2 or 3a agricultural land</p> <p>The majority of the site is Grade 3 agricultural land</p> <p>The majority of the site is Grade 1 or 2 agricultural land or significant loss of more than 20 hectares</p>	<p>Information taken from Natural England's agricultural land map</p> <p>The loss of 20 hectares of best and most versatile land (Grade 1, 2 or 3a) triggers the need to consult with Natural England/Defra.</p>	
Previously developed land	<p>The majority of the site is previously developed land</p> <p>The site is an equal mix of previously developed land and greenfield land</p> <p>The majority of the site is greenfield</p>	<p>Brownfield or Greenfield.</p> <p>Information taken from SHELAA if available – otherwise a value judgement is needed.</p>	

<p>Flood risk.</p>	<p>The site is located in Flood Zone 1 and there are no other forms of flood risk</p> <p>Some of the site is located in Flood Zones 2 or 3 and/or there are other forms of flood risk.</p> <p>The majority of the site is located in flood zones 2 or 3 and/or other forms of flood risk</p>	<p>Information taken from the Council's GIS constraints map (from information provided by the Environment Agency)</p>	<p>Mapped on GIS</p>
<p>Minerals Safeguarding</p>	<p>The site is not located in a Mineral Safeguarded Site identified in the Minerals and Waste Local Plan</p> <p>The site is partly located in a Mineral Safeguarded Site identified in the Minerals and Waste Local Plan</p> <p>The site is wholly located in a Mineral Safeguarded Site identified in the Minerals and Waste Local Plan</p>	<p>Information taken from the adopted Minerals and Waste Local Plan</p>	
<p>Waste Safeguarded Sites</p>	<p>The site is not located in a Waste Safeguarded Site identified in the Minerals and Waste Local Plan</p> <p>The site is partly located in a Waste Safeguarded Site identified in the Minerals and Waste Local Plan</p>	<p>Information taken from the adopted Minerals and Waste Local Plan</p>	

	The site is wholly located in a Waste Safeguarded Site identified in the Minerals and Waste Local Plan		
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