

Charnwood Local Plan Pre-Submission Stage Sustainability Appraisal

SA Report

May 2021

| <i>Project Role</i> | <i>Name</i> | <i>Position</i> | <i>Actions Summary</i> | <i>Date</i> |
|-----------------------------|---------------------------------|--|--|-------------------------------|
| <i>Consultant</i> | Abi Rhodes Matthew Stopforth | Graduate Consultant Consultant | Preparation of 1 st draft housing appraisals. | December 2017 – January 2018 |
| <i>Lead Consultant</i> | Ian McCluskey | Principal Consultant | Reviewed and finalised 1 st draft appraisals | January 8 th 2018 |
| <i>Technical Specialist</i> | Mark Fessey | Associate Consultant | Technical review of 1 st draft appraisals | January 16 th 2018 |
| <i>Lead Consultant</i> | Ian McCluskey | Principal Consultant | Completion of additional appraisal tasks including employment options Preparation of interim SA Report | January - April 2018 |
| <i>Technical Specialist</i> | Mark Fessey | Associate Consultant | Review of First Interim SA Report | April 24 th 2018 |
| <i>Consultant</i> | Nicole Norman Abi Rhodes | Graduate Consultant Planning Consultant | Input to updated strategic and site options appraisals | October 2018 – Feb 2019 |
| <i>Lead Consultant</i> | Ian McCluskey | Principal Consultant | Reviewed and finalised appraisals Quality check on site options Updates to Interim SA Report (i.e. Second Interim SA Report) | February – April 2019 |

| <i>Project Role</i> | <i>Name</i> | <i>Position</i> | <i>Actions Summary</i> | <i>Date</i> |
|-----------------------------|------------------------------|---|--|------------------|
| <i>Technical Specialist</i> | Mark Fessey | Associate Consultant | Review of updated Interim SA Report | April 2019 |
| <i>Consultant</i> | Larna Smith Ian McCluskey | Graduate Consultant Principal Consultant | Appraisal of draft Plan | June-August 2019 |
| <i>Lead Consultant</i> | Ian McCluskey | Principal Consultant | Review and completion of Interim SA Report | September 2019 |
| <i>Consultant</i> | Larna Smith | Graduate Consultant | Interim SA Note exploring settlements | |
| <i>Lead Consultant</i> | Ian McCluskey | Associate Director | Review and Completion of Interim SA note | |
| <i>Consultant</i> | Lauren Egan | Graduate Consultant | Appraisal of Pre-Submission Plan | January 2021 |
| <i>Technical Review</i> | Cheryl Beattie | Principal Consultant | Technical Review | January 2021 |
| <i>Lead Consultant</i> | Ian McCluskey | Associate Director | Review and Finalise SA Report (draft) | February 2021 |
| <i>Lead Consultant</i> | Ian McCluskey | Associate Director | Updates to Final Report | May 2021 |

Table of Contents

| | | |
|----------|---|----|
| 1 | Introduction | 1 |
| 1.1 | Background..... | 1 |
| 1.2 | Overview of the plan area..... | 2 |
| 1.3 | Overview of the new Local Plan..... | 3 |
| 2 | Scoping | 6 |
| 2.1 | Background..... | 6 |
| 2.2 | Key issues..... | 6 |
| 2.3 | SA Framework..... | 11 |
| 3 | Introduction to the reasonable alternatives | 18 |
| 3.1 | Identifying and appraising alternatives | 18 |
| 4 | Alternatives Appraisal: Housing Growth | 20 |
| 4.1 | Background..... | 20 |
| 4.2 | The reasons for selecting the options..... | 20 |
| 4.3 | Appraisal of the spatial strategy options..... | 26 |
| 4.4 | Rationale for selecting the preferred approach..... | 31 |
| 4.5 | Rationale for Hybrid Approach | 32 |
| 4.6 | Finalising the Plan Strategy..... | 33 |
| 4.7 | Rationale for the Pre-Submission Local Plan Strategy for New Homes..... | 35 |
| 5 | Alternatives Appraisal: Employment | 39 |
| 5.1 | Background..... | 39 |
| 5.2 | The reasons for selecting the alternatives | 39 |
| 5.3 | Appraisal of the reasonable alternatives | 40 |
| 5.4 | Rationale for selecting the preferred approach..... | 43 |
| 6 | Site Options | 46 |
| 6.1 | Introduction | 46 |
| 6.2 | Site Selection Process..... | 47 |
| 6.3 | Summary of site appraisal findings..... | 48 |
| 7 | Plan Appraisal | 80 |
| 7.1 | Introduction | 80 |
| 7.2 | Landscape | 83 |
| 7.3 | Biodiversity and nature conservation..... | 89 |
| 7.4 | Water Quality, | 95 |

| | | |
|----------|---|------------|
| 7.5 | Flood Risk..... | 98 |
| 7.6 | Land..... | 102 |
| 7.7 | Air quality..... | 105 |
| 7.8 | Climate change..... | 109 |
| 7.9 | Historic environment..... | 113 |
| 7.10 | Population - <i>Reduce poverty and deprivation</i> | 119 |
| 7.11 | Population - <i>Promote healthy and active lifestyles</i> | 122 |
| 7.12 | Population - <i>Housing</i> | 128 |
| 7.13 | Local economy..... | 130 |
| 7.14 | Material assets - Accessibility..... | 135 |
| 7.15 | Mineral resources..... | 140 |
| 7.16 | Mitigation and enhancement..... | 143 |
| 7.17 | Further mitigation and enhancement measures..... | 147 |
| 7.18 | Summary..... | 150 |
| 7.19 | Summary and monitoring..... | 151 |
| 8 | Next Steps | 160 |
| 8.1 | Consultation..... | 160 |

Appendix A: Breakdown of high level housing options

Appendix B: Appraisal of high-level options for housing growth

Appendix C: Breakdown of refined housing options

Appendix D: Appraisal of refined options for housing growth

Appendix E: Appraisal of employment alternatives

Appendix F: Site Assessment Framework

Appendix G: Interim SA Note: Settlement appraisals

Appendix H: Site proformas

Three thin black lines intersect to form a large, irregular shape on the left side of the page. One line is nearly vertical, another is nearly horizontal, and the third is diagonal, crossing both.

Introduction

01

1 INTRODUCTION

1.1 Background

- 1.1.1 AECOM has been commissioned by Charnwood Borough Council to undertake a sustainability appraisal (SA) in support of the new Local Plan (the 'Plan').
- 1.1.2 The new Plan will be a single plan (rather than multiple documents) that covers a longer time period; reflecting government guidance.
- 1.1.3 The new Plan is being prepared in the context of new evidence (e.g. the Government's standard method for assessing local housing need), the Strategic Growth Plan for Leicester and Leicestershire and changes to government policy approaches to affordable and brownfield housing.
- 1.1.4 The Plan preparation process has been iterative, as has the Sustainability Appraisal. As a result, there have been several key stages of consultation, each with accompanying Plan documents and Interim SA Reports.
- 1.1.5 At the current stage, the Council has developed its Pre-Submission version of the Local Plan. At this point, it is necessary to prepare a full SA Report, which appraises the Plan and brings together all previous stages of sustainability appraisal.
- 1.1.6 The contents of an SA Report are prescribed through the SEA Regulations, which can be summarised as follows:
- **Scoping:** Gathering information about the Plan area, identifying key issues and setting methodologies.
 - **Appraisal of alternatives:** Establishing and appraising the reasonable approaches that can be taken to deal with key Plan issues (i.e. Housing and Employment growth and distribution).
 - **Appraisal of the Plan:** Undertaking an appraisal of the whole Plan.
 - **Mitigation and Enhancement:** Recommendations are made throughout the SA process to respond to negative effects and to maximise the positives.
 - **Monitoring:** Indicators are identified to monitor the Plan effects (in particular any significant effects).
- 1.1.7 This SA Report includes consideration of each of these key steps, in line with the guidance set out in the National Plan Policy Guidance.

1.3 Overview of the new Local Plan

- 1.3.1 The new Local Plan will set out the amount and the location of new housing and employment development to meet its assessed need for development, and core policies to support the spatial strategy and ensure sustainable growth.
- 1.3.2 There is a vision and strategic objectives already established for the Adopted Charnwood Local Plan Core Strategy (2011-2028). However, new Local Plan vision and objectives have been established to reflect the latest issues and evidence.

A Vision for Charnwood 2037

In 2037 Charnwood will be one of the most desirable places to live, work and visit in the East Midlands.

Development will have been managed to improve the economy, quality of life and the environment.

Charnwood will be recognised for the role Loughborough plays in the region's knowledge-based economy.

Our strong and diverse economy will provide more employment opportunities for local people including higher skilled, better paid jobs in high technology research and manufacturing, sports, tourism, creative and cultural industry clusters.

Growing businesses will have been retained, new investment secured and entrepreneurialism encouraged. The Loughborough Science and Enterprise Park and Loughborough University will be at the heart of Loughborough's brand as a centre for excellence. Business and technological links with the city of Leicester will have been strengthened through major employment developments in the south of the borough.

Our landscape and the special buildings, heritage and biodiversity it contains will be in a good state. Our picturesque villages will have retained their strong sense of identity. Charnwood will be known for its natural and built environment which provides a place that people want to visit and explore.

Our communities will have access to a range of green spaces, leisure and recreational facilities across Charnwood and new parkland in Loughborough and Thurmaston will be provided. Charnwood Forest will be recognised as a Regional Park. Our water environment, including the River Soar and River Wreake, will be improved for wildlife and people, including continued mitigation of flood risk, and a regenerated Watermead area will bring environmental benefits to its surrounding communities and welcome visitors. We will work with nature to provide a more resilient response to climate change and associated flooding and will provide a more sustainable environment for all to enjoy. Charnwood will be recognised for delivering growth to a high design quality that provides healthy, inclusive and safe places for our communities. Charnwood will be a place that promotes health by design with developments that have the connectivity and open spaces where active travel is desirable.

The demand for housing will be focused on Loughborough to support its role as the social, cultural and economic focus for the Borough, the edge of Leicester to support the central city and at Shepshed to support its continued regeneration. This will include sustainable urban extensions at West of Loughborough, Birstall and Thurmaston, as well as other planned areas of growth, which will incorporate good quality design and reflect our strong local distinctiveness.

Our communities will have access to homes to suit their needs. In particular, there will be provision of affordable housing including in rural communities. Issues previously associated with houses in multiple occupation will have been managed and social cohesion will have improved.

Growth at Loughborough will be managed to respond to its rich history and relationship with Charnwood Forest whilst supporting the town centre as the main economic, social and cultural heart of the Borough. The town will have benefitted from regeneration which capitalises on our industrial heritage including the Great Central Railway and the Grand Union Canal. The town centre will be an attractive, compact and walkable destination for shopping, leisure, entertainment and culture. It will be a town for all ages, providing an attractive place to live as well as visit.

Growth at Shepshed will support the Strategic Growth Plan's proposal for an International Gateway, secure regeneration that enhances the physical fabric of the town and makes the most of the surrounding forest and natural environment. Settlements located within and adjacent to the Forest will be known for their intrinsic connection with that special landscape. Our other settlements will have an attractive provision of local shops, culture and leisure facilities and will have retained their individual identity.

Our communities will have better access to jobs and services, with a choice to safely and conveniently walk or cycle. For longer trips Charnwood will be known for its excellent connections by passenger transport. Some trips will no longer be necessary as an expansive broadband network will make Charnwood one of the best connected semi-rural boroughs in the country. In turn this will improve local air quality by reducing car emissions.

Our communities will enjoy a cleaner and greener environment. Charnwood will be safe and resilient to the impacts of climate change and will be playing its part in reducing greenhouse gas emissions, particularly through its woodland and forest character of a mosaic of (internationally important) geology, outcrops, remnants of heathland and heath grassland.

Our communities will have a sense of ownership and increased pride in development within their local areas through their engagement with neighbourhood planning. Communities will feel empowered to engage with planning.

Three thin black lines intersect to form a large, irregular shape in the upper left quadrant of the page. One line slopes steeply upwards from the bottom left towards the top center. Another line slopes steeply downwards from the top right towards the bottom left. A third line slopes more gradually upwards from the left edge towards the top right edge.

Scoping

02

2 SCOPING

2.1 Background

- 2.1.1 The Scoping stage of the SA process is used to establish the key issues that should be the focus of the appraisal, as well as the assessment methodologies.
- 2.1.2 A Scoping Report was prepared and published for consultation in January 2017. Following consideration of the comments received, the scope of the SA has been determined and has provided the baseline position against which appraisals have been undertaken.
- 2.1.3 It should be noted that the scope of the SA is fluid and focused updates are undertaken throughout the plan making process in light of new evidence.

2.2 Key issues

- 2.2.1 The key issues identified through the scoping process are summarised in table 2.1 below.

Table 2.1: Key sustainability issues identified through scoping

Landscape Character

- Pressure on landscape character and condition from habitat fragmentation, urban intrusion and commercial agriculture intensification in several LCAs.
- Maintaining settlement and landscape identity caused by pressure on open land between settlements particularly within the Soar and Wreake valleys.
- The amount of area of relative tranquillity within Charnwood is declining. There is a lack of tranquillity surrounding Loughborough, Shepshed, Leicester, the Soar Valley and the M1 corridor.
- Infrastructure and development are creating barriers within the Borough, particularly restricting movement between east to west.
- There is a programme of afforestation in the National Forest area of the Borough, which contributes to LCA objectives for Charnwood Forest.

Biodiversity and Nature Conservation

- Loss and fragmentation of habitats, leading to potential harm to species due to development pressure.
- Condition of many designated sites (SSSIs) is unfavourable.
- Important habitats and species in the Borough are vulnerable to the effects of climate change.
- The Soar Valley and Charnwood Forest are important areas for nature conservation.

Table 2.1: Key sustainability issues identified through scoping

| |
|---|
| <ul style="list-style-type: none">• The need to achieve biodiversity net gain and reverse losses is a critically important policy imperative. |
| <p>Water Environment</p> <ul style="list-style-type: none">• The ecological quality of the Borough's watercourses is generally low, with several watercourses failing to meet WFD objectives.• Water resources in the Borough experience a moderate level of stress. The regional water resources strategy aims to reduce water demand and improve water usage, reducing the impact of water abstraction on the water environment.• The Borough provides public water supply storage for other areas in the region.• There is some pressure on water resources from the quarrying and aggregate industries and agriculture.• Future development may place pressure on existing water treatment facilities requiring upgrade or expansion of treatment systems to ensure no detriment to the quality of receiving watercourses.• The rivers Soar and Wreake are the principal sources of flooding in the Borough.• Climate change is likely to cause a significant increase in flood risk.• Flooding has the potential to mobilise contaminants in the Borough.• There are a relatively limited number of sustainable drainage (SuDS) schemes in the Borough. |
| <p>Land</p> <ul style="list-style-type: none">• The Borough has a variety of important geological sites.• Good quality agricultural land is at risk from development.• Modern agricultural practices are leading to increased soil erosion.• There are a number of contaminated sites within the Borough, with a cluster of historic landfills in the Soar Valley. |
| <p>Historic Environment</p> <ul style="list-style-type: none">• There are a significant number of heritage assets in the Borough that need to be preserved and enhanced where possible.• There are a number of heritage assets at risk, several of which do not have a plan in place to provide protection and restoration. |

Table 2.1: Key sustainability issues identified through scoping

| |
|---|
| <ul style="list-style-type: none"> • Heritage assets not legally protected are at risk from development. • Development may adversely affect the setting of heritage assets. |
| <p>Air Quality</p> <ul style="list-style-type: none"> • Loughborough, Syston and Mountsorrel suffer from poor air quality in the AQMAs. • Increased congestion could lead to a degradation in air quality of the Borough. • Longer term trends towards low / zero emission vehicles should contribute to a drastic reduction in air pollution issues in the longer term. |
| <p>Climate</p> <ul style="list-style-type: none"> • The Borough is predicted to have increased summer temperatures, decreased summer rainfall, increased winter rainfall and increased frequency of severe weather events. • Increased rainfall and severe weather events increase the flood risk. • Biodiversity may be negatively impacted by climate change, particularly along the Borough's watercourses. • There is significant potential for renewable energy generation in the Borough. • There is increased risk to public health due to increased summer temperatures and increased flood risk. • Increased population and increased development may increase the Borough's overall greenhouse gas emissions. |
| <p>Population</p> <ul style="list-style-type: none"> • The population of the Borough is increasing and Charnwood has a very high population density in the urban areas. This is increasing pressure on community services and facilities, and housing provision in the Borough. • High student population in Loughborough leads to high concentrations of houses in multiple occupation in certain wards within the town. • Educational attainment levels in the Borough are slightly lower than the national average. • There are pockets of deprivation, with five of Leicestershire's 10 most deprived areas within the Borough. • Crime and community safety is a cause of concern for the local population. • Domestic abuse incidents have increased in the Borough. • The Borough has the highest NEET rate in Leicestershire. |

Table 2.1: Key sustainability issues identified through scoping

Human Health

- There is considerable variation in life expectancy between people living in the least deprived and most deprived areas of the Borough.
- The Borough has higher than the national average levels of adult and child obesity.
- There is a falling number of smokers and smoking-related deaths in the Borough.
- The Covid19 Pandemic has resulted in new patterns of living and working and may have exacerbated health inequalities between certain populations.

Local Economy

- The local economy has been relatively strong, with a lower than average unemployment rate. The implications of Covid19 and Brexit are not fully understood, but is likely to have an adverse effect on the local economy in the short term.
- Scientific and high-technology industries are growing in the Borough, providing economic diversification.
- Average salary rates are less than the national average.
- There is a significant difference between male and female average salaries.

Material Assets

- There is a lack of accessibility and public transport infrastructure in rural areas such as The Wolds.
- Car use is increasing and the number of cars is predicted to grow significantly in the future, which will place additional pressure on the road transport network serving the Borough.
- There is a relative lack of footpaths in the east of the Borough.
- The cycle network is improving, particularly in Loughborough and the Soar Valley.
- Some rural areas suffer from limited accessibility to services.
- There is a deficiency of parks and open spaces in Loughborough.
- There is a lack of accessibility to open space, particularly in Shepshed and some rural service centres.
- Green infrastructure, including green wedges, are under pressure from development.

Waste and Minerals

Table 2.1: Key sustainability issues identified through scoping

- Whilst Charnwood has a relatively high rate of recycling and composting, more than 50% of waste is not treated in these ways.
- Future population growth is likely to place increased pressure on waste management systems and facilities.
- There continues to be significant mineral extraction in the Borough.

2.3 SA Framework

- 2.3.1 Table 2.2 sets out the fourteen SA objectives that have been established as a result of the scoping process (i.e. by establishing the key issues that need to be addressed through the SA process). Each SA objective is supported by a list of sub-criteria and potential indicators for monitoring.
- 2.3.2 The SA Framework forms a basis for the appraisal of all elements of the Plan, and any reasonable alternatives. Essentially, the SA seeks to determine how the Plan performs in relation to each of the SA Objectives and whether the proposals would lead to a significant effect on the baseline position associated with each SA Objective.
- 2.3.3 The supporting appraisal criteria are devised to help guide the appraisal process and prompt thought and discussion about the key issues for each objective. However, they are not intended to be answered one-by-one for every single element of the plan.

Table 2.2: The SA Framework (topics, objectives and supporting questions)

| SA objectives | Appraisal Criteria | Potential Indicators |
|---|---|---|
| <p>1. Landscape - Protect and enhance the integrity and quality of the Borough's urban and rural landscapes, maintaining local distinctiveness and sense of place.</p> | <ul style="list-style-type: none"> - Protect and enhance landscape character in accordance with management objectives. - Maintain settlement identity and prevent coalescence. - Protect and enhance areas of tranquillity. - Promote schemes designed to promote the diversity of landscape and built character into new development. - Minimise detrimental visual intrusion. - Minimise light pollution. | <ul style="list-style-type: none"> - Change in quality of landscape character and condition. - The condition and quality of new characteristics introduced to the environment. - Percentage of open countryside. - Change in areas designated for their landscape value. |
| <p>2. Biodiversity and nature conservation - Protect and enhance biodiversity, habitats and species</p> | <ul style="list-style-type: none"> - Protect and enhance designated sites including SSSIs, LNRs and LWSs. - Protect and enhance priority habitats and species. - Contribute to the protection and creation of new BAP habitats. - Avoid habitat fragmentation and increase connectivity of habitats. - Enhance community engagement with biodiversity. - Encourage the protection and provision of green and open spaces. | <ul style="list-style-type: none"> - Condition of designated sites. - Planning/applications refused/granted in designated sites, green wedges and wildlife corridors. - Percentage of land designated as nature conservation sites as a result of Local Plan policies. - Completed development that has resulted in the loss or creation/restoration of BAP habitats. |

| SA objectives | Appraisal Criteria | Potential Indicators |
|---|--|--|
| <p>3. Water Quality - Protect and improve the quality and quantity of the water in the Borough's surface and groundwaters.</p> | <ul style="list-style-type: none"> - Contribute to the achievement of WFD objectives. - Encourage sustainable and efficient management of water resources. - Protect and where possible improve drinking water quality. - Improve water quality in the Borough's watercourses. - Enhancement and recreation of natural watercourses. - Increase the use of SuDS. | <ul style="list-style-type: none"> - Water quality of the Borough's watercourses. - Number of pollution incidents. - Number of SuDS schemes installed. - Number of schemes contributing to the achievement of WFD objectives. - Percentage of waterbodies achieving 'Good' ecological status. |
| <p>4. Flood Risk – Reduce the risk of flooding to existing communities and ensure no new developments are at risk.</p> | <ul style="list-style-type: none"> - Minimise the risk of flooding to people and properties. - Promote and increase the use of SuDS that result in Greenfield or better run-off rates. - Only development appropriate to the Flood Zone shall take place. - All new development takes account of the 2016 Climate Change allowances. | <ul style="list-style-type: none"> - Number of developments accompanied by a Surface water Management Plans. - Number of SuDS schemes installed. |
| <p>5. Land - Protect the Borough's soil resources.</p> | <ul style="list-style-type: none"> - Reduce soil erosion and protect and enhance soil quality and quantity. - Minimise the loss of Grade 2 and Grade 3a ALC land. - Reduce contamination of soils from development, industry or agriculture. - Promote the use of brownfield land for development where possible. - Increase the remediation and regeneration of contaminated land. | <ul style="list-style-type: none"> - Area of greenfield land affected by development. - Areas of ALC grading 2 and 3a lost to development. - Number of land remediation schemes. |
| <p>6. Air quality - Improve local air quality</p> | <ul style="list-style-type: none"> - Maintain and improve local air quality. - Promote measures that will remove the occurrence of AQMAs. - Reduce the impacts on air quality from transport. - Mitigate against the uses that generate NO₂ or other particulates. | <ul style="list-style-type: none"> - Rate of transport modal shift across Borough. - Exceedances of air quality objectives. - Nitrogen dioxide, sulphur dioxide and particulate emissions. - Population living in AQMAs. - Number of complaints received regarding odour nuisance. |

| SA objectives | Appraisal Criteria | Potential Indicators |
|--|--|--|
| <p>7. Climate change - Reduce the impacts of climate change and reduce greenhouse gas emissions.</p> | <ul style="list-style-type: none"> - Deliver schemes that promote habitat and species resilience and adaptability to the effects of climate change. - Promote measures that minimise greenhouse gas emissions. - Minimise the likely impacts of climate change through promotion of appropriate adaptation measures in new development. - Promote the development of renewable energy generation. - Promote water efficiency measures in new development. - Reduce waste and increase reuse, recycling and energy produced of waste. - Promote measures that reduce the need to travel and travel distances. - Promote measures to reduce the need to travel by car. - Promote use of public transport. | <ul style="list-style-type: none"> - Greenhouse gas emissions. - New development achieving 'good', 'very good' or 'excellent' BREEAM or EcoHomes rating. - Proportion of total electricity consumption from renewable sources. - Energy and water use per household. - Condition of designated sites. - Waste to landfill, recycling and composting rates. - Peak traffic flows. - Number of public transport services and cycle routes created. - % change in number of people using public transport. |
| <p>8. Historic environment - Conserve and enhance the historic environment, heritage assets and their settings.</p> | <ul style="list-style-type: none"> - Conserve and enhance designated heritage features. - Maintain and enhance the character and distinctiveness of Conservation Areas and settlements. - Promote high-quality design. - Promote heritage based sustainable tourism. - Provide for increased access to and enjoyment of the historic environment. - Provide for increased access and enjoyment of the historic environment. - Promote heritage-led regeneration. - Increase the social benefit derived from the historic environment. | <ul style="list-style-type: none"> - Planning permissions granted/refused that affect the setting of a designated heritage asset. - Loss or damage of heritage assets. - Number of heritage assets on the Heritage at Risk register. - Number of locally listed heritage assets at risk. - % change in number of visits to historic sites. - Number of planning applications where archaeological investigations were required prior to planning approval. |

| SA objectives | Appraisal Criteria | Potential Indicators |
|--|--|---|
| <p>9. Population – Reduce poverty and deprivation</p> | <ul style="list-style-type: none"> - Increase community engagement and decision-making. - Increase racial and gender equality and community cohesion. - Reduce poverty and social exclusion. - Reduce crime and the fear of crime. | <ul style="list-style-type: none"> - Local and sub-regional measurements of deprivation. - Life expectancy between wards. - Crime rates. - Self-reported measure of people’s feeling of safety. - Rates of participation of democratic processes. - Inequality measures, such as education levels and wages. - % BME working age people in employment. |
| <p>10. Population - Promote healthy and active lifestyles in the Borough</p> | <ul style="list-style-type: none"> - Increase access to high quality healthcare facilities. - Promote active and healthy lifestyles. - Promote recreational and leisure opportunities and access to open space. - Increase regular participation in physical activities and sport. | <ul style="list-style-type: none"> - Life expectancy rates. - Death rates for cancer, circulatory disease, accidents and suicides. - All-age all-cause mortality rate. - Obesity levels. - Number of people exercising regularly. - Self-reported measure of people’s overall health and wellbeing. |
| <p>11. Population - Improve access to affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures within local communities.</p> | <ul style="list-style-type: none"> - Provide an adequate supply of housing. - Reduce homelessness. - Make best use of existing housing stock. - Provide quality and flexible homes that meet the needs of the community | <ul style="list-style-type: none"> - Number of housing completions and projected completions. - Housing quality in new housing development based on Building for Life Assessments. - Net additional Gypsy and Traveller pitches. - Number of households living in temporary accommodation. - Homelessness rates. |

| SA objectives | Appraisal Criteria | Potential Indicators |
|---|--|--|
| <p>12. Local economy - Promote a sustainable and diversified economy, and improve skills and employability</p> | <ul style="list-style-type: none"> - Promote retention of existing jobs and create new employment opportunities. - Increase diversity in the range of job opportunities. - Ensure an adequate supply of a range of sites in terms of types and quality for employment uses. - Improve access to opportunities for education, learning and skills training for all sectors of the community. - Support the creation of flexible jobs to meet the changing needs of the population. | <ul style="list-style-type: none"> - Amount of completed retail, office and leisure development. - New business registration rates. - Employment rates. - Proportion of economically active people unemployed. - Average earnings. - Percentage of population that have attained a qualification of NVQ2 and above. - Proportion of 18-24 year olds enrolled in training, full time education or employment. - % of 16 year olds achieving 5+ GCSEs Grade A*-C. - No. of residents attending university. - Business surveys of staff/skills shortages. |
| <p>13. Material assets - Increase access to a wide range of services and facilities.</p> | <ul style="list-style-type: none"> - Improve availability and accessibility of key local facilities, including healthcare, education, retail and leisure. - Promote the development of a range of high quality, accessible community, cultural and leisure facilities. - Maintain and enhance rural facilities. - Increase voluntary and community infrastructure. | <ul style="list-style-type: none"> - Number of people with adequate access to key services (e.g. hospitals, health centres, residential homes, schools). - Availability and accessibility of a range of community, cultural and leisure facilities. - Access to services and facilities by public transport, walking and cycling. |

| SA objectives | Appraisal Criteria | Potential Indicators |
|---|--|--|
| <p>14. Mineral resources - Ensure sustainable management of the Borough's mineral resources.</p> | <ul style="list-style-type: none"> - Increase the retention of mineral workings for biodiversity, landscape and the general public. - Reduce the use of minerals and increase the reuse of material on and off site. - Safeguard the existing development from the environmental effects of mineral workings. | <ul style="list-style-type: none"> - Total aggregates extracted from within the Borough. - Amount of mineral extraction areas designated for environmental protection. - Total aggregates used within the Borough. - Environmental incidents from mineral extraction facilities. |

Three thin black lines intersect to form a large, irregular shape on the left side of the page. One line is nearly vertical, another is nearly horizontal, and the third is diagonal, crossing both the other two.

Introduction to the alternatives

03

3 INTRODUCTION TO THE ALTERNATIVES

3.1 Identifying and appraising alternatives

- 3.1.1 A critical stage of the SA process is the consideration of alternative approaches and options for delivering the objectives of the Plan.
- 3.1.2 Appraisal of reasonable alternatives allows for a fair comparison of different strategies, policy approaches and site options to be undertaken. The findings of appraisal can then help to inform decisions about the Plan approach.
- 3.1.3 An important aspect of an effective SA is to help stakeholders (i.e. businesses, communities, developers, statutory bodies) understand the benefits, constraints and opportunities associated with different strategies, policy approaches and site options.
- 3.1.4 The Regulations¹ are not prescriptive in how this should be undertaken, stating only 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.
- 3.1.5 The key issues dealt with by the Plan relate to the following elements.
- Housing growth and distribution
 - Broad approaches to employment land delivery
 - Site specific options
- 3.1.6 The following chapters deal with the alternative approaches that have been identified and assessed for each of the Plan elements listed above.

¹ Environmental Assessment of Plans and Programmes Regulations 2004

An abstract graphic consisting of two thin, black lines that intersect. One line is oriented vertically, and the other is oriented diagonally from the top-left towards the bottom-right. The intersection point is located in the upper-left quadrant of the page.

Alternatives appraisal: Housing

04

4 ALTERNATIVES APPRAISAL: HOUSING GROWTH

4.1 Background

- 4.1.1 Setting the strategy for the amount and distribution of housing and employment development is a crucial element of the plan-making process.
- 4.1.2 A robust approach to plan-making should involve testing different approaches as to how the plan objectives can be achieved. Therefore, there is a need to examine the evidence behind housing and employment needs and understand the implications of meeting such needs in a range of different (but reasonable) ways.
- 4.1.3 The spatial strategy will draw together conclusions from different elements of the plan-making process (including SA findings) that relate to housing and employment (as well as other important factors).
- 4.1.4 An initial set of reasonable alternatives were consulted upon from April to June 2018; supported by an interim sustainability appraisal report -this consultation was called "*Towards a Local Plan for Charnwood*".
- 4.1.5 Following on from this consultation, a refined list of reasonable alternatives was identified in September 2018 for the purposes of testing through evidence and through sustainability appraisal. This section sets out the process of identifying the alternatives, a summary of the findings and the rationale for selecting or discounting the different alternatives.

4.2 The reasons for selecting the options

- 4.2.1 Before commencing the alternatives development process, it was necessary to establish some key issues and principles that would shape the development strategy for Charnwood (listed below). This is important, as reasonable alternatives (options) for housing growth must be deliverable and contribute to the achievement of the Plan vision and objectives.
- Government Policy.
 - The emerging Strategic Growth Plan for Leicester and Leicestershire – Which promotes Charnwood Borough Council to meet its housing needs through managed growth on the edge of city, Loughborough and a 'northern gateway' strategic focus (though this would be a longer-term strategy).
 - The Charnwood Borough Council Cabinet vision for Charnwood.
 - Evidence about the services and facilities in settlements in Charnwood and the role and functions they perform
 - The need for homes and how this compares to the availability of land and opportunities for new supply.
 - The economy and the need for new employment land, the prospects for existing employment sites, opportunities for new employment provision.

- 4.2.2 Taking these factors into account, an important starting point was to look at the level of growth that should be delivered and the places that this could reasonably be delivered.
- 4.2.3 It is considered less meaningful to test growth scenarios without an understanding of where this growth would be located. Therefore, the options have been identified by a consideration of both growth and distribution approaches at the same time. Each element is discussed below individually, before drawing both together to identify the options that have been tested through the SA process.

Housing Need

- 4.2.4 The starting point for identifying growth options for the *Towards a Local Plan for Charnwood in April 2018* was the objectively assessed housing need identified in the Housing and Employment Development Needs Assessment (HEDNA). This is a figure of 24,850 dwellings for Charnwood Borough. Taking away existing commitments, completions and already allocated sites that are expected to be delivered in the plan period (16,679), this leaves a 'to be found' figure of 8,100 new homes over the plan period. The first growth option is therefore to plan to meet this level of need through the allocation of land to deliver 8,100 homes.
- 4.2.5 It is considered unreasonable to provide for housing land below this level as there is no evidence to suggest that there are substantial constraints to the delivery of the objectively assessed needs.
- 4.2.6 A second growth option has been identified that would provide land for the delivery of 15,700 homes. This higher provision scenario is informed by Council commissioned evidence about delivery factors, which suggests that a greater number of development opportunities could provide a high degree of flexibility to maximize the likelihood of meeting objectively assessed housing needs.
- 4.2.7 This reflects the need for flexibility in the instance that allocated or committed sites may not come forward as anticipated, as well as accounting for lead-in times and build-out rates. This is a reasonable alternative as it helps to understand the effects of allocating substantially more land to maximize the likelihood of meeting housing needs within the plan period.
- 4.2.8 It would be possible to test a very large number of additional growth options lying between these two housing allocation options (8,100 / 15,700). However, at this stage it was considered proportionate and appropriate to compare just these two distinct levels of housing delivery. This allowed for a good understanding of the implications of land release. The growth options are sufficiently distinct to allow meaningful conclusions to be reached and to inform debate about the relative merits of such approaches.

Housing distribution

- 4.2.9 The options development process involved two key steps. It is useful to describe both to provide the context within which the reasonable alternatives have been established.
- 4.2.10 Initial work to identify strategic options for the distribution of new housing development had to take account of the land known to be available through the Charnwood Strategic Housing Land Availability Assessment.
- 4.2.11 The options have been presented according to the amount of growth being allocated to different tiers in the Charnwood settlement hierarchy. At the top of the hierarchy are

those settlements/ sites which adjoin the Leicester Urban area. Loughborough and Shepshed are in the second tier of the settlement hierarchy.

4.2.12 The middle tiers of the hierarchy are Service Centres and ‘Other Settlements’ (in turn) and at the lowest tier of the hierarchy are small villages and hamlets.

4.2.13 A large number of options could be explored, but there is a need to ensure that options are meaningful, discrete and deliverable. It is also necessary to limit the number of alternatives that are tested and presented for consultation to aid in the decision-making process. Too many options can make it difficult for stakeholders to engage.

4.2.14 With these factors in mind, the following approaches to distribution were identified as reasonable by the Council.

Table 4.1: *Approaches to the distribution of housing*

| Distribution Strategy | Description / Assumptions |
|--|---|
| Leicester & Loughborough focus | Development focussed on key urban areas firstly at the edge of Leicester Urban Area (edge of Leicester, Birstall, Thurmaston and Syston) and then the Loughborough Urban Area (Loughborough and Shepshed). Development capacity maximised at higher level in settlement hierarchy before capacity taken at next settlement tier. |
| Leicester & Loughborough + Service Centres | Development focused on Leicester, then Loughborough, with remainder of development focussed on Service Centres. Development capacity maximised at Leicester in settlement hierarchy before capacity taken at next settlement tier. Remainder of housing distributed between Loughborough/ Shepshed and Service Centres to reflect hierarchy. |
| Settlement Hierarchy distribution | Development focused on Leicester, then Loughborough, with remainder of development focussed on Service Centres. Development capacity maximised at Leicester in settlement hierarchy before capacity taken at next settlement tier. Remainder of housing distributed between Loughborough/ Shepshed, Service Centres and Other Settlements to reflect hierarchy. |
| Proportionate Distribution | Housing distributed across settlement hierarchy in proportion to the population of each settlement hierarchy tier. |
| Leicester & Loughborough + New Settlements | Development at Leicester and New Settlements maximised, remainder focussed at Loughborough. |
| Leicester & Loughborough + Service Centres + New Settlements | Development at Leicester and new settlements maximised, with remainder of development distributed between Loughborough and Service Centres to reflect hierarchy. |

| | |
|---------------------------------|--|
| Large Standalone new settlement | A development strategy based around new settlements is brought out as an alternative to be considered, as this strategy has been favoured by some respondents to consultations on the Charnwood Local Plan Core Strategy. However, a reliance on this approach alone is considered to be an unreasonable approach to the delivery of housing within the plan period. |
|---------------------------------|--|

4.2.15 Other broad approaches to distribution were identified but subsequently dismissed as unreasonable. The outline reasons for this are presented below:

Focus on growth at smaller settlements: This approach was dismissed as unreasonable as it would not reflect the settlement hierarchy and would not meet the Plan Objectives that seek to achieve growth in key locations.

Focus on a large standalone settlement: Responses to consultations on the Charnwood Local Plan Core Strategy suggested a new standalone settlement as a means of meeting the borough's housing need. Evidence suggests however that a new settlement option is unlikely to deliver housing before 2030 and therefore unlikely to meet housing need in the period covered by the new local plan; the option therefore may not be considered to be a reasonable alternative.

Given the long lead in times for a standalone new settlement the option may only represent a longer-term strategy for Charnwood's development needs beyond 2036. If a new settlement is considered to be an appropriate strategy for meeting the borough's development needs in the longer term it would be addressed in future plans and there would need to be a long lead-in time. Despite being considered unreasonable, the option for a standalone new settlement was included within the sustainability appraisal to recognise previous consultation responses to the Charnwood Local Plan Core Strategy and was intended to inform public debate on how Charnwood meets its development needs both up to 2036 and beyond.

Combining growth and distribution alternatives

4.2.16 In order to give the appraisal context and meaning, the two growth scenarios were combined with each of the six high-level spatial options. This is to enable a broad understanding of effects to be identified for each of the spatial options, and how these effects would differ should the level of growth be higher or lower.

4.2.17 This combination resulted in **ten discrete options** that were tested in the SA (see table 4.2 below). Two of the distribution alternatives (B1 and B5) were not reasonable at the higher level of growth, as there is insufficient land capacity identified for these to be delivered.

4.2.18 A further scenario was identified to explore the potential for a large standalone settlement. This is not related to either Scenario A or B with regards to growth or distribution, and therefore, is considered as a distinct scenario.

Table 4.2: Initial high-level options for housing growth

| Distribution Strategy | Housing land delivery | | |
|--|-----------------------|------------------------|------------------------------|
| | Scenario A (8,100) | Scenario B (15,700) | Scenario C (8,810-10,810) |
| Leicester & Loughborough focus | Option A1 | / | / |
| Leicester & Loughborough + Service Centres | Option A2 | Option B2 | / |
| Settlement Hierarchy distribution | Option A3 | Option B4 | / |
| Proportionate distribution by settlement size | Option A4 | Option B4 | / |
| Leicester & Loughborough + New Settlements | Option A5 | / | / |
| Leicester & Loughborough + Service Centres + New Settlements | Option A6 | Option B6 | / |
| Standalone new settlement | / | / | Option C1 |

- 4.2.19 For each of the options in table 4.2 above, an indicative amount of growth was apportioned to different levels of the current settlement hierarchy for Charnwood to enable an appraisal of potential effects at the settlement level as well as for the borough as a whole.
- 4.2.20 These housing figures are different depending upon the focus of each distribution strategy; but also take account of the availability of deliverable land. For the options that involve new settlements, assumptions were made about the broad locations that these could be located at.
- 4.2.21 **Appendix A** sets out the distribution for each high-level option in *Towards a Local Plan for Charnwood in April 2018* and includes a map for each approach to outline the broad locations for growth. At this stage, specific sites for allocation were not identified.

Refining the spatial options

- 4.2.22 From September 2018, the Council considered a range of factors to help refine the initial high-level options into a discrete set of more location-specific options for modelling and detailed testing (ahead of selecting a preferred strategy).
- 4.2.23 Of critical importance is the need to ensure that options can deliver the key vision and objectives of the Plan (which in turn need to satisfy the tests of soundness set out within the NPPF).
- 4.2.24 With this in mind, the Council considered the performance of the initial high-level options against a range of key factors / pieces of evidence including the SA, deliverability, conformity with the Leicester and Leicestershire Strategic Growth Plan, and the Charnwood Vision.

- 4.2.25 The Council also considered consultation responses, and no further reasonable alternative options for development were proposed to those contained within the 'Towards a Local Plan for Charnwood' consultation document.
- 4.2.26 Taking account of the findings of the assessment, the Council identified three distribution strategies for further transport modelling and appraisal.
- 4.2.27 The four distribution strategies are hybrids, developed from the better performing parts of the initial options identified and assessed.
- 4.2.28 It is acknowledged that the new NPPF states that the Governments Standard Methodology ought to form the basis for calculating objectively assessed housing needs. However, the guidance on its use was not published in its final form at the time that these options for Charnwood were being refined.
- 4.2.29 Using the draft standard methodology identifies a need for 1,045 homes a year between 2016 and 2026 in Charnwood. This is sufficiently similar to the HEDNA recommendations and given that the guidance could lead to changes in how the standard framework is applied; the Council consider it reasonable to continue to test housing growth at the two scenarios of 8100 and 15,700 homes.
- 4.2.30 Table 4.3 sets out the four different approaches to distribution, which have been tested against the two housing growth scenarios. This gives a total of seven refined options that have been appraised through the SA.

Table 4.3: Refined options for housing growth

| Distribution Strategy | Housing land delivery | |
|---|-----------------------|---------------------|
| | Scenario A (8100) | Scenario B (15,700) |
| Urban Concentration A | Option 1 | Option 5 |
| Urban Concentration B | Option 2 | |
| Dispersed Settlement Hierarchy Distribution | Option 3 | Option 6 |
| Urban Concentration and New settlement | Option 4 | Option 7 |

- 4.2.31 These options are broken down in detail in Appendix C, setting out the broad indication of housing that each settlement could accommodate, taking account of:
- Land availability;
 - The need for a mix of sites;
 - The proposals in the Strategic Growth Plan; *and*
 - Local priorities of protecting important landscapes and settlement identity.
- 4.2.32 Where appropriate, large strategic sites have been identified as key components of growth at certain settlements, allowing for a more location-specific assessment to be undertaken in the SA.

4.3 Appraisal of the spatial strategy options

- 4.3.1 Two stages of appraisal have been undertaken to establish the implications of the spatial strategy options. The first tested the initial high-level options, as set out in table 4.2. (Appendix B) Then, following a period of options refinement, a second stage of appraisal was undertaken, as set out in table 4.3. and (Appendix D)
- 4.3.2 Following the appraisal of options at these two stages the Council established a **preferred approach** (a hybrid of the refined options). The strategy set out in this preferred option was influenced by the SA findings at previous stages (notably the refined options stage).
- 4.3.3 Further appraisal work was undertaken to demonstrate (on a consistent basis) how the hybrid option compares to the options that have been tested throughout the plan-development process. A summary of the reasons for identifying the hybrid option is set out at paragraphs 4.4.5 to 4.4.12. The full appraisal of the hybrid option can be found in appendix D (alongside the appraisal of refined options).
- 4.3.4 The findings for both appraisal stages are set out within **Appendix B** (high level options) and **Appendix D** (refined options).
- 4.3.5 The appendices set out a detailed appraisal of all the options against each of the SA Objectives. This breaks down the effects at each level of the settlement hierarchy for Charnwood and how this relates to an overall score for the borough as a whole for each sustainability objective.
- 4.3.6 The findings of the detailed appraisals are summarised in this section below for each stage of options testing.

High-level options (April 2018): Summary of appraisal findings

Summary of effects for Scenario A (8,100 homes)

- 4.3.7 There are similarities between how each option performed, which is to be expected given that there are common elements and the level of growth is the same regardless of distribution.
- 4.3.8 For example, each of the options is predicted to have a significant negative effect with regards to the loss of soil, as regardless of distribution it is likely that large amounts of Grade 2 or 3 agricultural land would be lost. Each option is also predicted to have minor negative effects with regards to minerals as there would be potential overlap with Minerals Safeguarded Areas regardless of distribution.
- 4.3.9 Option A1 is not predicted to have any further significant negative effects, though minor negative effects are predicted against all of the environmental factors. However, this option performs most favourably with regards to Climate Change and Deprivation, being the only option at this level of growth to generate significant positive effects for these factors. There would also be significant positive effects on the economy and minor positives for accessibility and health. The positive effects associated with housing are uncertain though.
- 4.3.10 Option A2 performs similarly to option 1 with regards to effects upon the environment, though flood risk is neutral rather than negative. However, whilst positive effects are predicted for social factors such as health, deprivation, housing, economy and accessibility, these are less significant for deprivation compared to Option A1. The

option also performs less well compared to Option 1 with regards to climate change, but the positive effects associated with housing ought to be more certain.

- 4.3.11 Option A3 performs more differently compared to options A1 and A2. This option could generate significant negative effects on landscape, but the negative effects upon air quality and the historic environment ought to be lower. Similar to Options A1 and A2, this approach would also generate significant positive effects for the economy, and minor positives for housing, accessibility and deprivation. However, the effects for health and wellbeing would only be neutral, and no positive effects would be generated with regards to climate change.
- 4.3.12 Unlike options A1-A3, Option A4 does not generate any significant positive effects and performs the worst of any option in terms of tackling deprivation. It also performs the poorest with regards to climate change as it could generate minor negative effects due to the increased likelihood of car travel. With regards to environmental factors, this option performs better in some respects compared to options A1-A3, as a dispersed approach ought to better avoid potential effects on biodiversity and air quality. However, this option would generate a significant negative effect for landscape.
- 4.3.13 Options A5 and A6 perform similarly, and somewhat different to the other four options. These two options perform slightly better with regards to environmental factors, with both being the only options to have neutral effects on water quality, and flood risk. These two options would also only have uncertain negative effects for biodiversity, climate change and the historic environment. Whilst these two options would have broadly positive effects upon socio-economic factors, these would only be minor in nature.

Summary of effects for Scenario B (15,700 homes)

- 4.3.14 As a general point, each of the options at the higher level of housing provision are predicted to perform more positively with regards to socio-economic factors, and more negatively with regards to environmental factors. In particular, each option would generate significant positive effects in terms of housing provision and economic growth. This is due to increased flexibility in housing provision, and the corresponding increase in homes likely to be available to support economic growth and to provide investment in infrastructure improvements. Conversely, all four of these options are likely to perform worse than the six options under Scenario 1 with regards to environmental protection. In particular, the effects upon air quality, the historic environment and biodiversity are predicted to be significantly negative for options B2, B3, B4 and B6. At the lower scale of growth, the effects upon these factors would only be minor for all of the options.
- 4.3.15 In terms of comparison between these options, there are many similarities given that the scale of growth necessitates the release of a greater amount of land in Loughborough and the Service Centres in particular.
- 4.3.16 Options B2 and B3 perform the same with the exception that Option B2 could have significant negative effects upon flood risk compared to a minor effect for Option B3.
- 4.3.17 Option B4 performs similarly to Options B2 and B3 with regards to environmental factors, but due to the dispersed nature of some of the growth, a negative effect is predicted for Climate Change rather than positives (as per Options B2 and B3).
- 4.3.18 The magnitude of the positive effects would also be lower compared to Options B2 and B3, with only minor positive effects predicted in terms of deprivation, and greater uncertainty about positive effects on health and wellbeing occurring overall.

- 4.3.19 Despite significant positive effects upon the economy, this approach is also the only option under Scenario 2 which is predicted to generate minor negative effects due to an increased amount of growth being located in smaller settlements.
- 4.3.20 At this scale of growth, Option B6 performs most positively with regards to socio-economic factors, with significant positive effects identified for deprivation, housing, economy, accessibility and health and wellbeing (the only option to generate significant effects on this factor). This option also performs similarly to options B2 and B3 with regards to negative effects upon the environment. However, the effects in terms of climate change are potentially negative rather than positive (as per options B2 and B3).

Summary of effects for Scenario C (Standalone new settlement)

- 4.3.21 The effects associated with Option C1 are difficult to determine accurately as the location of a new settlement has not been identified. However, a broad assessment of potential opportunity areas has been undertaken to understand what the effects might be. Given that the scale of growth is closer to Scenario A than to Scenario B, the effects are more comparable to the options in this scenario. However, there are differences across the range of sustainability objectives discussed below.
- 4.3.22 The primary difference between C1 and all of the other options is the potential for negative effects with regards to housing. This relates to an overreliance on a new settlement, which could mean under delivery in housing needs in the short term and would also provide less choice and flexibility across the borough. Option C1 is also the least likely to help address deprivation as a new settlement would be totally removed from existing communities. Similarly, the effects in terms of transport would be less positive compared to the options that involve development at existing settlements that have established services and transport links. It is unclear the extent to which transport improvements would be secured through a large new settlement, but it is anticipated that car use would be necessary.
- 4.3.23 With regards to environmental factors, a new settlement is likely to perform relatively well, with the broad opportunity areas not being particularly sensitive for biodiversity, water quality, flood risk and the historic environment. However, landscape effects would be anticipated to be significant in that particular location. A concentration of growth could also affect air quality depending upon where the settlement was located, and the transport measures secured.
- 4.3.24 With regards to land usage, this option would result in a significant loss of agricultural land (similar to all other options) but would be less likely to have negative effects with regards to minerals safeguarding.

Comparison of growth scenarios and options

- 4.3.25 There are clear differences between Scenarios A and B with regards to the generation of significant positive and negative effects. Whilst scenario A options are predicted to have fewer significant positive effects, the growth would be accommodated without generating significant negative effects. Conversely, Scenario B options would generate more significant positive effects, but at the expense of several environmental factors. The difference in the amount of housing between the two options is fairly large, and therefore, a level of growth in between the two options could possibly provide a better balance between positive social-economic effects and negative environmental effects.

- 4.3.26 The effects related to Option C1 are more in-line with those for the options under Scenario A, which is to be expected given that the scale of growth is similar. However, the spatial approach results in some notable differences.
- 4.3.27 With regards to distribution, the effects at a higher scale of growth are more similar for each of the options.
- 4.3.28 This is due to the necessity to release similarly large amounts of land at Loughborough/Shepshed and the Service Centres, whilst delivering the same amount of growth at the PUA.
- 4.3.29 At the lower scale of growth, the differences between the options are greater.
- 4.3.30 Option A4 is predicted to have the most negative effects, of the lower growth scenarios. and is also unlikely to generate significant positive effects. Consequently, this option is considered to perform the poorest under scenario A.
- 4.3.31 Options A1 and A2 perform the best with regards to social-economic factors as they generate mostly positive (and some significant) effects. However, these two options are predicted to have slightly greater negative effects on environmental factors overall when compared to Options A5 and A6.
- 4.3.32 Options A5 and A6 have the fewest negative effects overall across the range of environmental factors but would only generate minor positive effects on socio-economic factors and perform poorer with regards to climate change.
- 4.3.33 Option C1 performs relatively well with regards to environmental factors compared to the options under Scenario A. However, the positive effects of housing, economy, accessibility and deprivation would be of a lesser magnitude. This is due to the spread of benefits across the borough being limited and the likelihood that housing delivery and economic activity in the short to medium term would likely be lower. The assessment of Option C1 does demonstrate that a new settlement could be a positive longer-term strategy, but evidence suggests that a new settlement is very unlikely to meet housing need in the plan period and other spatial strategies would be more appropriate up to 2036.

Refined options – Summary of appraisal findings

Summary and comparison of options

- 4.3.34 Refined options are set out in table 4.3. Option 1 and 2 perform similar, but 2 is slightly less likely to cause negative effects regarding flood risk, air quality and the historic environment. Option 2 could potentially be more positive from a housing perspective and in terms of securing accessibility improvements. The differences are fairly small, but of the two urban concentration approaches, Option 2 performs marginally better.
- 4.3.35 Options 3 and 4 are both less negative with regards to landscape and biodiversity (compared to Options 1 and 2). However, they are both less positive with regards to socio-economic factors (economy, healthy lifestyles, deprivation) and Option 4 in particular could generate significant negative effects with regards to heritage and landscape.
- 4.3.36 With regards to housing delivery (which is a critical plan objective), Option 3 performs most positively under Scenario A. However, this option is weaker than the urban concentration options (1 and 2) in terms of economy and employment, healthy lifestyles, deprivation, accessibility and climate change.

4.3.37 Options 5, 6 and 7 each perform worse from an environmental perspective, which is to be expected given the higher scale of growth. In particular, significant negative effects could be generated with regards to landscape, biodiversity, air quality and the historic environment (regardless of the distribution options). The positive effects in terms of housing, regeneration and the economy are more prominent for each option as well. but the increased growth also raises the possibility of negative implications for certain communities.

4.3.38 In this regard, Option 6 stands out due to the fact it generates potentially significant negative effects in relation to health and recreation (due to potential negative effects on the Charnwood Forest in particular). There is less to differentiate the higher growth options from one another as all three involve substantial growth in Loughborough, the Service Centres, Shepshed and the LUA.

4.3.39 The choice of site locations, coupled with plan policies will help to determine these effects in greater detail, whichever growth option is pursued.

Summary of the Hybrid option

4.3.40 The hybrid option was developed by the Council taking into account the strengths and weaknesses of the refined spatial options. The Council also considered alignment with the Leicester and Leicestershire Strategic Growth Plan, local priorities and vision, evidence and the effect on infrastructure. This option is set out below:

Table 4.4: Range of housing numbers tested

| Settlement | Range Tested | Proposed Development Strategy |
|----------------------|---------------|-------------------------------|
| Leicester Urban Edge | 1,000 - 3,000 | 2,000 |
| Loughborough | 800 - 4,000 | 2,000 |
| Shepshed | 500 - 2,200 | 2,000 |
| Service Centres | 600 - 2,100 | 1,000 |
| Other Settlements | 0 -1,400 | 800 |
| Total | | 7,800 |

4.3.41 The Hybrid Option was appraised in a consistent manner to the spatial options to determine how it performed as a standalone option compared to these initial options.

4.3.42 A key aim was to avoid significant negative effects, which the hybrid option achieves with the exception of soil resources. All of the options are predicted to have significant negative effects upon soil, and this is considered unavoidable given the amount of greenfield land that would be lost. However, the site selection process could help to minimise the effects by avoiding Grade 2 and 3a land if possible.

4.3.43 From a wider environmental perspective, the Hybrid Option performs better than any of the options. The distribution of growth ought to allow for negative effects to be avoided in most settlements, or the potential for mitigation and enhancement to be secured with regards to biodiversity, landscape character and the historic environment. With positively prepared policies to support the strategy, positive effects may even be achieved against these factors.

4.3.44 The approach will allow for sites to be selected that are not at major risk of flooding, keeping in-line with the sequential approach.

4.3.45 The picture with regards to socio-economic effects is positive. Whilst the Hybrid Option does not perform as well as the urban concentration options with regards to deprivation and accessibility, the effects are still positive for these factors. Furthermore, the Hybrid Option benefits from the pronounced positive effects upon health and housing, which are associated with a more dispersed approach to development.

4.4 Rationale for selecting the preferred approach at this stage

4.4.1 The Council has prepared a paper that sets out the rationale for the selection of sites in the context of the development strategy for new homes and employment land. This provides a commentary on the key steps that were undertaken to support the identification of a preferred approach, including the SA.

4.4.2 As required by the SEA Legislation, ‘outline reasons’ are provided below as to why the preferred approach was selected and the reasonable alternative (options) discounted.

4.4.3 The Council has taken an iterative approach to SA and has made it clear that the SA is a critical piece of evidence in the identification of a preferred development strategy. However, other factors have played an important part, and have formed a ‘framework’ against which the Council has considered each of the options, including the Strategic Growth Plan, local priorities and vision, detailed evidence base studies, and infrastructure.

4.4.4 At the initial high-level options assessment stage, the Council took the decision to discount certain options. Those options that were taken forward remained the same in principle, but further detail was added to refine the distribution of growth. Table 4.5 below illustrates how the options have progressed through the plan making and SA process.

Table 4.5: Progression of options

| Towards a Local Plan for Charnwood (April 2018) | Refined Options for Testing (Aug/Sept 18) |
|--|---|
| Option 1: Leicester & Loughborough Focus | Not taken forward. Though this option performed well in the SA, it performed less well in terms of delivery. However, the principles of this approach are reflected in a refined ‘urban concentration option’, which is a hybrid of options 1 and 2. |
| Option 2. Leicester & Loughborough + Service Centres | Option 1: Urban Concentration A (Low Growth Scenario) Option 2: Urban Concentration B (Low Growth Scenario) Option 5: Urban Concentration (High Growth Scenario) |
| Option 3. Settlement Hierarchy Distribution | Option 3: Dispersed Settlement Hierarchy Distribution (Low Growth Scenario) Option 6: Dispersed Settlement Hierarchy Distribution (High Growth Scenario) |

| Towards a Local Plan for Charnwood (April 2018) | Refined Options for Testing (Aug/Sept 18) |
|---|--|
| Option 4. Proportionate Distribution | Not taken forward. This option performed least well against the assessment framework. |
| Option 5. Leicester & Loughborough + New Settlement | Not taken forward. This option is less deliverable than the other options as it focusses a significant amount of development on a few large sites and a few locations, with no development in very high market areas. |
| Option 6. Leicester & Loughborough + Service Centres + New Settlement | Option 4: Urban Concentration and New Settlement (Low Growth Scenario) Option 7: Urban Concentration and New Settlement (High Growth Scenario) |
| Option 7. Large Standalone New Settlement | Not taken forward. The option is highly unlikely to make a significant contribution to housing supply within the plan period to 2036. |

4.5 Rationale for the Hybrid Approach

4.5.1 Whilst the decisions relating to the preferred development strategy are based primarily on the assessment of the refined options, clearly the initial high-level assessments were important as they helped to focus the Councils approach. However, the rationale presented below is discussed in the context of the refined options (including a higher hybrid growth options of 11,700 homes).

4.5.2 With regards to housing growth, the Council has concluded (on the basis of the evidence) that the lower growth scenario is preferable, but that a margin of flexibility should be built-in to the supply. Several factors support this approach (in favour of a lower growth scenario).

- The SA and supporting evidence base identifies that a low growth scenario would cause less environmental harm, whilst being able to deliver required housing and economic growth in a strong market.
- The SA and supporting evidence base identifies that a higher growth scenario could cause significant environmental effects and transport impacts will require significant mitigation, may not be mitigated to a reasonable level and could prove difficult to deliver in the plan period.
- infrastructure requirements to support a high growth scenario may delay the delivery of the homes.
- Whilst the higher growth level provides greater flexibility in housing supply, the Council considers that flexibility can be provided at a lower scale of growth.
- The lower growth scenario reflects the scale of growth proposed within the Strategic Growth Plan for Charnwood. At a higher scale of growth, there is potential conflict in this regard.

- 4.5.3 For the distribution of housing, the Council recognised that there were pros and cons for each of the options (which focus growth more or less to particular settlements). It was considered sensible to therefore seek to achieve beneficial effects, whilst seeking to avoid significant negative effects.
- 4.5.4 At the edge of Leicester, this means promoting growth, but taking account of landscape constraints, so not maximizing development on available land in this location.
- 4.5.5 With regards to Loughborough and Shepshed, managed growth is proposed as this reflects the Strategic Growth Plan strategy and takes account of landscape constraints and potential impacts on infrastructure (particularly transport). This managed growth avoids the potential significant negative effects that could occur for the urban concentration options (i.e. Options 1 and 2), but still generates positive effects when compared to the options that involve low levels of growth in Loughborough and Shepshed.
- 4.5.6 The delivery evidence supports a range of sites in terms of the location, size and type of sites and recognises high market values throughout the settlement hierarchy that can support delivery through a more dispersed strategy. Taking account of the potential for environmental impacts, including issues around settlement identity, and the degree of fit with the Strategic Growth Plan and Council vision, a pure dispersed strategy (Options 3 and 4) is not considered to be appropriate. However, it was considered that there is potential for some limited growth of around 1,000 homes across the six Service Centres and 800 homes across the fourteen Other Settlements.
- 4.5.7 This amount is considered appropriate to support a deliverable strategy and fits well with the requirements in the Framework and Neighbourhood Plan Regulations.
- 4.5.8 Taken together the *hybrid approach* locates growth in locations which fit well with the Strategic Growth Plan, reflect the vision and take account of the positive and negative impacts of growth.
- 4.5.9 The hybrid strategy formed the basis for site selection and was consulted upon as part of the Draft Charnwood Local Plan, November 4, 2019 to December 16, 2019. Further information on the site selection can be found at section 6.

4.6 Finalising the Plan Strategy

- 4.6.1 Following consultation on the Draft Plan in 2019, the Council considered it necessary to make adjustments to the spatial strategy. The key reasons for this were as follows:
- In response to consultation feedback suggesting that a higher level of growth should be planned for.
 - To increase flexibility in the delivery of housing needs, which would address concerns about deliverability.
 - To respond to changes in the calculation of housing needs, which has increased since the preferred options stage.
- 4.6.2 In conclusion, the Council consider that the level of housing growth to plan for should be slightly higher than proposed in the Draft Plan (19,716). Taking into account the above factors, the Council have determined that it should plan for the delivery of 19,554 dwellings.

- 4.6.3 The aim at this stage was not to establish a totally new strategy. The focus was upon addressing where additional housing could be delivered most sustainably, whilst maintaining the broad distribution of growth (which had been tested extensively to inform the Draft Plan).
- 4.6.4 To support the decision-making process, additional SA work was undertaken as follows.

Settlement analysis

- 4.6.5 Settlement analysis was undertaken, to explore the potential for additional growth to be accommodated without generating significant negative effects (and to best take advantage of opportunities for infrastructure development). An Interim SA note was prepared by consultants undertaking the SA and shared with the Council before the strategy was finalised. The full Interim SA note is attached at **Appendix G** of this SA Report.
- 4.6.6 In summary, the Interim SA note identified the following implications of further growth at each level of the settlement hierarchy:

Leicester Urban Area: The scope for further growth in the LUA is limited without giving rise to significant negative effects upon landscape and settlement character. A number of smaller sites could help to increase housing choice though (perhaps 200 dwellings), without leading to significant effects, or a large departure from the spatial strategy.

Loughborough: The scope to increase growth in Loughborough is limited by the Charnwood Forest to the southwest, settlement identity considerations and biodiversity connectivity to the south. However, it could be possible to increase capacity on the proposed strategic sites by a modest amount whilst still retaining a degree of openness and countryside character. Coupled with several additional smaller site options, it ought to be possible to accommodate between 300-700 further dwellings without triggering any significant negative effects.

Shepshed: The scope for increased densities on the proposed sites to the west is considered low, without giving rise to negative effects on landscape and biodiversity. Some additional growth could be supported to the south of the settlement, though this would not be ideally located with regards to walkable neighbourhoods.

Service Centres: The Service Centres differ in their characteristics, and therefore some could possibly accommodate further growth in a more sustainable way. Common to each of the service centres is pressure on services such as healthcare and schools. Therefore, any additional growth would be likely to create negative effects unless of a scale to support enhancements or (ideally) new facilities. With this in mind, strategic growth in Anstey could possibly be a suitable location. Whilst there are some environmental sensitivities, a well-designed scheme with green infrastructure at its' heart would create positive effects on social factors. Smaller scale growth is considered more suitable at the other service centres. In total, 500 additional dwellings could probably be accommodated across the service centres without generating significant negative effects, and potentially delivering positive effects in terms of socio-economic factors.

Other Settlements: An increase of up to 800 dwellings ought to be possible to accommodate at the 'Other Settlements', provided that it is distributed amongst these locations and not focused in any one settlement. However, this could give rise to some minor negative effects.

Standalone settlements each have different characteristics, and the effects are dependent upon these as well as the details of new communities that would be developed. Several options already assessed are still considered to be sensitive with regards to landscape and / or heritage, including “Cotes”, “Thurcaston” and “Barkby”.

A new settlement at Six Hills was submitted, and this too has environmental sensitivities. Whilst it could have good local accessibility if linked to the proposed Six Hills Garden Village in Melton, this is not a certainty.

In terms of (a lack of) significant environmental constraints, Hoton appears to be suitable option. However, there would be a need for a strong green infrastructure strategy to avoid impacts on settlement character. Accessibility to certain services would likely remain poor, but existing residents at the Wolds would likely benefit from better access to a primary school and open green space. In terms of higher order facilities, residents would most likely need to travel longer distances, which would be difficult to mitigate.

Additional site assessments

- 4.6.7 Further site options were submitted to the Council in response to consultation on the Draft Plan and these new sites were tested through the SA process. See section 6 below for further details.

Appraisal of additional reasonable alternatives


- 4.6.8 Several consultation responses suggested that the SA should test a housing growth scenario higher than proposed in the draft Local Plan (7800 in addition to commitments and completions). Though a higher growth option was tested through the SA (15,700 dwellings in addition to commitments and completions), some respondents considered that a ‘mid’ point ought to be tested (given that there was a difference of 7600 additional dwellings between the preferred option and the higher growth option).
- 4.6.9 A range of growth scenarios were suggested, most of which were somewhere in between 11,000 dwellings and 12,000 dwellings (in addition to committed development).
- 4.6.10 In response, one additional growth scenario was identified which reflects a 50% uplift on the Draft Plan growth strategy. In total, 11,700 dwellings would need to be found in addition to commitments and completions under this approach.
- 4.6.11 The appraisal assumes a similar distribution to the Hybrid approach for the higher growth option. It was not considered proportionate or necessary to undertake an appraisal of all the distribution options again at a third scale of growth. The effects of growth are already well understood in terms of where significant effects would arise. Further SA work exploring specific settlements was also undertaken at this stage (as discussed above and set out in detail at **Appendix G**).

4.7 Rationale for the Pre-Submission Local Plan Strategy for New Homes

- 4.7.1 The rationale for the overall scale and overall distribution is set out above, notably at paragraphs 4.5 and 4.6, and it is this framework that the Council then used to identify specific sites that make up its strategy for new homes. The Council has published a separate topic paper on strategy and site selection alongside this Sustainability Appraisal report and an outline of the main reasons for the strategy for new homes is provided here.

- 4.7.2 The Council used the outcome of the different stages in the sustainability appraisal process alongside other factors to identify the strategy for new homes in the Pre-Submission Local Plan. The factors included responding to the Leicester and Leicestershire Strategic Growth Plan, the Council's vision and local priorities in terms of protecting sensitive landscapes and the identity of settlements, seeking to provide a deliverable strategy to provide a 5-year supply of new homes and to ensure that new homes are supported by necessary infrastructure.
- 4.7.3 Following the consultation of the Draft Charnwood Local Plan, the Council carried out a number of key tasks including the assessment of new sites and responding to representations providing alternative evidence concerning specific sites. The Council carried out further work to understand whether sites which gave rise to significant adverse impacts could be mitigated. This work led to an understanding of the capacities of sites having regard to constraints such as landscape sensitivity, settlement identity, heritage, biodiversity and impact on the functions of green wedges. The Council also consulted site owners to check whether sites were actively being promoted for development and removed sites which weren't.
- 4.7.4 Following consultation responses from Local Education Authority and the Clinical Commissioning Groups, there was significant engagement to understand the capacity of local schools and doctors' surgeries.
- 4.7.5 The further assessment of sites combined with the outcome of the interim SA note (appendix G) informed the capacity for new homes at Leicester Urban Area (2104), Loughborough (2242) and Shepshed (1878). The level of growth at these locations was maximized in line with the urban concentration principles of the preferred hybrid overall development strategy and could be accommodated if new education and healthcare provision could be delivered alongside the new homes.
- 4.7.6 The capacities of local primary schools to accommodate new development was significant in informing the scale of new housing development in Service Centres and Other Settlements. Secondary school capacity was less of an issue in this respect. The primary schools at Barrow, Quorn, Mountsorrel and Rothley have very limited capacity to provide school places arising from new development, and very limited opportunity to expand, whereas there was some opportunity to expand existing schools in Sileby and Anstey.
- 4.7.7 Options where a new school or expanded provision could serve more than one village were considered for the settlements in the Soar Valley, but because of the wide flood plain and A6 main road, in most cases it was not possible to ensure safe walking distance to new schools from a neighbouring village. The exception to this was that Cossington and Sileby had the opportunity for new education provision to serve the two villages.
- 4.7.8 Scales of development of 700 homes were considered at each Service Centre as this was the minimum amount of new homes needed to make a primary school viable in terms of pupil numbers. This scale of homes was not available for development at Quorn, Mountsorrel and Rothley meaning it was not possible to expand these villages and also provide a new primary school. Capacity at schools outside these settlements but within a safe walking distance has allowed smaller scale allocations at Quorn and Rothley. Options for 700 homes at Anstey, Barrow and Sileby were considered, as were options smaller scales of development at Anstey and Sileby which could benefit from extension to existing primary schools. Site assessments were used to compare the sustainability of individual sites to determine whether growth of this scale was appropriate.

- 4.7.9 The overall amount of homes directed towards Service Centres was guided by the hybrid strategy. Expansion of Anstey and Barrow by 700 homes accompanied by a new primary school were considered to give rise to the least adverse impacts and best balance with positive effects, when compared with expanding Sileby by a similar amount of new homes.
- 4.7.10 A reduced scale of growth was directed to Sileby with primary education provision being made in neighbouring Cossington to provide the necessary capacity to serve these two villages.
- 4.7.11 New homes (a total of 815) were directed to 'Other Settlements' with capacity for primary school education and where sites new homes could be accommodated without giving rise to significant adverse impacts. In the case of Wymeswold, where there are a range of sites with similar overall sustainability effects, it was considered appropriate to enable the specific site allocations to be made through a Neighborhood Plan.



Alternatives appraisal: Employment

05

5 ALTERNATIVES APPRAISAL: EMPLOYMENT

5.1 Background

- 5.1.1 In order to contribute to the achievement of economic growth aspirations, it is important that the Local Plan identifies the need for employment land and an appropriate distribution strategy for meeting such needs.
- 5.1.2 It is crucial that housing and employment needs are well balanced, and for the plan to promote a strategy that supports good accessibility to job opportunities for communities.
- 5.1.3 This section discusses how the Council has considered the evidence, and explored potential alternatives relating to developing Charnwood's strategy for employment.

5.2 The reasons for selecting the alternatives

- 5.2.1 The options for employment land provision have been informed primarily by the conclusions of the Charnwood Employment Land Review March 2018 and by the Leicester and Leicestershire Housing and Economic Development Needs Assessment 2017.
- 5.2.2 The Employment Land Review shows that there is sufficient land with planning permission or committed through the Core Strategy to meet the overall quantitative need for employment land. This evidence does however suggest that there are qualitative issues to consider such as the location and type of employment land and the need for flexibility.
- 5.2.3 Options for employment were considered reasonable if:
- they were consistent with the quantity of employment land recommended through Leicester and Leicestershire Housing and Economic Development Needs Assessment 2017 and / or
 - a qualitative demand was identified through the Charnwood Employment Land Review 2018
- 5.2.4 In considering these factors, three options were identified as reasonable.
- 1 Rely on existing employment allocations identified in the Core Strategy and 2004 Borough of Charnwood Local Plan.
 - 2 Identify new employment land to facilitate regeneration and release poorer quality employment sites for alternative uses.
 - 3 Identify new employment land to respond to demand for large warehousing.
- 5.2.5 The approach proposed in the Pre-Submission Plan is not fully aligned with any of these reasonable alternatives. Whilst the same location is involved at Shepshed, unlike Option 3, the scale of growth is 5ha and the rationale for release is to support flexibility and the spatial strategy (rather than to attract large scale warehouses).

- 5.2.6 For completeness, this fourth reasonable alternative has been appraised in a comparative way to the initial reasonable alternatives. This provides an understanding of the sustainability merits of the preferred approach compared to the original options.

Summary of the options

- 5.2.7 Given the evidence about Charnwood's need and supply for new employment land, Option 1 proposes no net additional employment land, whilst Option 2 would involve limited additional land.
- 5.2.8 Option 1 represents a 'business as usual' strategy relying on existing Charnwood Local Plan Core Strategy and the Borough of Charnwood Local Plan allocations (in addition to committed development).
- 5.2.9 Option 2 would identify limited new employment land (10ha of new employment land) in order to respond to opportunities for regeneration or to release poorer quality employment sites.
- 5.2.10 Employment evidence indicates that there are a number of sites which are in employment use in Thurmaston which are well occupied and functional but have a poor relationship with surrounding uses and in some cases are constrained by poor access. The Employment Land Review identifies a site at Earls Way / Church Hill Road as a key example of such employment land. However, evidence suggests identifying around 10ha of new employment land north of the Leicester in the new local plan to enable the release of these to alternative uses such as housing.
- 5.2.11 Option 3 would involve identifying 10ha of new employment land to respond to demand for large warehousing. The Employment Land Review indicates that the Council should consider whether it is appropriate to identify 10ha of land for large warehousing. The distribution of large warehousing was not provided through the Leicester and Leicestershire Housing and Economic Needs Assessment. The distribution of warehousing will require further discussions with partners under the duty to cooperate. To inform this work a Warehousing and Logistics study is currently underway, commissioned by all the Leicester and Leicestershire authorities. This will provide robust evidence across the wider Functional Economic Market Area, at a scale in which the large warehousing market operates and enable informed decisions to be made. The Employment Land Review indicates that this land would need to be delivered in a single location with excellent access to the strategic road network and is therefore likely to be most suitable at the northeast of M1 Junction 23, near to Shepshed.
- 5.2.12 Option 4 would involve 5ha of employment land, located in Shepshed to support the wider growth strategy. This is the preferred approach and is therefore a reasonable alternative. This approach is a mix of Options 2 and 3.
- 5.2.13 To avoid confusion the appraisal of options focuses on the differences between the options, in particular Options 2, 3 and 4, rather than considering the likely significant effects of all the committed and allocated development proposed under Option 1 and common to Options 2, 3 and 4.

5.3 Appraisal of the reasonable alternatives

- 5.3.1 **Appendix E** sets out a detailed appraisal of each of the employment options (i.e. the reasonable alternatives) against each of the SA Objectives. Unlike the housing options appraisal, the appraisal of the employment options is not broken down by the different

levels of the settlement hierarchy as there are only small differences in the location of employment opportunities.

5.3.2 The findings of the detailed appraisals are summarised in this section below, preceded by a short discussion of the methods used to determine significance.

Visual representation of the effects

5.3.3 **Table 5.1** sets out a visual summary of the effects associated with each of the employment options.

5.3.4 The table has been compiled from the detailed assessments within **Appendix E**. This is supported by a discussion of the key effects and the differences between the options.

5.3.5 The significance tables below explain what each score in table 4.4 actually means; and are primarily used to identify whether effects are positive, negative or neutral and most importantly whether these effects could be significant.

5.3.6 For each employment option illustrated in table 5.1, one of the following symbols has been allocated for each SA objective to determine the significance of the effects on a borough-wide basis.

| Effects Significance | Effects symbol |
|-------------------------------------|----------------|
| <i>Significant positive effects</i> | ++ |
| <i>Minor positive effects</i> | + |
| <i>Neutral effects</i> | 0 |
| <i>Minor negative effect</i> | - |
| <i>Significant negative effect</i> | -- |

| Uncertain effects | Effects symbol |
|--|-----------------|
| <i>Uncertain significant positive effect</i> | ++ [?] |
| <i>Uncertain minor positive effect</i> | + [?] |
| <i>Uncertain effects</i> | ? |
| <i>Uncertain minor negative effect</i> | - [?] |
| <i>Uncertain significant positive effect</i> | -- [?] |

5.3.7 Where there is uncertainty, the nature of such effects has been identified. For example, an uncertain negative effect would be recorded if there is a chance that negative effects could occur, but this is dependent upon the precise location of development.

5.3.8 It may still be possible to rule out significant effects though, and so the unknown effect may be recorded as minor or potentially significant.

5.3.9 A fuller explanation of the methods involved in the appraisals is set out in **Appendix E**.

Table 5.1 Employment options: Summary of appraisal findings

| | Option 1 | Option 2 | Option 3 | Option 4 |
|----------------------|----------|----------------|----------|-----------------|
| Landscape Character | 0 | 0 | 0 | 0 |
| Biodiversity | 0 | -? +? | - +? | -? +? |
| Water quality | 0 | ? | ? | ? |
| Flood Risk | 0 | 0 | 0 | 0 |
| Soil Resources | 0 | 0 [?] | - | - |
| Air Quality | 0 | 0 [?] | - | - |
| Climate Change | 0 | 0 | 0 | 0 |
| Historic Environment | 0 | 0 | 0 | 0 |
| Deprivation | 0 | + [?] | + | + |
| Healthy Lifestyles | 0 | 0 | 0 | 0 |
| Housing | 0 | + [?] | 0 | 0 |
| Local Economy | + | + | ++ | ++ [?] |
| Accessibility | 0 | + [?] | + | + |
| Minerals | 0 | 0 [?] | 0 | 0 |

5.3.10 Option 1 is predicted to have mostly neutral effects as it essentially represents a 'business as usual' scenario. However, a minor positive effect is predicted for the economy given that the approach maintains a positive strategy for economic growth for the borough.

5.3.11 Options 2, 3 and 4 all involve an additional amount of higher quality employment land, and so they are predicted to have a greater range of effects compared to option 1. For option 3, the overall / net level of provision is 10ha higher, whilst for Option 4, there is a net increase of 5ha. Option 2 does not involve a net increase in employment land, but would see 10ha of higher quality employment land compared to the current portfolio.

5.3.12 With regards to landscape and heritage options 2, 3 and 4 are predicted to have neutral effects, as the sensitivity of the land likely to be involved is relatively low. Similarly, the effects in terms of flood risk and climate change would be limited from a borough-wide perspective.

5.3.13 Whilst there could be localised effects on biodiversity and air quality, these are not anticipated to be significant given the magnitude of growth involved and the prevailing baseline position. Some positive effects could be anticipated too where new development enables net gain in biodiversity.

5.3.14 Each option would lead to a further loss of soil resources, which is also a minor negative effect for options 3 and 4, which involve a net increase in employment land. Option 2 could involve areas of Grade 2 agricultural land, but there would also be lower pressure to release greenfield sites for housing, which could offset any loss. For Option 2, the effects are therefore recorded as neutral but uncertain.

- 5.3.15 The effects on water quality are also likely to be minor and localised but could present more of an issue for Option 2, where some potential sites for higher quality employment are within close proximity to waterbodies.
- 5.3.16 With regards to positive social-economic effects, each option is likely to contribute positively to tackling deprivation through the provision of jobs in accessible locations. Option 3 is predicted to have significant positive effects with regards to the local economy on the basis that the type of employment that would be delivered would meet a specific business demand. The growth is also more likely to be strategic and support a wider population across the district. Option 4 involves growth in the same location, but of a lower scale, and so there is more uncertainty about whether significant positive effects would arise.
- 5.3.17 Option 2 could potentially have benefits for housing as the release of lower quality sites from employment use could possibly mean that housing uses become suitable and this reduces demand for greenfield release.
- 5.3.18 Overall, options 2, 3 and 4 perform similarly across the range of sustainability factors and it is likely that minor negative effects could be mitigated. The key differences between the Options are as follows
- There is greater uncertainty related to effects for Option 2, given that specific sites have not yet been identified.
 - Option 3 and 4 generate significant positive effects (in relation to local economy), whilst for option 2 the effects are minor.
 - Option 2 generates minor positive effects for housing, whilst options 3 and 4 are neutral.
 - Given a net increase in employment land for Options 3 and 4, these options perform less well in terms of soil resources.
 - Whilst Option 1 would not generate any negative effects, the potential for additional positive effects is limited too.

5.4 Rationale for selecting the preferred approach

- 5.4.1 Option 1 to rely on existing employment allocations identified in the Core Strategy and 2004 Borough of Charnwood Local Plan has not been selected. It is not proposed to redevelop Earls Way / Church Hill Road Employment site in Thurmaston for housing.
- 5.4.2 The Council's Employment Land Review 2018 indicates that "Earl's Way is occupied at the moment and before releasing the site the Council would need to ensure that there is new (or alternative) property for tenants to move into". Option 2 would involve some uncertainty in ensuring adequate supply of employment land in the borough and would also give rise to uncertainty for the occupiers of the industrial estate.
- 5.4.3 The sustainability benefits of redeveloping the Earl's Way employment site are minor and uncertain and would not outweigh the lack of certainty for employment land provision and for the uncertainty for occupiers of existing employment units.
- 5.4.4 Option 3 to develop 10ha of additional land for strategic warehousing has not been pursued. There has been no specific need identified in this location and discussions with partners under the Duty to Cooperate has not highlighted that there is a particular

need to develop land in Charnwood for this purpose. Furthermore, work is currently underway to address the need for strategic warehousing across the FEMA, at a scale larger than the local authority level to correspond with the scale at which the strategic warehousing market operates. The site adjacent to the M1 motorway in Shepshed has now been identified for mixed use development comprising 5ha of employment with the remainder to be developed for housing.

- 5.4.5 Option 4 to allocate an additional 5ha of employment land at Fairway Road, Shepshed, in addition to the employment allocations identified in the Core Strategy and 2004 Borough of Charnwood Local Plan has been selected.
- 5.4.6 The Employment Land Review indicates a shortage of smaller units in Shepshed with no sites allocated. The allocation will meet this shortage and provide employment opportunities for the housing allocated to Shepshed, and that planned for by the previous plan. No significant new employment provision has taken place in Shepshed despite housing growth and this provision will help address the employment needs of local residents. The allocation will also help supplement the provision of employment land at the west of Loughborough SUE in the short term. There is a desire to regenerate Shepshed town centre and support its future prosperity. The provision of employment land at Fairway Road will support the regeneration of Shepshed town centre and reduce the perception that Shepshed has become a dormitory settlement providing housing for Loughborough rather than a self-sustaining town in its own right. The Leicester and Leicestershire Strategic Growth Plan identifies the Leicestershire International Gateway (LIG) as a strategic development proposal within its overall spatial strategy, with specific settlements referenced including Shepshed. Growth at Shepshed will support the SGP's plans for the LIG and provision of additional employment land at Shepshed would be considered to accord with this aim.



Site Options

06

6 SITE OPTIONS

6.1 Introduction

6.1.1 The Council considers that there is a need to allocate strategic sites for employment and housing land development in the Plan. This is necessary to ensure that housing and employment needs will be met in the Plan period.

6.1.2 A key element of the spatial strategy is to maximise brownfield redevelopment, but this does not satisfy the overall demand for land identified in the evidence. Therefore, there was a need to consider greenfield sites and whether they can make a contribution to these needs without having unacceptable effects upon the environment and communities.

The site options

6.1.3 In order to inform the plan-making process a range of site options have been appraised throughout the SA process. These are outlined in table 6.1 below, which also summarises how the site assessments have influenced the decision-making process.

Table 6.1 - Summary of the site assessment process

| Source | Site Data | Input to decision making |
|---|---|--|
| Calls for sites undertaken by the Council between 14th May and June 7th, 2018, and 4th November 4 and 16th December, 2019 | Site proforma prepared for each SHLAA site with data collected linked to overall Sustainability Appraisal Framework objectives. | Helped to understand the implications of each of the strategic spatial options from the 'bottom up'. Helped to guide the allocation of specific sites with regards to the preferred spatial strategy. |

6.1.4 It is important to note that whilst these are individual site options (and have been appraised as such), understanding their characteristics, constraints and opportunities is considered to be helpful in understanding the potential effects of the strategic options. However, it is also important to acknowledge that the issues identified at a site-specific level do not necessarily reflect the effects that would occur with strategic growth in a particular location. For example, site specific issues (such as poor access to a school) could possibly be dealt with through the infrastructure improvements that would likely accompany strategic growth (i.e. development at multiple sites).

6.1.5 Each site option has been appraised against the site appraisal framework as set out in **Appendix F.**

6.1.6 The findings of the appraisals are summarised below in a series of matrices. Detailed proformas for each site option, including a map of the site location and boundaries are contained within **Appendix H.**

6.2 Site Selection Process

6.2.1 The Council used evidence from each site proforma to follow the approach prescribed in the National Planning Policy Framework (NPPF) that plans should avoid significant adverse impacts and where such impacts are unavoidable, suitable mitigation measures should be proposed. Where this is not possible compensatory measures should be considered (para 32).

6.2.2 The Council applied a series of criteria to each site to place sites in one of three scenarios which reflected the above NPPF approach:

- Scenario A mainly comprised sites which individually avoided significant adverse impacts on key environmental factors such as landscape, heritage, biodiversity and flood risk and also sought to locate development close to services such as a very good public transport service, to schools and to a large food store. It also included sites that were already allocated by Neighbourhood Plans..
- Scenario B comprised sites which had potential significant adverse impacts, but these were capable of mitigation. Sites capable of mitigation include those where they were large enough to masterplan sites to locate built form away from sensitive environmental receptors.
- Scenario C comprised sites which had had potential significant impacts that were capable of mitigation (as in Scenario B) but which had a lower threshold for accessibility to be considered satisfactory.

6.2.3 The site assessment results were used to identify the optimum sites for each settlement tier in accordance with the preferred overall (hybrid) development strategy:

| Settlement | Proposed Development Strategy | |
|----------------------|-------------------------------|----------------|
| | Draft Plan | Pre-Submission |
| Leicester Urban Edge | 2,000 | 2,104 |
| Loughborough | 2,000 | 2,242 |
| Shepshed | 2,000 | 1,878 |
| Service Centres | 1,000 | 1,819 |
| Other Settlements | 800 | 815 |
| Total | 7,800 | 8,858 |

6.2.4 For Leicester Urban Edge there were no Scenario A sites. Sites in Scenarios, B and C were included except for three, two of which were large sites with landscape impacts and the other an employment site. The threshold for access to public transport was expanded to 1400m to take account of the wider access to a full range of services available in urban areas compared to less urban settlements.

6.2.5 For Loughborough Urban Area all sites in Scenarios A and B were included. Sites in Scenario C were included except for one , because of landscape impacts.

6.2.6 For Shepshed all sites in Scenarios A and B were included. Sites in Scenario C were included except and a site removed near to proposed waste incinerator because of potential amenity concerns and the threshold for access to primary schools was

expanded to 1760m as this still constituted an appropriate safe walking distance to school as determined by the Local Education Authority.

6.2.7 A site for 75 homes had already been allocated through the Quorn Neighbourhood Plan and this was included in the list of sites for Service Centres. No sites were allocated in Mountsorrel. Site selection for the other Service Centres was considered on a settlement by settlement basis following the consideration of how the provision of new or expanded primary schools could be achieved (see section 4.7). For Anstey, there were no Scenario A sites. Sites in Scenarios B and C were allocated and the threshold for access to public transport was expanded slightly to 950m. For Barrow, the single A site was allocated and there were no B sites. Sites falling into Scenario C were allocated except for one because of landscape concerns, and the threshold for access to public transport was expanded to 1300m. For Rothley, there were no Scenario A or B sites. Sites in Scenario C were allocated except for one because of landscape impacts. For Sileby there are no Scenario A or B sites. Sites in C were allocated except for three sites, two for landscape reasons and the other because of amenity issues.

6.2.8 For 'Other Settlements' there were no Neighbourhood Plan allocations and no sites categorized in Scenarios A and B due to the threshold set for accessibility to secondary schools and large food stores. Sites in Scenario C were limited to those settlements served by a good bus service: Cossington, East Goscote, Hathern, Queniborough and Rearsby. Just over half of the sites in these settlements were allocated with the least harmful sites being selected while seeking to spread development between the settlements. This did not provide enough sites to fit with the overall development strategy. Additional settlements which were served by less frequent bus services and had capacity at their primary schools were therefore considered. Three sites in Thrussington and Thurcaston were allocated in this way. In addition, a housing requirement was identified for a future Wymeswold Neighbourhood Plan.

6.3 Summary of site appraisal findings

6.3.1 Tables 6.2 - 6.18 below illustrate the scores for each site option against the site appraisal criteria. These have been grouped according to the settlements / broad locations that they fall within. Sites shaded in blue are those that are proposed for housing allocation. Throughout the Plan making process several sites that were initially included in the SA as reasonable site options were removed from the process as they had received planning permission. Some sites were appraised several times to reflect updated boundaries and data; only one version of the site appraisal is included (the most recent iteration).

6.3.2 The aid in the interpretation of the appraisal summary tables below, the following scoring mechanism should be used. There are two 'positive scores', a 'neutral' and two 'negative' scores. For a more detailed explanation of how the colours / scores have been determined, please see the Site Appraisal Framework at **Appendix F** and the Site Proformas at **Appendix H**.

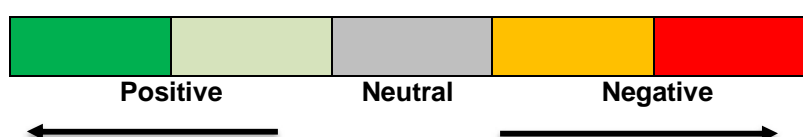


Table 6.2 - Summary of housing site options assessment (Anstey / Glenfield)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|---|---------------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|-------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM036 | SH9 | Hollow Road | Anstey | 0.30 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Grey | Grey | Light Green | Light Green | Red | Grey | Light Green | Light Green | Light Green | Green | Grey |
| AECOM123 | PSH2 | Land West of Gorse Hill | Anstey | 4.58 | Grey | Yellow | Grey | Grey | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Grey | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Grey |
| AECOM124 | PSH297 | 237 Bradgate Road | Anstey | 1.27 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Green | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Light Green | Yellow | Light Green | Grey |
| AECOM129 | PSH144 | Land at Gynsill Lane & Anstey Lane | Anstey Glenfield | 20.43 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Green | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Grey | Grey | Grey |
| AECOM165 | SH4 | Albion Street/Rosebery Road | Anstey | 0.28 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Light Green | Green | Red | Grey | Light Green | Green | Green | Green | Grey |
| AECOM200 | PSH387 | High Leys Farm / Manor Farm | Anstey | 5.82 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Green | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Light Green | Grey | Light Green | Grey |
| AECOM201 | PSH388 | High Leys Farm / Manor Farm | Anstey | 21.84 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Green | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Light Green | Grey | Grey | Yellow |
| AECOM250 | PSH389 | Land off Groby Road | Anstey | 20.18 | Grey | Light Green | Yellow | Light Green | Grey | Grey | Grey | Green | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Light Green | Yellow | Light Green | Green | Grey |
| AECOM262 | PSH460 | Park View Nursery Site off Gynsill Lane | Anstey | 12.14 | Green | Grey | Grey | Light Green | Grey | Light Green | Grey | Grey | Yellow | Grey | Grey | Yellow | Light Green | Grey | Grey | Yellow | Yellow | Yellow | Yellow | Grey |
| AECOM263 | PSH482 | Fairhaven Farm | Anstey | 25.06 | Light Green | Grey | Grey | Light Green | Grey | Light Green | Grey | Yellow | Yellow | Grey | Grey | Light Green | Yellow | Grey | Grey | Yellow | Yellow | Yellow | Grey | Grey |

6.3.3 The sites within the settlement boundary of Anstey score well overall, especially in terms of accessibility. Sites which have been allocated are generally on the periphery of the built-up area which perform less well according to accessibility scores, but there are links to facilities in Leicester which compensate.

6.3.4 Gynsill Land & Anstey Land, Glenfield (PSH144) is proposed for allocation. The site scores well with regards to environmental factors, but it scores less well in terms of overlap with wind energy opportunities and is not within close proximity to the existing urban area (meaning

access is not as good as those in the urban area) and scoring relating to the historic environment is not favourable. Whilst there are sites in the centre of Anstey that perform better in relation to environmental factors and accessibility, they are not of a comparable scale.

- 6.3.5 The sites which hug the western side of Anstey (PSH387, PSH388 and PSH389) all score well in relation to biodiversity, water quality, transport and population, but less favourably in relation to overlapping with potential wind energy opportunities. Whilst these sites score poorly in relation to accessibility, the clustering of sites may lead to the delivery of new facilities which would improve scoring in this regard.
- 6.3.6 The Park View Nursery site (PSH460) is located away from Anstey and adjacent to the Gynsill Land & Anstey Land site, it scores poorly in relation to accessibility and access to green/open space as well as overlapping with potential wind energy opportunities. That said, it scores well in relation to landscape, water quality, land and soil and access to healthcare facilities.
- 6.3.7 One site to the north of Anstey (PSH482) is proposed for allocation too, it generally has some poor scoring in relation to accessibility, transport and wind energy, however it has some more positive scores relating to landscape, water quality, land and soil and population. The smaller sites in the centre of Anstey that score favourably are not of a comparable size.

Table 6.3 - Summary of housing site options assessment (Barkby)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|-------------------------|---------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM001 | PSH8 | Land east of Barkby | Barkby | 46.09 | Yellow | Green | Yellow | Green | Grey | Yellow | Grey | Red | Red | Yellow | Grey | Green | Red | Grey | Grey | Green | Red | Yellow | Green | Yellow |
| AECOM040 | PSH345 | Hamilton Grounds Farm | Barkby Thorpe | 4.54 | Grey | Green | Grey | Grey | Grey | Grey | Grey | Red | Red | Red | Grey | Yellow | Yellow | Grey | Grey | Yellow | Green | Yellow | Red | Grey |
| AECOM046 | PSH7 | Land west of Barkby | Barkby | 8.87 | Yellow | Green | Yellow | Green | Grey | Grey | Grey | Red | Red | Red | Grey | Grey | Red | Grey | Grey | Grey | Yellow | Yellow | Grey | Yellow |
| AECOM125 | PSH178 | Land off Hamilton lane | Barkby | 7.49 | Grey | Green | Grey | Green | Grey | Grey | Grey | Red | Red | Red | Grey | Yellow | Red | Grey | Grey | Green | Yellow | Yellow | Red | Grey |
| AECOM234 | PSH409 | Land adjacent Scraftoft | Barkby Thorpe | 5.30 | Grey | Grey | Grey | Green | Grey | Grey | Grey | Red | Red | Yellow | Grey | Yellow | Yellow | Grey | Grey | Red | Red | Yellow | Red | Grey |

6.3.8 There are no site allocations in this location. The sites are all constrained by the historic environment and also exhibit poor accessibility overall.

Table 6.4 - Summary of housing site options assessment (Barrow-upon-Soar)

| Appraised AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|-------------------|---------------|-------------------------------|------------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|-------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM002 | PSH177 | Cotes Road | Barrow upon Soar | 6.63 | Light Green | Grey | Yellow | Grey | Grey | Grey | Grey | Light Green | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Green | Yellow | Light Green | Yellow |
| AECOM047 | PSH237 | Land at Strancliffe Lane | Barrow upon Soar | 16.1 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Red | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Light Green | Grey | Light Green | Red |
| AECOM051 | PSH342 | Land at The Apiary | Barrow upon Soar | 0.79 | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Grey | Yellow | Grey | Grey | Light Green | Grey | Grey | Grey | Grey | Yellow | Grey | Green | Grey |
| AECOM110 | PSH392 | Land off Melton Road | Barrow upon Soar | 6.35 | Light Green | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Grey | Green | Grey |
| AECOM111 | PSH391 | Land to south of Melton Road | Barrow upon Soar | 6.92 | Light Green | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Yellow | Grey | Yellow |
| AECOM126 | PSH242 | Land adjoining 84 Melton Road | Barrow upon Soar | 0.74 | Light Green | Green | Grey | Grey | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Light Green | Yellow | Grey | Light Green | Grey |
| AECOM127 | PSH282 | Land off Nottingham Road | Barrow upon Soar | 1.93 | Light Green | Grey | Grey | Light Green | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Red | Light Green | Light Green | Grey | Grey | Yellow | Grey | Green | Grey |
| AECOM219 | PSH410 | Land at Fishpool farm | Barrow upon Soar | 8.79 | Light Green | Light Green | Grey | Light Green | Grey | Grey | Grey | Grey | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Grey | Light Green | Yellow |
| AECOM220 | PSH321 | Land off Cotes Road overlaps | Barrow upon Soar | 7.44 | Light Green | Grey | Grey | Light Green | Grey | Grey | Grey | Light Green | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Green | Grey | Green | Yellow |
| AECOM239 | PSH283 | 123 Cotes Road | Barrow upon Soar | 0.65 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Light Green | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Green | Grey | Green | Yellow |
| AECOM275 | PSH462 | Land rear of 83 Cotes Road | Barrow upon Soar | 37.6 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Yellow | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Light Green | Green | Light Green | Green | Yellow |
| AECOM276 | PSH461 | Land off Willow Road | Barrow upon Soar | 9.78 | Light Green | Grey | Grey | Grey | Grey | Light Green | Grey | Red | Red | Grey | Grey | Light Green | Red | Grey | Grey | Yellow | Light Green | Yellow | Green | Yellow |
| AECOM289 | PSH484 | Land west of Cotes Road | Barrow upon Soar | 18.3 | Light Green | Yellow | Grey | Grey | Grey | Grey | Grey | Grey | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Green | Light Green | Green | Red |
| AECOM292 | PSH281 | Huston Close/River View | Barrow Upon Soar | 2.31 | Light Green | Light Green | Yellow | Grey | Grey | Grey | Grey | Light Green | Yellow | Grey | Light Green | Light Green | Light Green | Grey | Grey | Yellow | Yellow | Red | Grey | Yellow |

- 6.3.9 Two larger sites to the north and north west of the built-up area are proposed for allocation (PSH461 and PSH484), these score relatively well according to accessibility metrics (with PSH484 scoring better), however are situated on land which could be used for wind energy generation. The large scale of this site may also lead to additional facilities being delivered, improving the site's accessibility score.
- 6.3.10 Two sites to the east / north east of Barrow-upon-soar have been allocated (PSH392, PSH391). These are both relatively unconstrained, and have reasonable access to services.
- 6.3.11 PSH237 is a discounted site option which performs similarly to the sites proposed for allocation but has poorer access to services and presents more constraints in relation to minerals.

Table 6.5 - Summary of housing site options assessment (Birstall, Thurmaston and Wanlip)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|--------------------------------|------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM042 | PSH357 | Mill Lane Car Park | Thurmaston | 0.22 | Green | Grey | Yellow | Grey | Yellow | Grey | Grey | Green | Grey | Grey | Grey | Red | Green | Grey | Grey | Grey | Green | Grey | Green | Grey |
| AECOM050 | PSH241 | Land off Meadow Lane | Birstall | 1.82 | Green | Green | Grey | Grey | Grey | Grey | Grey | Green | Grey | Grey | Grey | Red | Green | Grey | Grey | Green | Green | Green | Green | Grey |
| AECOM072 | PSH80 | North of Birstall | Wanlip | 3.20 | Yellow | Green | Yellow | Green | Grey | Grey | Grey | Yellow | Red | Grey | Grey | Grey | Yellow | Grey | Grey | Yellow | Green | Yellow | Yellow | Yellow |
| AECOM073 | PSH79 | Land off Rectory Road | Wanlip | 5.31 | Yellow | Green | Grey | Green | Grey | Grey | Grey | Yellow | Red | Grey | Grey | Grey | Yellow | Grey | Grey | Yellow | Green | Yellow | Yellow | Yellow |
| AECOM084 | SH166 | Warehouse & Premises | Thurmaston | 0.73 | Green | Green | Grey | Grey | Grey | Green | Yellow | Green | Grey | Grey | Grey | Green | Green | Red | Grey | Green | Yellow | Yellow | Grey | Grey |
| AECOM091 | PSH189 | Land off Barkby Thorpe Lane | Thurmaston | 13 | Grey | Grey | Grey | Green | Grey | Grey | Grey | Green | Yellow | Grey | Grey | Green | Green | Grey | Grey | Green | Green | Green | Green | Red |
| AECOM092 | SH163 | Rear of Manor Medical Centre | Thurmaston | 0.27 | Green | Grey | Grey | Grey | Grey | Grey | Grey | Green | Grey | Grey | Grey | Green | Green | Grey | Grey | Grey | Yellow | Green | Green | Grey |
| AECOM093 | PSH77 | Land at 588/600 Melton Road | Thurmaston | 0.22 | Green | Green | Grey | Grey | Yellow | Green | Yellow | Green | Grey | Grey | Grey | Green | Green | Red | Grey | Grey | Yellow | Green | Green | Grey |
| AECOM094 | SH168 | Wheatleys Road | Thurmaston | 1.80 | Green | Green | Grey | Grey | Yellow | Green | Grey | Green | Grey | Grey | Grey | Green | Green | Red | Grey | Green | Yellow | Yellow | Green | Grey |
| AECOM155 | SH155 | Church Hill Road | Thurmaston | 7.91 | Green | Green | Grey | Grey | Grey | Grey | Grey | Green | Yellow | Grey | Grey | Green | Green | Red | Grey | Green | Yellow | Grey | Green | Grey |
| AECOM156 | SH156 | Humberstone Lane | Thurmaston | 4.12 | Green | Green | Grey | Grey | Grey | Green | Yellow | Green | Grey | Grey | Grey | Green | Green | Red | Grey | Green | Yellow | Yellow | Green | Grey |
| AECOM157 | SH162 | Rear of 36-46 Colby Road | Thurmaston | 0.43 | Green | Grey | Grey | Grey | Grey | Grey | Grey | Green | Grey | Grey | Grey | Green | Green | Grey | Grey | Grey | Yellow | Yellow | Yellow | Grey |
| AECOM158 | PSH191 | Works opposite 46 Brook Street | Thurmaston | 0.24 | Green | Green | Grey | Grey | Grey | Green | Yellow | Green | Grey | Grey | Grey | Green | Green | Red | Grey | Green | Yellow | Yellow | Green | Grey |
| AECOM159 | PSH192 | Works adjacent 46 Brook Street | Thurmaston | 0.16 | Green | Green | Grey | Grey | Grey | Green | Yellow | Green | Grey | Grey | Grey | Green | Green | Red | Grey | Green | Yellow | Yellow | Green | Grey |
| AECOM160 | PSH207 | West Thurmaston | Thurmaston | 19.3 | Green | Grey | Yellow | Grey | Yellow | Grey | Yellow | Green | Yellow | Yellow | Grey | Red | Green | Red | Grey | Grey | Yellow | Green | Green | Yellow |
| AECOM161 | PSH72 | Land off Birstall/Wanlip | Birstall | 1.22 | Yellow | Green | Grey | Green | Grey | Grey | Grey | Green | Yellow | Grey | Grey | Grey | Grey | Grey | Grey | Grey | Green | Grey | Green | Yellow |
| AECOM196 | PSH208 | West Thurmaston | Thurmaston | 3.85 | Green | Yellow | Grey | Grey | Red | Grey | Yellow | Green | Red | Grey | Grey | Red | Green | Red | Grey | Yellow | Yellow | Green | Green | Yellow |

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|-----------------------------------|------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM199 | SH167 | Warehouse & Premises | Thurmaston | 2.27 | Green | Grey | Grey | Grey | Grey | Light Green | Yellow | Green | Yellow | Grey | Grey | Light Green | Light Green | Red | Grey | Light Green | Green | Green | Green | Yellow |
| AECOM265 | PSH463 | Land off Cliffe Road/Henson Close | Birstall | 76.3 | Light Green | Light Green | Grey | Light Green | Grey | Light Green | Grey | Grey | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Yellow | Yellow | Light Green | Grey |
| AECOM267 | PSH476 | Woodgate Nurseries | Thurmaston | 20.9 | Green | Grey | Grey | Grey | Grey | Light Green | Grey | Red | Red | Grey | Grey | Grey | Red | Grey | Grey | Yellow | Yellow | Yellow | Yellow | Yellow |

6.3.12 Several small site allocations are proposed for allocation in Thurmaston (PSH192, PSH191, SH163). These all have relatively good access to services and facilities and exhibit few environmental constraints. There are several other discounted sites in the urban area that perform similarly, but some have specific constraints such as flood risk and / or employment use.

6.3.13 PSH189 is a larger site allocation on the urban fringes. This performs relatively well in terms of accessibility and does not exhibit any notable environmental constraints aside from the land being safeguarded for its mineral deposits. There are discounted site options in this area. PSH208 is on the urban fringes but performs less well against accessibility factors and is also constrained by flood risk, local green space and biodiversity. It is also a site which could offer the potential for wind energy generation.

6.3.14 Sites PSH463 and PSH476 are two allocation sites. The Land off Cliffe Road scores poorly compared to some other sites in relation to accessibility, however it does not have any major environmental constraints. The other site at Woodgate Nurseries (PSH476) scores poorly against transport and accessibility, however it has fewer environmental constraints when compared to the similar sized site option which has been discounted (PSH207). It would also be likely to benefit from access to facilities at the nearby SUE.

Table 6.6: Housing site options assessment (Burton on the Wolds, Cotes, Prestwold, Walton on the Wolds, Wymeswold, Hoton)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|--|---------------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|-------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM048 | PSH182 | Sturdee Poultry Farms Site | Burton on the Wolds | 3.10 | Light Green | Dark Green | Grey | Light Green | Grey | Light Green | Grey | Yellow | Red | Grey | Grey | Light Green | Red | Red | Grey | Grey | Red | Yellow | Light Green | Grey |
| AECOM049 | PSH13 | Land near Fishpond Plantation | Burton on the Wolds | 9.85 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Red | Red | Yellow | Grey | Light Green | Red | Grey | Grey | Dark Green | Red | Yellow | Light Green | Yellow |
| AECOM054 | PSH180 | Land at The Dutch Barn | Hoton | 0.32 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Grey | Red | Grey | Grey | Red | Red | Yellow | Light Green | Grey |
| AECOM067 | PSH188 | Narrow Lane/Bakers Lane | Wymeswold | 2.23 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Red | Red | Grey | Grey | Yellow | Red | Grey | Grey | Red | Red | Yellow | Red | Grey |
| AECOM068 | PSH185 | Narrow Lane | Wymeswold | 5.67 | Grey | Yellow | Yellow | Light Green | Grey | Grey | Grey | Red | Red | Yellow | Grey | Grey | Red | Grey | Grey | Light Green | Red | Yellow | Light Green | Grey |
| AECOM069 | PSH187 | Land at Bakers Lane | Wymeswold | 3.40 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Red | Red | Grey | Grey | Yellow | Red | Grey | Grey | Red | Red | Yellow | Red | Grey |
| AECOM070 | PSH296 | East Road/Narrow Lane Wymeswold | Wymeswold | 5.50 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Yellow | Red | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Red | Yellow | Dark Green | Grey |
| AECOM071 | PSH186 | Land at Narrow Lane | Wymeswold | 0.19 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Red | Yellow | Grey | Grey | Yellow | Red | Grey | Grey | Red | Red | Yellow | Red | Grey |
| AECOM074 | PSH78 | Loughborough Road | Walton on the Wolds | 0.49 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Light Green | Yellow | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Red | Yellow | Light Green | Yellow |
| AECOM095 | PSH158 | The Old Grain Store | Prestwold | 1.06 | Yellow | Light Green | Grey | Light Green | Grey | Light Green | Grey | Light Green | Red | Grey | Grey | Yellow | Red | Grey | Grey | Red | Yellow | Yellow | Red | Yellow |
| AECOM118 | PSH407 | Land North of East Road | Wymeswold | 3.44 | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Yellow | Red | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Red | Yellow | Dark Green | Grey |
| AECOM119 | PSH87 | Wymeswold Airfield | Hoton | 51.22 | Grey | Light Green | Grey | Light Green | Grey | Yellow | Grey | Light Green | Red | Red | Grey | Light Green | Red | Grey | Grey | Red | Red | Yellow | Light Green | Red |
| AECOM174 | PSH163 | Land adjacent to 6 St Marys Close | Burton on the Wolds | 4.12 | Light Green | Light Green | Grey | Light Green | Grey | Grey | Grey | Yellow | Yellow | Yellow | Grey | Light Green | Red | Grey | Grey | Grey | Red | Yellow | Light Green | Grey |
| AECOM175 | PSH97 | Land to east of Souters Lane & to sth of Melton Rd | Burton on the Wolds | 4.71 | Light Green | Light Green | Yellow | Light Green | Grey | Grey | Grey | Yellow | Red | Grey | Grey | Light Green | Red | Grey | Grey | Grey | Red | Yellow | Light Green | Grey |
| AECOM189 | PSH250 | Land off Hoton Road | Wymeswold | 4.00 | Grey | Light Green | Yellow | Light Green | Grey | Grey | Grey | Yellow | Red | Yellow | Grey | Light Green | Red | Grey | Grey | Dark Green | Red | Yellow | Dark Green | Yellow |

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|---|---------------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM208 | PSH167 | East Road | Wymeswold | 1.71 | | | | | | | | | | | | | | | | | | | | |
| AECOM218 | PSH289 | Land off Loughborough Rd | Burton on the Wolds | 3.86 | | | | | | | | | | | | | | | | | | | | |
| AECOM247 | PSH123 | Land at Cotes | Cotes | 128.54 | | | | | | | | | | | | | | | | | | | | |
| AECOM277 | PSH470 | Land between A46 / Paudy Lane /Berrycott Lane | Six Hills | 86.72 | | | | | | | | | | | | | | | | | | | | |
| AECOM278 | PSH479 | Land at Lovrin Equine Stables | Wymeswold | 3.51 | | | | | | | | | | | | | | | | | | | | |
| AECOM279 | PSH465 | Land off Holly Tree Close | Hoton | 15.69 | | | | | | | | | | | | | | | | | | | | |
| AECOM280 | PSH480 | Hawker Business Park | Burton on the Wolds | 3.54 | | | | | | | | | | | | | | | | | | | | |
| AECOM284 | PSH486 | Land adjacent Six Hills Garden Village | Six Hills | 230 | | | | | | | | | | | | | | | | | | | | |

6.3.15 No specific sites are proposed for allocation in these settlements. Broadly speaking accessibility is very poor in these settlements. An overall housing target is provided for Wymeswold to help guide neighbourhood planning for this settlement.

Table 6.7: Summary of housing site options assessment (Sileby and Cossington)

| AECOM ID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|--|------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM016 | PSH261 | Land off Holmefied Road | Sileby | 3.45 | | | | | | | | | | | | | | | | | | | | |
| AECOM018 | SH129 | 36 Charles Street | Sileby | 0.38 | | | | | | | | | | | | | | | | | | | | |
| AECOM019 | SH132 | 9 King Street | Sileby | 0.56 | | | | | | | | | | | | | | | | | | | | |
| AECOM020 | SH135 | Land r/o Cossington Road | Sileby | 0.73 | | | | | | | | | | | | | | | | | | | | |
| AECOM022 | PSH111 | Factory at the corner of Park & Seagrave Roads | Sileby | 0.32 | | | | | | | | | | | | | | | | | | | | |
| AECOM023 | PSH150 | 245 Ratcliffe Road | Sileby | 0.88 | | | | | | | | | | | | | | | | | | | | |
| AECOM024 | PSH179 | Rear of 41 Barrow Road | Sileby | 1.29 | | | | | | | | | | | | | | | | | | | | |
| AECOM038 | PSH318 | Blossom Farm | Sileby | 6.38 | | | | | | | | | | | | | | | | | | | | |
| AECOM044 | PSH346 | Land adjoining Peashill Farm Ratcliffe Road | Sileby | 7.68 | | | | | | | | | | | | | | | | | | | | |
| AECOM096 | PSH64 | Land at Kendal Road | Sileby | 1.34 | | | | | | | | | | | | | | | | | | | | |
| AECOM099 | PSH379 | Land adj 230 Seagrave Road | Sileby | 2.91 | | | | | | | | | | | | | | | | | | | | |
| AECOM112 | PSH393 | Land to west of Main St | Cossington | 2.88 | | | | | | | | | | | | | | | | | | | | |
| AECOM113 | PSH260 | Land to rear of Derry's Garden Centre | Cossington | 12 | | | | | | | | | | | | | | | | | | | | |
| AECOM151 | PSH262 | Land off 115 Barrow Road | Sileby | 0.48 | | | | | | | | | | | | | | | | | | | | |
| AECOM152 | SH136 | The Oaks | Sileby | 0.39 | | | | | | | | | | | | | | | | | | | | |

| AECOM ID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|---------------------------------------|------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM153 | SH138 | Barrow Road | Sileby | 0.40 | Green | Green | Grey | Grey | Grey | Green | Grey | Green | Red | Grey | Grey | Green | Green | Grey | Grey | Green | Red | Green | Green | Yellow |
| AECOM229 | PSH439 | Land off Barnards Drive | Sileby | 11.6 | Grey | Green | Yellow | Green | Grey | Grey | Grey | Yellow | Red | Grey | Grey | Green | Green | Grey | Grey | Green | Red | Yellow | Grey | Yellow |
| AECOM254 | PSH353 | Rear of the Maltings site High Street | Sileby | 0.47 | Green | Grey | Yellow | Grey | Grey | Grey | Grey | Green | Grey | Yellow | Grey | Green | Green | Grey | Grey | Green | Red | Green | Green | Yellow |
| AECOM270 | PSH474 | Land off Cossington Road | Sileby | 94.1 | Green | Green | Grey | Grey | Grey | Grey | Grey | Green | Red | Yellow | Grey | Grey | Green | Grey | Grey | Green | Red | Grey | Green | Yellow |
| AECOM272 | PSH464 | Land rear of Reservoir House | Cossington | 20.7 | Grey | Green | Grey | Grey | Grey | Green | Grey | Red | Yellow | Grey | Grey | Yellow | Red | Grey | Grey | Red | Red | Yellow | Grey | Grey |
| AECOM273 | PSH475 | Land East of Seagrave Road | Sileby | 33.1 | Grey | Green | Grey | Grey | Grey | Green | Grey | Grey | Red | Grey | Grey | Green | Green | Grey | Grey | Green | Red | Yellow | Green | Yellow |
| AECOM299 | PSH493 | Sileby | Sileby | 45.2 | Yellow | Green | Grey | Green | Grey | Red | Grey | Green | Red | Yellow | Grey | Yellow | Green | Grey | Grey | Yellow | Red | Yellow | Green | Red |

6.3.16 One of two site options for housing in Cossington (PSH260) has been allocated. It is partly constrained by its impact on the historic environment and landscape but has some better accessibility scores than the other option and despite its potential negative impacts on safeguarded minerals, it is a larger site offering a greater delivery of homes in the area.

6.3.17 At Sileby six sites have been proposed for allocation (PSH353, PSH439, PSH64, SH132, SH129, PSH126). These broadly score well in terms of their accessibility scoring and none have any significant environmental constraints. They generally score similarly to other similar sized sites which have been discontinued in the Sileby area, and they are effective at avoiding constraints offered on other sites such as flood risk or existing employment land. Some of the larger sites have not been allocated, they tended to have more constraints and scored worse according to accessibility metrics (e.g. PSH464, PSH493).

Table 6.8: Summary of housing site options assessment (Thurcaston and Cropston)

| Appraised AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|-------------------|---------------|---|------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|-------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM075 | PSH47 | The former Rectory & Land at Thurcaston | Thurcaston | 1.24 | Light Green | Grey | Yellow | Light Green | Grey | Grey | Grey | Red | Yellow | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Yellow | Yellow | Light Green | Grey |
| AECOM076 | PSH235 | Land off Thurcaston Lane | Thurcaston | 11.31 | Yellow | Light Green | Yellow | Light Green | Grey | Grey | Grey | Red | Red | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Red | Yellow | Light Green | Yellow |
| AECOM077 | PSH120 | Land east of Leicester Road | Thurcaston | 38.61 | Yellow | Light Green | Yellow | Light Green | Grey | Yellow | Grey | Yellow | Red | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Red | Yellow | Light Green | Grey |
| AECOM078 | PSH236 | Land off Station Road | Cropston | 0.75 | Yellow | Grey | Grey | Light Green | Grey | Grey | Grey | Red | Yellow | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Red | Yellow | Light Green | Yellow |
| AECOM079 | PSH239 | Pastureland off Latimer Road | Cropston | 9.69 | Yellow | Light Green | Yellow | Light Green | Grey | Grey | Grey | Light Green | Red | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Red | Yellow | Green | Grey |
| AECOM191 | PSH16 | Land off Cropston Road | Cropston | 3.39 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Light Green | Yellow | Grey | Grey | Light Green | Grey | Grey | Grey | Red | Yellow | Yellow | Light Green | Grey |
| AECOM266 | PSH478 | Land rear of 23 Anstey Lane | Thurcaston | 6.01 | Grey | Grey | Yellow | Light Green | Grey | Light Green | Grey | Red | Yellow | Yellow | Grey | Light Green | Red | Grey | Grey | Green | Yellow | Yellow | Light Green | Grey |

6.3.18 Only one site has been proposed for allocation (PSH47) in Thurcaston. Whilst it scores relatively poorly in relation to access to healthcare, public transport, the historic environment and wind energy, these scores are broadly similar across all site options in the area. The site avoids any major environmental constraints and has some positive scores relating to landscape, water quality and access to green/open space. The discounted sites have some more consistent issues relating to water pollution, landscape and in some cases accessibility.

Table 6.9: Housing site options assessment (East Goscote, Queniborough, Ratcliffe on the Wreake, Seagrave, Thrussington, Rearsby)

| Appraised AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|-------------------|---------------|--|-------------------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM058 | PSH316 | Land off Barkby Road Queniborough | Queniborough | 5.79 | | | | | | | | | | | | | | | | | | | | |
| AECOM059 | PSH221 | Melton Road | Queniborough | 3.10 | | | | | | | | | | | | | | | | | | | | |
| AECOM062 | PSH381 | Land at Melton Road | Rearsby | 4.48 | | | | | | | | | | | | | | | | | | | | |
| AECOM064 | PSH100 | Land off Gaddesby Lane | Rearsby | 2.47 | | | | | | | | | | | | | | | | | | | | |
| AECOM065 | PSH259 | Land off Melton Road | Rearsby | 2.21 | | | | | | | | | | | | | | | | | | | | |
| AECOM066 | PSH88 | Grange Avenue/Melton Road | Rearsby | 2.31 | | | | | | | | | | | | | | | | | | | | |
| AECOM081 | PSH376 | Land off Old Gate Road | Thrussington | 3.17 | | | | | | | | | | | | | | | | | | | | |
| AECOM082 | SH31 | West of Railway Line | East Goscote | 2.91 | | | | | | | | | | | | | | | | | | | | |
| AECOM089 | PSH58 | Hawley Fields Farm | Seagrave | 1.01 | | | | | | | | | | | | | | | | | | | | |
| AECOM090 | PSH151 | Big Lane | Seagrave | 1.18 | | | | | | | | | | | | | | | | | | | | |
| AECOM097 | PSH130 | Land at Hoby Road | Thrussington | 0.35 | | | | | | | | | | | | | | | | | | | | |
| AECOM117 | PSH401 | Land lying to the South West of Park Hill Lane | Seagrave | 9.98 | | | | | | | | | | | | | | | | | | | | |
| AECOM185 | PSH183 | Land at Mere Lane | Queniborough | 0.27 | | | | | | | | | | | | | | | | | | | | |
| AECOM192 | PSH147 | 44 Hoby Road | Thrussington | 2.04 | | | | | | | | | | | | | | | | | | | | |
| AECOM193 | PSH71 | Land at Old Gate Road/Land at Thrussington | Thrussington | 0.44 | | | | | | | | | | | | | | | | | | | | |
| AECOM194 | PSH46 | Land East of Main Street | Ratcliffe on the Wreake | 0.33 | | | | | | | | | | | | | | | | | | | | |
| AECOM207 | PSH252 | Land adjacent Rose Farm Mucklegate Lane | Seagrave | 0.77 | | | | | | | | | | | | | | | | | | | | |
| AECOM209 | PSH287 | Queniborough Lodge | Queniborough / LUA | 7.51 | | | | | | | | | | | | | | | | | | | | |

| Appraised AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|-------------------|---------------|------------------------------|-------------------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM230 | PSH412 | Land off Melton Road | East Goscote | 17.57 | Yellow | Green | Yellow | Green | Grey | Grey | Grey | Green | Red | Yellow | Grey | Green | Green | Grey | Grey | Green | Yellow | Yellow | Green | Red |
| AECOM231 | PSH42 | Land at Threeways Farm | Queniborough | 10.37 | Grey | Green | Grey | Green | Grey | Grey | Yellow | Green | Red | Yellow | Grey | Green | Grey | Grey | Grey | Green | Green | Yellow | Green | Red |
| AECOM238 | PSH445 | Land adj. 55 Main Street | Ratcliffe on the Wreake | 0.50 | Grey | Green | Grey | Grey | Grey | Grey | Grey | Red | Yellow | Grey | Green | Red | Grey | Grey | Grey | Red | Yellow | Yellow | Grey | Yellow |
| AECOM248 | PSH446 | Land off Melton Road | Queniborough | 6.23 | Grey | Green | Grey | Green | Grey | Grey | Yellow | Green | Red | Grey | Green | Green | Grey | Grey | Grey | Grey | Yellow | Yellow | Green | Yellow |
| AECOM269 | PSH469 | Land off Broome Lane | East Goscote | 30.2 | Yellow | Green | Yellow | Green | Grey | Red | Grey | Green | Red | Yellow | Grey | Red | Grey | Grey | Grey | Green | Yellow | Yellow | Green | Red |
| AECOM271 | PSH468 | Land off Boonton Meadows Way | Queniborough | 17.82 | Green | Yellow | Grey | Grey | Grey | Green | Grey | Yellow | Grey | Yellow | Grey | Green | Yellow | Grey | Grey | Grey | Yellow | Yellow | Green | Yellow |

6.3.19 No site allocations are proposed for Seagrave and Ratcliffe on the Wreake.

6.3.20 In Thrussington, two sites out of five site options have been allocated (PSH147 and PSH376). These score broadly similarly to the other sites in relation to accessibility and environmental constraints, however they both avoid land which is potentially more sensitive in terms of the historic environment, which is a constraint of two of the site options in the area (PSH71 and PSH130).

6.3.21 One site is proposed for allocation in East Goscote (PSH412). There are two discounted site options. In comparison, the site proposed for allocation performs better in relation to accessibility and access to public transport. However, it is in a more sensitive location with regards to landscape and minerals compared to site SH31. The other discounted site (PSH469) scores poorly when looking at access to green/open space, wind energy and land and soils.

6.3.22 There are five site options in Rearsby. Only one site is proposed for allocation (PSH100). All of the site options perform similarly in terms of accessibility. In terms of environmental factors, the selected site performs marginally better than the alternatives which are either constrained by landscape (PSH88) or heritage (PSH259, PSH381).

6.3.23 There are seven site options for housing in Queniborough. Two are proposed for allocation (PSH42, PSH446). Accessibility is comparable for all of the site options.. With regards to environmental factors, the sites all perform similarly, with PSH183 and PSH468 performing worse with regards to biodiversity. Site PSH287 is also allocated, and scores well in terms of accessibility. This is classified as falling within the Leicester Urban Area.

Table 6.10: Housing site options assessment (Loughborough)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas | |
|----------|---------------|--|--------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|------|
| AECOM004 | SH102 | Southfields Road Car Park | Loughborough | 0.13 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Yellow | Grey | Light Green | Green | Grey | Grey | Grey | Light Green | Light Green | Green | Grey | |
| AECOM031 | PSH245 | Carillon Court Shopping Centre Derby Square | Loughborough | 0.22 | Green | Green | Yellow | Grey | Red | Light Green | Yellow | Green | Grey | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Light Green | Green | Green | Green | Grey |
| AECOM005 | PSH21 | Extend Park Grange | Loughborough | 6.25 | Yellow | Grey | Grey | Light Green | Grey | Grey | Grey | Grey | Red | Grey | Grey | Light Green | Red | Grey | Grey | Grey | Light Green | Light Green | Yellow | Light Green | Grey |
| AECOM107 | PSH25 | Moat Farm | Loughborough | 20.61 | Yellow | Light Green | Grey | Light Green | Grey | Grey | Grey | Light Green | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Light Green | Yellow | Green | Grey | |
| AECOM032 | PSH106 | Nanpantan Grange | Loughborough | 20.4 | Yellow | Light Green | Yellow | Light Green | Grey | Yellow | Grey | Green | Red | Red | Grey | Light Green | Light Green | Grey | Grey | Grey | Light Green | Yellow | Green | Grey | |
| AECOM108 | PSH385 | Duke Street Motors King Edward Road LE11 1RZ | Loughborough | 0.09 | Green | Light Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Grey | Grey | Light Green | Light Green | Red | Grey | Light Green | Yellow | Grey | Green | Grey | |
| AECOM115 | PSH255 | Land at Woodthorpe | Loughborough | 48.75 | Grey | Grey | Grey | Light Green | Grey | Red | Grey | Grey | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Light Green | Yellow | Light Green | Red | |
| AECOM130 | SH34 | Knightthorpe Road | Loughborough | 0.35 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Grey | Grey | Light Green | Light Green | Red | Grey | Light Green | Light Green | Green | Green | Grey | |
| AECOM131 | SH60 | Former Main Post Office | Loughborough | 0.08 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Red | Light Green | Light Green | Green | Grey | Grey | Yellow | Light Green | Light Green | Green | Grey | |
| AECOM132 | SH49 | Cumberland Industrial Estate | Loughborough | 0.71 | Green | Light Green | Yellow | Grey | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Light Green | Light Green | Red | Grey | Light Green | Light Green | Green | Green | Grey | |
| AECOM133 | PSH202 | Hospital Way | Loughborough | 2.28 | Green | Light Green | Yellow | Grey | Grey | Light Green | Grey | Light Green | Grey | Yellow | Grey | Light Green | Light Green | Red | Grey | Light Green | Light Green | Green | Green | Grey | |
| AECOM134 | PSH119 | Land at Frederick Street | Loughborough | 0.38 | Green | Grey | Grey | Grey | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Light Green | Light Green | Grey | Grey | Green | Light Green | Green | Green | Grey | |
| AECOM135 | PSH32 | Price Shepshed Factory | Loughborough | 1.22 | Green | Light Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Grey | Light Green | Light Green | Red | Grey | Grey | Yellow | Yellow | Grey | Green | Grey | |
| AECOM136 | SH77 | Land Used for Storage | Loughborough | 3.03 | Green | Light Green | Yellow | Grey | Grey | Light Green | Grey | Green | Grey | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Yellow | Grey | Green | Grey | |

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|--|--------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|-------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM137 | SH84 | Part of Baxter Gate Opportunity Site | Loughborough | 1.08 | Green | Light Green | Grey | Grey | Grey | Light Green | Yellow | Green | Grey | Yellow | Light Green | Green | Grey | Grey | Grey | Grey | Green | Green | Green | Grey |
| AECOM138 | PSH171 | 30 Meadow Lane | Loughborough | 0.27 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Light Green | Grey | Red | Grey | Light Green | Light Green | Red | Grey | Green | Green | Light Green | Green | Grey |
| AECOM139 | SH81 | Nottingham Road | Loughborough | 1.46 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Light Green | Grey | Light Green | Light Green | Red | Grey | Green | Green | Light Green | Green | Grey |
| AECOM140 | PSH251 | Sports Ground off Leicester Road | Loughborough | 2.22 | Light Green | Light Green | Grey | Grey | Grey | Grey | Yellow | Green | Yellow | Grey | Grey | Red | Grey | Grey | Grey | Light Green | Yellow | Yellow | Light Green | Grey |
| AECOM141 | PSH27 | Bull in the Hollow Farm | Loughborough | 15.45 | Light Green | Yellow | Grey | Light Green | Yellow | Grey | Grey | Light Green | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Yellow | Grey | Red |
| AECOM143 | PSH133 | Land r/o Snells Nook Lane | Loughborough | 7.47 | Grey | Grey | Grey | Light Green | Grey | Grey | Grey | Light Green | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Yellow | Light Green | Grey |
| AECOM144 | PSH267 | Land off Beacon Road | Loughborough | 1.52 | Green | Grey | Grey | Grey | Grey | Light Green | Grey | Light Green | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Light Green | Light Green | Grey | Green | Grey |
| AECOM168 | PSH313 | Park Grange Farm | Loughborough | 0.51 | Green | Grey | Grey | Grey | Grey | Light Green | Grey | Grey | Yellow | Red | Grey | Light Green | Yellow | Grey | Grey | Grey | Green | Yellow | Light Green | Grey |
| AECOM178 | PSH284 | Land south of Nanpantan Road | Loughborough | 4.70 | Yellow | Light Green | Yellow | Light Green | Grey | Light Green | Grey | Green | Red | Grey | Grey | Light Green | Yellow | Grey | Grey | Green | Yellow | Yellow | Green | Grey |
| AECOM179 | SH51 | Devonshire Square Opportunity Site | Loughborough | 1.30 | Green | Light Green | Yellow | Grey | Yellow | Light Green | Grey | Green | Grey | Grey | Grey | Light Green | Green | Grey | Grey | Light Green | Light Green | Light Green | Green | Grey |
| AECOM180 | SH76 | Land Used for Storage & Premises | Loughborough | 0.34 | Green | Light Green | Yellow | Grey | Grey | Light Green | Grey | Grey | Grey | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Green | Light Green | Light Green | Grey |
| AECOM202 | PSH248 | Land South of Woodthorpe and off the A6004 | Loughborough | 24.53 | Yellow | Grey | Grey | Light Green | Grey | Yellow | Grey | Yellow | Red | Grey | Grey | Light Green | Yellow | Grey | Grey | Red | Yellow | Yellow | Yellow | Red |
| AECOM223 | PSH254 | Land adjacent 63 Main Street | Woodthorpe | 0.38 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Light Green | Red | Yellow |
| AECOM224 | PSH253 | Land adjacent 43 Main Street | Woodthorpe | 0.36 | Light Green | Grey | Grey | Grey | Grey | Light Green | Grey | Grey | Grey | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Light Green | Red | Yellow |

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|-----------------------------|--------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM256 | PSH447 | Land off Leconfield Road | Loughborough | 1.68 | | | | | | | | | | | | | | | | | | | | |
| AECOM257 | PSH466 | Cricket Ground | Loughborough | 2.47 | | | | | | | | | | | | | | | | | | | | |
| AECOM274 | PSH467 | Land off Watermead Lane | Loughborough | 30.8 | | | | | | | | | | | | | | | | | | | | |
| AECOM281 | PSH481 | Land off Moor Lane | Loughborough | 1.83 | | | | | | | | | | | | | | | | | | | | |
| AECOM283 | PSH487 | Devonshire Square | Loughborough | 2.19 | | | | | | | | | | | | | | | | | | | | |
| AECOM286 | PSH488 | Market Street | Loughborough | 3.36 | | | | | | | | | | | | | | | | | | | | |
| AECOM287 | SH48 | Former Limehurst Depot | Loughborough | 7.55 | | | | | | | | | | | | | | | | | | | | |
| AECOM288 | PSH489 | Southfields Council Offices | Loughborough | 12.1 | | | | | | | | | | | | | | | | | | | | |
| AECOM293 | PSH304 | Empress Road | Loughborough | 0.53 | | | | | | | | | | | | | | | | | | | | |
| AECOM294 | SH091 | Regent Place Retail Park | Loughborough | 0.19 | | | | | | | | | | | | | | | | | | | | |

6.3.24 Neither of the two small sites in Woodthorpe have been allocated.

6.3.25 The sites within the Loughborough urban area all perform broadly well with regards to accessibility, access to public transport, landscape and environmental constraints. The main constraint is air quality; however, this only applies to two of the sites proposed for allocation, or exiting employment uses (which applies to several discounted options). Another key consideration is heritage, with several of the sites in the urban area being within close proximity to designated assets and / or their setting. There are also areas at risk flooding in the town centre, including on parts of several allocated sites. There will be a need to avoid such areas and / or provide mitigation.

- 6.3.26 Several other sites in the urban area perform well with regards to accessibility and a lack of environmental constraints. However, there are availability issues.
- 6.3.27 On the urban fringes, large amounts of land are proposed for allocation to the south. These generally perform poorer in respect of landscape character, land and soil, and overlaps with energy opportunity areas. Accessibility is also poorer overall when compared to the urban area sites. Of the sites located to the south and south west, many are proposed for allocation. However, site PSH284 has been discounted. This site has biodiversity and water pollution constraints and overlaps with areas of high wind potential. It does not perform any worse overall (when considered against the full range of criteria) than the selected site options though.
- 6.3.28 There are also discounted site options at the urban fringes to the east. A smaller site option in this area (PSH251) performs relatively well against most criteria, but it is an existing sports pitch. A collection of smaller sites to the east of Loughborough (SH77, PSH32 and PSH304) score relatively well, although PSH32 and PSH304 are existing employment sites.
- 6.3.29 The scale and number of sites proposed for allocation at the urban fringes has been influenced by key constraints such as cumulative effects on landscape character.

Table 6.11: Housing site options assessment (Mountsorrel and Rothley)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|---|-------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM008 | PSH49 | Land off Rothley Road | Mountsorrel | 0.77 | | | | | | | | | | | | | | | | | | | | |
| AECOM010 | PSH300 | Land off Wellsic Lane/Westfield Lane | Rothley | 0.65 | | | | | | | | | | | | | | | | | | | | |
| AECOM011 | PSH161 | Land adjacent to 171 Swithland Lane | Rothley | 1.25 | | | | | | | | | | | | | | | | | | | | |
| AECOM012 | PSH128 | Land at Woodcock Farm | Rothley | 5.72 | | | | | | | | | | | | | | | | | | | | |
| AECOM056 | SH111 | Rear of 249-263 Leicester Road | Mountsorrel | 0.41 | | | | | | | | | | | | | | | | | | | | |
| AECOM101 | PSH288 | Brickyard Farm Rothley | Rothley | 0.86 | | | | | | | | | | | | | | | | | | | | |
| AECOM120 | PSH55 | South of Wyevale garden centre | Rothley | 9.76 | | | | | | | | | | | | | | | | | | | | |
| AECOM145 | PSH233 | Disused Nursery r/o 263 Loughborough Road | Mountsorrel | 0.51 | | | | | | | | | | | | | | | | | | | | |
| AECOM146 | SH104 | 2 Granite Way | Mountsorrel | 0.28 | | | | | | | | | | | | | | | | | | | | |
| AECOM148 | PSH53 | Land south of Rothley | Rothley | 2.37 | | | | | | | | | | | | | | | | | | | | |
| AECOM166 | SH112 | Walkers Transport | Mountsorrel | 0.29 | | | | | | | | | | | | | | | | | | | | |
| AECOM197 | PSH377 | Land off Westfield Lane | Rothley | 12.3 | | | | | | | | | | | | | | | | | | | | |
| AECOM198 | PSH145 | Land at The Ridings/West Cross Lane | Rothley | 2.80 | | | | | | | | | | | | | | | | | | | | |
| AECOM226 | PSH435 | Land off Homefield Lane | Rothley | 9.08 | | | | | | | | | | | | | | | | | | | | |

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|--------------------------|-------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM227 | PSH434 | Brooklea Nursery | Rothley | 5.29 | | | | | | | | | | | | | | | | | | | | |
| AECOM228 | PSH428 | Land off Halstead Road | Mountsorrel | 2.41 | | | | | | | | | | | | | | | | | | | | |
| AECOM249 | PSH400 | Land off Brookfield Road | Rothley | 6.00 | | | | | | | | | | | | | | | | | | | | |
| AECOM296 | PSH492 | 971 Loughborough Road | Rothley | 1.00 | | | | | | | | | | | | | | | | | | | | |
| AECOM297 | PSH240 | Wyevale Garden Centre | Rothley | 2.57 | | | | | | | | | | | | | | | | | | | | |

6.3.30 No sites have been allocated in Mountsorrel, despite the site options broadly not being considerably constrained by environmental factors. Most of these sites scored mixed results in relation to accessibility.

6.3.31 At Rothley, two sites are proposed for allocation (PSH53 and PSH492). These site score similarly to many of the discounted sites in the area in relation to accessibility, with all options scoring poorly in relation to access to secondary schools. The allocated sites avoid any environmental constraints, however, would result in the loss of some land which could be used for wind energy generation. Some discounted sites are constrained by flood risk (PSH55 and PSH435) and water pollution (PSH55, PSH435 and PSH400).

Table 6.12: Housing site options assessment (Newton Linford)

| Appraised AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|-------------------|---------------|--|----------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM009 | PSH41 | Land r/o properties at Markfield Lane & Leicester Rd | Newton Linford | 8.08 | Green | Yellow | Grey | Grey | Grey | Grey | Grey | Yellow | Red | Yellow | Grey | Yellow | Green | Grey | Grey | Red | Red | Yellow | Red | Yellow |
| AECOM034 | PSH320 | Land off Leicester Road | Newton Linford | 1.11 | Green | Grey | Grey | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Grey | Yellow | Green | Grey | Grey | Green | Red | Yellow | Red | Yellow |
| AECOM057 | PSH184 | Beech Farm | Newton Linford | 0.21 | Grey | Green | Yellow | Grey | Grey | Grey | Grey | Yellow | Yellow | Grey | Grey | Green | Red | Grey | Grey | Green | Yellow | Yellow | Green | Yellow |
| AECOM100 | PSH40 | Pastureland at 50 Ashby Road | Newton Linford | 2.01 | Green | Grey | Grey | Grey | Grey | Grey | Grey | Yellow | Red | Yellow | Grey | Yellow | Green | Grey | Grey | Grey | Yellow | Grey | Red | Yellow |
| AECOM181 | PSH238 | Land between 151 and 185 Markfield Lane | Newton Linford | 1.09 | Green | Yellow | Grey | Grey | Grey | Grey | Grey | Red | Yellow | Grey | Grey | Yellow | Grey | Grey | Grey | Yellow | Red | Yellow | Red | Yellow |
| AECOM182 | PSH99 | Land to the west of Newtown Linford | Newton Linford | 0.67 | Grey | Grey | Yellow | Grey | Grey | Grey | Grey | Yellow | Yellow | Grey | Grey | Green | Red | Grey | Grey | Green | Red | Yellow | Green | Yellow |
| AECOM183 | PSH257 | Land South of Markfield Lane | Newton Linford | 10.36 | Yellow | Green | Yellow | Green | Grey | Grey | Grey | Red | Red | Red | Grey | Grey | Red | Grey | Grey | Green | Red | Yellow | Green | Red |
| AECOM184 | PSH258 | Land North of Markfield Lane | Newton Linford | 12.61 | Yellow | Grey | Yellow | Green | Grey | Grey | Grey | Yellow | Red | Red | Grey | Green | Red | Grey | Grey | Green | Red | Yellow | Green | Yellow |
| AECOM236 | PSH429 | Seven Oaks Nursery | Newton Linford | 0.76 | Grey | Green | Grey | Green | Grey | Green | Grey | Red | Yellow | Yellow | Grey | Yellow | Yellow | Grey | Grey | Yellow | Yellow | Yellow | Yellow | Yellow |
| AECOM237 | PSH430 | Land off Markfield Lane | Newton Linford | 0.79 | Green | Yellow | Grey | Green | Grey | Grey | Grey | Red | Yellow | Grey | Grey | Yellow | Grey | Grey | Grey | Red | Red | Yellow | Red | Yellow |

6.3.32 No sites have been proposed for allocation in Newton Linford. All of the sites have very poor accessibility. The larger site options are also likely to bring about significant negative effects in terms of heritage.

Table 6.13: Housing site options assessment (Quorn)

| Appraised AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|-------------------|---------------|--|------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM060 | PSH98 | Land off Farley Way (between the present football club & Beacon View Farm) | Quorn | 10.26 | Green | Green | Grey | Green | Yellow | Grey | Grey | Green | Red | Grey | Grey | Green | Grey | Grey | Grey | Grey | Green | Green | Green | Red |
| AECOM147 | PSH44 | Buddon Lane | Quorn | 2.40 | Green | Green | Grey | Grey | Grey | Grey | Grey | Green | Yellow | Grey | Grey | Grey | Green | Grey | Grey | Green | Yellow | Yellow | Green | Yellow |
| AECOM164 | PSH309 | Land off Armston Road | Quorn | 1.11 | Green | Grey | Grey | Grey | Grey | Grey | Grey | Green | Grey | Grey | Grey | Green | Green | Grey | Grey | Yellow | Green | Green | Green | Yellow |
| AECOM170 | PSH343 | East of Loughborough Road | Quorn | 5.71 | Green | Grey | Grey | Green | Yellow | Grey | Grey | Green | Red | Grey | Grey | Green | Grey | Grey | Grey | Grey | Green | Green | Green | Yellow |
| AECOM186 | PSH107 | Beacon View Farm | Quorn | 3.28 | Green | Green | Grey | Grey | Red | Grey | Grey | Green | Yellow | Grey | Grey | Green | Grey | Grey | Grey | Yellow | Green | Green | Green | Yellow |
| AECOM187 | PSH108 | Land off Loughborough Road | Quorn | 11.8 | Green | Yellow | Grey | Grey | Grey | Grey | Grey | Green | Red | Yellow | Grey | Green | Green | Grey | Grey | Grey | Yellow | Green | Grey | Red |
| AECOM206 | PSH399 | One Ash | Quorn | 1.81 | Green | Grey | Yellow | Grey | Yellow | Grey | Grey | Green | Red | Grey | Grey | Green | Grey | Grey | Grey | Grey | Green | Green | Green | Yellow |
| AECOM244 | PSH433 | Land and property off Armston Road | Quorn | 1.42 | Grey | Yellow | Grey | Grey | Grey | Green | Grey | Green | Grey | Yellow | Grey | Green | Green | Grey | Grey | Yellow | Green | Green | Green | Yellow |

6.3.33 The site proposed for allocation in Quorn has been identified through the neighbourhood planning process. PSH343 performs relatively similarly to other site options in relation to accessibility, however it is constrained by flood risk. That said, it avoids potential biodiversity, water pollution and historic environment related constraints found in the area.

Table 6.14: Housing site options assessment (Shepshed)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|--|------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM013 | PSH 291 | Land at Tickow Lane (Phase 2) | Shepshed | 21.15 | | | | | | | | | | | | | | | | | | | | |
| AECOM014 | PSH157 | Carr Brook House | Shepshed | 2.64 | | | | | | | | | | | | | | | | | | | | |
| AECOM015 | SH121 | 32 Charnwood Road | Shepshed | 0.23 | | | | | | | | | | | | | | | | | | | | |
| AECOM039 | PSH263 | Manheim Auctions Charnwood Road | Shepshed | 3.60 | | | | | | | | | | | | | | | | | | | | |
| AECOM085 | PSH293 | Land North of Hallamford Road / West of Shepshed | Shepshed | 16.70 | | | | | | | | | | | | | | | | | | | | |
| AECOM087 | SH124 | North of Spring Close | Shepshed | 0.50 | | | | | | | | | | | | | | | | | | | | |
| AECOM102 | PSH149 | 20 Moscow Lane | Shepshed | 1.98 | | | | | | | | | | | | | | | | | | | | |
| AECOM149 | PSH141 | Former Redland Roofing Systems Site - Ingelberry Road/Ashby Road | Shepshed | 5.60 | | | | | | | | | | | | | | | | | | | | |
| AECOM150 | PSH24 | Fairway Road | Shepshed | 24.88 | | | | | | | | | | | | | | | | | | | | |
| AECOM167 | PSH155 | Plot Nos. 1717 | Shepshed | 1.25 | | | | | | | | | | | | | | | | | | | | |
| AECOM169 | PSH138 | Land fronting Ashby Road & Ingleberry Road | Shepshed | 11.06 | | | | | | | | | | | | | | | | | | | | |
| AECOM171 | PSH348 | Land to rear of 54 Iveshead Road | Shepshed | 0.10 | | | | | | | | | | | | | | | | | | | | |

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|---|------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|-------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM195 | PSH156 | 197 Ashby Road | Shepshed | 0.23 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Yellow | Grey | Grey | Grey | Yellow | Red | Grey | Grey | Red | Red | Yellow | Red | Yellow |
| AECOM203 | PSH405 | Land to the west of the B591/Ingleberry Rd & north of Iveshead Lane | Shepshed | 9.29 | Light Green | Light Green | Grey | Light Green | Grey | Grey | Grey | Light Green | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Yellow | Grey | Yellow |
| AECOM204 | PSH404 | Land west of Tickow Lane | Shepshed | 27.49 | Grey | Grey | Yellow | Light Green | Grey | Yellow | Grey | Light Green | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Light Green | Green | Red |
| AECOM205 | PSH62 | Land at Tickow Lane | Shepshed | 10.88 | Grey | Grey | Grey | Light Green | Grey | Grey | Grey | Green | Red | Grey | Grey | Light Green | Red | Grey | Grey | Light Green | Yellow | Yellow | Light Green | Red |
| AECOM210 | PSH322 | Land rear of 62 Iveshead Road | Shepshed | 3.73 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Grey | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Red | Yellow | Yellow | Green | Yellow |
| AECOM211 | PSH174 | Land at Oakley Road | Shepshed | 7.41 | Grey | Grey | Grey | Grey | Grey | Grey | Grey | Green | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Light Green | Light Green | Light Green | Green | Yellow |
| AECOM245 | PSH438 | Land off Ashby Road West | Shepshed | 1.11 | Light Green | Grey | Grey | Grey | Grey | Light Green | Grey | Green | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Red | Yellow | Yellow | Green | Grey |
| AECOM246 | PSH436 | Land off Ashby Road Central | Shepshed | 4.48 | Light Green | Yellow | Grey | Light Green | Grey | Grey | Grey | Light Green | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Yellow | Yellow | Green | Yellow |
| AECOM258 | PSH473 | Land East of Iveshead Road | Shepshed | 4.485 | Light Green | Light Green | Grey | Light Green | Grey | Light Green | Grey | Red | Yellow | Grey | Grey | Light Green | Red | Grey | Grey | Red | Yellow | Yellow | Green | Yellow |
| AECOM259 | PSH472 | Land West of Iveshead Road | Shepshed | 2.420 | Light Green | Light Green | Grey | Light Green | Grey | Light Green | Grey | Red | Yellow | Grey | Grey | Light Green | Red | Grey | Grey | Red | Yellow | Yellow | Green | Grey |
| AECOM260 | PSH471 | Land at 34 Brick Kiln Lane | Shepshed | 5.67 | Light Green | Yellow | Grey | Light Green | Grey | Light Green | Grey | Red | Yellow | Grey | Grey | Yellow | Red | Grey | Grey | Red | Yellow | Yellow | Light Green | Grey |
| AECOM261 | PSH483 | Land south of Ashby Road Central | Shepshed | 19.76 | Light Green | Light Green | Grey | Light Green | Grey | Light Green | Grey | Grey | Grey | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Yellow | Yellow | Green | Yellow |
| AECOM300 | PSH494 | Ingleberry Road Shepshed | Shepshed | 25.74 | Yellow | Light Green | Yellow | Light Green | Grey | Yellow | Grey | Light Green | Grey | Grey | Grey | Yellow | Light Green | Grey | Grey | Grey | Yellow | Yellow | Grey | Yellow |
| AECOM301 | PSH495 | Smaller Ingleberry Road Site, Shepshed | Shepshed | 3.23 | Yellow | Light Green | Grey | Grey | Grey | Light Green | Grey | Yellow | Grey | Grey | Grey | Yellow | Yellow | Grey | Grey | Red | Yellow | Yellow | Grey | Yellow |

- 6.3.34 There are 13 sites proposed for allocation in Shepshed, with the majority located at the urban fringes to the south and west of the built-up area. They generally score well in terms of avoiding environmental constraints, aside from potential water pollution issues at PSH404 and PSH291 as well as constraints relating to land and soil at site PSH404. The allocations would result in some loss of land which could be used for wind energy and one site (PSH121) has some heritage related potential issues. The discounted sites show some signs of biodiversity constraints as well as issues relating to access to green/open space.
- 6.3.35 Focusing on accessibility, scoring for all the site options in the area is mixed, the central, smaller site (SH121) within Shepshed scores well, however the peripheral sites score more poorly across all of the site options (those which have been allocated and discounted). The selected sites generally avoid existing employment land, apart from site SH121.

Table 6.15: Housing site options assessment (Syston)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|---|------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|-------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM025 | PSH124 | Land at Melton Road | Syston | 1.39 | Green | Grey | Grey | Grey | Grey | Grey | Yellow | Green | Grey | Yellow | Green | Green | Green | Grey | Grey | Yellow | Green | Grey | Green | Yellow |
| AECOM026 | SH148 | Land off Victoria Street | Syston | 1.52 | Green | Light Green | Yellow | Grey | Grey | Light Green | Yellow | Green | Grey | Grey | Grey | Green | Green | Red | Grey | Light Green | Light Green | Green | Green | Yellow |
| AECOM027 | PSH303 | Triangle of land bounded by Albert Street | Syston | 0.15 | Green | Green | Yellow | Grey | Grey | Light Green | Grey | Light Green | Grey | Grey | Light Green | Light Green | Light Green | Grey | Grey | Light Green | Yellow | Green | Green | Yellow |
| AECOM028 | SH141 | Brook Street | Syston | 0.74 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Light Green | Grey | Green | Green | Red | Grey | Light Green | Light Green | Light Green | Green | Yellow |
| AECOM029 | PSH69 | Land south east of Syston | Syston | 103 | Yellow | Light Green | Yellow | Light Green | Yellow | Red | Grey | Green | Red | Red | Grey | Light Green | Light Green | Light Green | Grey | Grey | Yellow | Light Green | Green | Red |
| AECOM109 | SH150 | St Peter's Street | Syston | 0.41 | Green | Green | Yellow | Grey | Yellow | Light Green | Grey | Light Green | Yellow | Grey | Grey | Light Green | Light Green | Red | Grey | Light Green | Yellow | Green | Green | Yellow |
| AECOM116 | PSH102 | Land at Glebe Way | Syston | 1.73 | Green | Yellow | Grey | Grey | Yellow | Light Green | Grey | Green | Grey | Grey | Grey | Red | Light Green | Grey | Grey | Red | Light Green | Yellow | Green | Yellow |
| AECOM121 | SH139 | 1142 Melton Road | Syston | 0.19 | Green | Green | Grey | Grey | Grey | Light Green | Yellow | Green | Grey | Grey | Grey | Light Green | Green | Red | Grey | Light Green | Light Green | Green | Green | Yellow |
| AECOM154 | SH152 | Warehouse & Premises, Unit 5, Wanlip Road | Syston | 5.81 | Green | Green | Grey | Grey | Grey | Light Green | Grey | Green | Grey | Grey | Grey | Light Green | Light Green | Red | Grey | Yellow | Light Green | Yellow | Green | Yellow |
| AECOM172 | PSH356 | 10 Brookside | Syston | 0.15 | Green | Green | Yellow | Grey | Red | Light Green | Grey | Light Green | Red | Grey | Grey | Light Green | Green | Red | Grey | Light Green | Light Green | Green | Green | Yellow |
| AECOM232 | PSH441 | Land north of Barkby Road | Syston | 8.33 | Light Green | Light Green | Grey | Light Green | Grey | Light Green | Grey | Light Green | Red | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Yellow | Yellow | Light Green | Yellow |
| AECOM233 | PSH70 | Barkby Road | Syston | 11.1 | Light Green | Light Green | Grey | Light Green | Grey | Light Green | Grey | Light Green | Red | Grey | Grey | Light Green | Light Green | Grey | Grey | Yellow | Yellow | Yellow | Light Green | Red |
| AECOM313 | PSH496 | Land between Syston and Queniborough | Syston | 49.70 | Yellow | Light Green | Grey | Light Green | Grey | Red | Yellow | Light Green | Grey | Yellow | Grey | Light Green | Light Green | Grey | Grey | Grey | Green | Red | Green | Red |

6.3.36 One very large site is proposed for allocation (PSH69). There are no comparable alternatives at Syston. This site has landscape constraints, areas of flood risk, land and soil impacts, potential negative effects on heritage and overlaps with areas of wind potential. On the face of it, this site therefore performs poorly. The actual effects will depend upon the scale of development though. In terms of accessibility, the site performs relatively well given its peripheral location and could possibly support onsite facilities.

- 6.3.37 Other site allocations are proposed at the urban fringes including PSH124, PSH441 and PSH70. The latter two sites (PSH441 and PSH70) perform generally well in environmental terms, but have relatively poor access to schools and a convenience store and PSH70 is safeguarded for minerals. PSH124 is constrained by air quality and the historic environment, but scores well according to accessibility.
- 6.3.38 The majority of discounted site options are within the urban area. Therefore, the sites perform well in terms of landscape, biodiversity and most aspects of accessibility. However, certain sites exhibit specific constraints such as flood risk (PSH356, PSH102, SH150) and employment uses (PSH356, SH152, SH139, SH150, SH141). PSH102 has some biodiversity and flood risk constraints and has poor access to primary schools and open/green space.

Table 6.16: Housing site options assessment (Woodhouse)

| AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|----------|---------------|-----------------------------|-----------------|----------------|-----------|--------------|-----------------|---------------|------------|---------------|-------------|-----------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM190 | PSH82 | Land at Woodhouse | Woodhouse | 0.84 | Grey | Yellow | Grey | Grey | Grey | Grey | Grey | Yellow | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Red | Yellow | Yellow | Grey | Grey |
| AECOM225 | PSH444 | Land at Maplewell Road | Woodhouse Eaves | 1.31 | Yellow | Grey | Grey | Light Green | Grey | Grey | Grey | Red | Yellow | Yellow | Grey | Grey | Grey | Grey | Grey | Grey | Red | Yellow | Light Green | Grey |
| AECOM242 | PSH168 | 112 Main Street | Woodhouse Eaves | 3.04 | Yellow | Yellow | Grey | Light Green | Grey | Grey | Grey | Yellow | Yellow | Yellow | Grey | Light Green | Green | Grey | Grey | Light Green | Yellow | Yellow | Green | Grey |
| AECOM243 | PSH443 | Land rear of 64 Main Street | Woodhouse Eaves | 2.75 | Yellow | Yellow | Grey | Light Green | Grey | Grey | Grey | Yellow | Yellow | Yellow | Grey | Light Green | Green | Grey | Grey | Light Green | Red | Yellow | Green | Grey |

6.3.39 No sites are proposed for allocation in Woodhouse or Woodhouse Eaves. Broadly speaking, these site options score poorly in terms of accessibility and could generate negative effects in terms of landscape, biodiversity and / or the historic environment.

Table 6.18: Housing site options assessment (Hathern)

| Appraised AECOMID | Client Map No | Site Address | Settlement | Site Area (ha) | Landscape | Biodiversity | Water Pollution | Water quality | Flood Risk | Land and soil | Air quality | Transport | Wind Energy | Historic environment | Regeneration | Access to Greenspace | Access to Healthcare | Employment land | Proximity to key routes | Access to Primary School | Access to Secondary School | Access to Convenience Store | Access to Leisure facilities | Mineral Safeguarding Areas |
|-------------------|---------------|--|------------|----------------|-------------|--------------|-----------------|---------------|------------|---------------|-------------|------------|-------------|----------------------|--------------|----------------------|----------------------|-----------------|-------------------------|--------------------------|----------------------------|-----------------------------|------------------------------|----------------------------|
| AECOM176 | PSH152 | Shepshed Rd Allotment & Building Site | Hathern | 2.42 | Light Green | Grey | Grey | Light Green | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Red | Light Green | Grey | Grey | Light Green | Yellow | Yellow | Light Green | Grey |
| AECOM177 | SH33 | J R Walton | Hathern | 0.21 | Dark Green | Dark Green | Grey | Grey | Grey | Light Green | Grey | Dark Green | Yellow | Yellow | Grey | Red | Light Green | Grey | Grey | Light Green | Red | Yellow | Dark Green | Yellow |
| AECOM213 | PSH413 | Land off Zouch Road | Hathern | 2.65 | Light Green | Light Green | Yellow | Light Green | Grey | Grey | Grey | Grey | Yellow | Grey | Grey | Yellow | Light Green | Grey | Grey | Grey | Red | Yellow | Grey | Yellow |
| AECOM240 | PSH305 | Land to the rear of 89 Loughborough Road | Hathern | 1.67 | Light Green | Grey | Grey | Grey | Grey | Grey | Grey | Dark Green | Yellow | Grey | Grey | Light Green | Light Green | Grey | Grey | Grey | Red | Yellow | Dark Green | Yellow |

6.3.41 Three of the four site options in this location have been proposed for allocation (SH33, PSH305, PSH413). Given the small size of the settlement, each of the sites perform similarly with respect to accessibility. Site PSH413 performs less well compared to the other three options though.

6.3.42 Site SH33 scores positively for landscape, biodiversity, transport and leisure, and therefore exhibits more positive characteristics than the other three site options. This is the smallest site though and so will deliver fewer homes.

6.3.43 The discounted site (PSH152) performs very similarly to PSH413 and PSH305 (which are comparable in size), but scores negatively in terms of local green space.



Plan Appraisal

07

7 PLAN APPRAISAL

7.1 Introduction

- 7.1.1 This section presents an appraisal of the Pre-Submission Local Plan against the SA Framework. Effects have been identified taking into account a range of characteristics including magnitude, duration, frequency, and likelihood.
- 7.1.2 Combined, these factors have helped to identify the significance of effects, whether these are positive or negative.
- 7.1.3 Each of the Plan policies have been considered in the appraisal, but the findings have been discussed on a 'whole plan' basis (rather than commenting on every policy individually).
- 7.1.4 This is important as policies should be read in the context of the whole Plan and not in isolation. Policies can interact with one another to create cumulative effects, synergistic effects and to help mitigate potential negative effects.
- 7.1.5 For each SA objective, the appraisal identifies the effects the Plan would have in relation to the spatial strategy (encapsulating all the proposed allocations for housing and employment land), and other 'general development'.
- 7.1.6 The effects are written in the text as part of the overall discussion. Bold and coloured text is used to highlight the different effects.

Minor positive effects

Significant positive effects

Neutral effects

Minor negative effects

Significant negative effects

- 7.1.7 For some predicted effects there may be an element of uncertainty, which has also been highlighted in the appraisal text.
- 7.1.8 A list of Plan policies is provided below for reference purposes.

| Development Strategy | |
|--|---|
| DS1 | Development Strategy |
| DS2 | Leicester and Leicestershire Unmet Needs |
| DS3 | Local Plan Allocations |
| DS4 | Employment Sites |
| DS5 | High Quality Design |
| Place based policies | |
| LUA1 | Leicester Urban Area |
| LUA2 | North East of Leicester Sustainable Urban Extension |
| LUA3 | North of Birstall Sustainable Urban Extension |
| LUC1 | Loughborough Urban Area |
| LUC2 | West of Loughborough Sustainable Urban Extension |
| LUC3 | Loughborough Science & Enterprise Park |
| SUA1 | Shepshed Policy |
| SC1 | Service Centres |
| OS1 | Other Settlements |
| C1 | Countryside |
| Housing | |
| H1 | Housing Mix |
| H2 | Housing for Older People and People with Disabilities |
| H3 | Internal Space Standards |
| H4 | Affordable Housing |
| H5 | Rural Exception Sites |
| H6 | Self-build and Custom Housebuilding |
| H7 | Houses in Multiple Occupation |
| H8 | Campus and Purpose-Built Student Accommodation |
| H9 | Gypsies, Travellers and Travelling Showpeople |
| Employment | |
| E1 | Meeting Employment Needs |
| E2 | Protecting Existing Employment Sites |
| E3 | Rural Economic Development |
| Town Centres, services and facilities | |
| T1 | Town Centres and Retail |
| T2 | Protection of Community Facilities |

| | |
|-----------------------|--|
| T3 | Car Parking Standards |
| Environment | |
| EV1-EV3 | Landscape, Green Wedges and Areas of Local Separation |
| EV4 | Charnwood Forest and the National Forest |
| EV5 | River Soar Grand Union Canal |
| EV6 | Conserving and Enhancing Biodiversity and Geodiversity |
| EV7 | Tree Planting |
| EV8 | Heritage |
| EV9 | Open Spaces, Sport and Recreation |
| EV10 | Indoor Sports Facilities |
| EV11 | Air quality |
| EV12 | Burial Space |
| Climate Change | |
| CC1 | Flood Risk Management |
| CC2 | Sustainable Drainage Systems (SuDS) |
| CC3 | Renewable and Low Carbon Energy |
| CC4 | Sustainable Construction |
| CC5 | Sustainable Transport |
| CC6 | Electric Vehicle Charging Points |
| Infrastructure | |
| INF1 | Infrastructure and Developer Contributions |
| INF2 | Local and Strategic Road Network |

Appraisal findings

7.2 Landscape - *Protect and enhance the integrity and quality of the Borough's urban and rural landscapes, maintaining local distinctiveness and sense of place.*

Strategy / site allocations

Leicester urban fringe (Anstey / Thurmaston / Syston)

- 7.2.1 Several sites have been allocated within Syston, Thurmaston and Birstall alongside other large development commitments and two Sustainable Urban Extensions (SUEs) at North East Leicester and North of Birstall.
- 7.2.2 The effect on landscape as a result of such development is likely to be reduced given that urban areas are generally less sensitive to change, and commitments have been made surrounding the neighbourhoods which already significantly alter the overall value of the landscape.
- 7.2.3 In Syston, most of the site allocations are on open greenfield land. The largest site proposed allocation in Syston (PSH069: Land South East of Syston) has an overall sensitivity rating of moderate - high and is approximately 50ha in size. Developing this parcel of land is likely to affect landscape character, with views from Barkby Lane in particular being altered. The site falls partly into areas identified as an Area of Local Separation, and parts of the site are also within an area formerly identified as Green Wedge.
- 7.2.4 To the south of the site is the North East Leicester SUE, which will already lead to significant changes to the countryside in this part of the Borough. In combination, these two sites serve to reduce any 'gap' between Thurmaston and Syston.
- 7.2.5 The setting of Barkby Village as a rural settlement will also be negatively affected by additional growth in this location at Syston.
- 7.2.6 Several Plan policies will have a bearing on the effects of development in this location. In particular Policies EV1 (*Landscape*), Policy EV2 (*Green Wedges*) and Policy EV3 (*Areas of Local Separation*) require development to protect landscape character and to reinforce local distinctiveness. The Leicester Urban Area Policy (LUA1) supports development in this area which; ensures Green Wedge functions are maintained, integrates with the wider landscape setting, responds positively to local landscape character areas, and enhances wildlife corridors. This should help ensure that development is designed to minimise impacts. Furthermore, Policy DS5 (*High Quality Design*) identifies that strategic or sensitive development proposals will require an independent design review (determined on a case by case basis).
- 7.2.7 Other plan policies could have benefits such as those promoting tree planting, biodiversity net gain, and open space. However, given the scale of change proposed in this area of relatively high sensitivity, it is likely that cumulatively, a residual **moderate negative effect** could remain.
- 7.2.8 The North Leicester SUE will involve new green infrastructure networks, and so it is recommended that development on site PSH069 is required to make links to this as well as wider existing networks.
- 7.2.9 Smaller site allocations to the north and east of Syston fall within areas of low and low-moderate sensitivity. With careful layout, design and landscaping, the effects are predicted to be neutral here.

Loughborough

- 7.2.10 The allocated sites in the Loughborough urban area are of low sensitivity, and with high quality design, development could lead to an enhanced townscape and likely minor positive effects.
- 7.2.11 Conversely, the sites proposed between Nanpantan and Woodthorpe could affect the landscape character in and around Charnwood Forest in areas of moderate and moderate-high landscape sensitivity.
- 7.2.12 Allocating large sites in areas that are currently open landscape is likely to have negative effects. There is a need to ensure that these effects are not significant.
- 7.2.13 Charnwood Forest is a key asset to the Borough and large-scale development nearby could have negative implications on character. However, an area of open space will remain between the development and the nearby Outwoods, and the land affected is agricultural in nature. A well-designed development could potentially lead to increased tree cover, as supported through Policy EV7 (*Tree Planting*), and could improve public access into the Charnwood Forest.
- 7.2.14 The site is of such a scale that it ought to be possible to set aside land for green infrastructure enhancement and community facilities, whilst still maintaining a relatively low density. The significance of effects could therefore be mitigated.
- 7.2.15 Policy DS5 (*High Quality Design*) specifically requires an independent design review for strategic or sensitive development proposals. Under the policy development is required to respect and enhance the character of the area, including through design aspects such as scale, density, massing, height and layout. Development is also expected to provide attractive amenity spaces.
- 7.2.16 The Loughborough Policy (LUC1) seeks to ensure that all development provides urban form which integrates with the wider landscape setting, responding positively to Charnwood Forest and enhancing the strategic wildlife corridor connections. There are also site-specific policy requirements for the larger greenfield developments to the south of Loughborough. The importance of protecting landscape character, views, ridgelines and maintaining areas of separation are all mentioned. The scale of sites has also been informed by detailed consideration of landscape and visual impacts.
- 7.2.17 As a result, it is likely that residual effects will be minor, rather than significantly negative. Further mitigation and enhancement could be provided through a commitment to a masterplan / design brief at specific sites.
- 7.2.18 There is also a SUE located on land west of Loughborough. This will heavily affect the current landscape character but has already been committed. The site-specific policy (LUC2) outlines requirements for development relating to the environment, which includes extending wildlife corridors where appropriate, the restoration of Garendon Park as a public park, and the provisions of an accessible, comprehensive and high-quality network of multi-functional green spaces.
- 7.2.19 The Loughborough Science and Enterprise Park extension is also proposed in an open location and extends the urban area of Loughborough closer to Shepshed (as is happening at the SUE). The effects in combination with all other growth in the area (both committed and proposed) is therefore negative. The site-specific policy (LUC3) envisages a new landscaped campus which integrates with the sensitive landscape and respects its character, biodiversity and appearance supported by master-planning. Furthermore, the policy identifies that 40% of the overall site area is to be retained for green infrastructure and high-quality green space.

- 7.2.20 The policy provisions are likely to reduce the significance of negative effects; however, residual **minor long-term negative effects** are still anticipated.
- 7.2.21 In summary, proposed growth locations in Loughborough are likely to lead to a negative effect overall. The urban area of Loughborough will come closer to Shepshed, and urban development will also encroach into Charnwood Forest.
- 7.2.22 These are potentially cumulative significant negative effects. However, The Plan policies should help to mitigate effects and promote enhancements in some respects (for example increased tree cover and the delivery of green infrastructure). As such, the cumulative effects are predicted to be **minor negatives**.

Shepshed

- 7.2.23 Development on allocated sites within the urban area of Shepshed is unlikely to affect landscape character. Provided that high quality design is achieved (as required by Policy DS5: *High quality design* in particular), then the townscape and public realm ought to be improved by new developments in the urban area.
- 7.2.24 At the urban fringes, the sensitivity of landscape is mixed. To the west, the majority of areas are classified as moderate landscape sensitivity, whilst to the south the classification is mostly low-moderate.
- 7.2.25 The sites allocated to the south are predicted to have minor negative effects, as development is on lower sensitivity land. Growth is particularly focused south of Ashby Road Central within Charnwood Forest and includes former quarry land.. Furthermore, plan policies will need to be satisfied to ensure that landscape character is protected, and high-quality design is secured.
- 7.2.26 To the west of the Shepshed a large amount of development is proposed. In combination with committed growth in this location, potential development land would span across the entire western side of Shepshed. Site PSH293 extends development further into the Countryside also.
- 7.2.27 All of the allocated sites here are in areas of moderate sensitivity. Whilst effects on a site-specific level could probably be managed; the cumulative effect of this quantum of growth is potentially negative. The character of the brook environment would be altered, as would its relationship with the existing urban fringes.
- 7.2.28 The Shepshed Policy (SUA1) seeks to deliver development which provides an urban edge and integrates with the wider landscape setting. Growth is expected to secure improvements to the public realm, landscaping and heritage settings.
- 7.2.29 The Plan sets out a requirement for development along the west of Shepshed to produce a 'jointly prepared' biodiversity strategy. This should ensure a coordinated approach to environmental protection that spans across site boundaries. Whilst the focus is not on landscape character and continuity, there is likely to be a synergy between measures that protect biodiversity. Consequently, a residual **minor negative effect** is predicted for landscape overall.

Service centres (Anstey, Sileby, Rothley, Quorn, Barrow-upon-Soar)

- 7.2.30 At Quorn, the allocated site has been scored low-medium for landscape sensitivity. The site is not within close proximity to any large committed developments, and in isolation is unlikely to have a notable effect on landscape character. However, it is noted that the green gap between Quorn and Loughborough would be 'interrupted', especially when taking into account the growth in Loughborough. On balance, **minor negative effects** are predicted.

- 7.2.31 In Rothley small allocation sites are proposed which relate well to the existing urban form. Two small sites will bring the urban edge of Rothley right up to the A6 north of Cossington Lane. Whist the Road provides an appropriate boundary to the settlement, the loss of green space here will reduce visual amenity for residents. **Minor long-term negative effects** are predicted.
- 7.2.32 Allocated sites within the urban area of Anstey are of low sensitivity, and so neutral effects are predicted with regards to landscape and townscape. Three sites are proposed for allocation to the west of the settlement, which fall within areas classified as having moderate landscape sensitivity. The Plan contains policies which seek high-quality design (Policy DS5), green infrastructure development and to mitigate effects on the landscape character of Chamwood Forest to the north and the green wedge to the south. This should help to ensure that significant negative effects are avoided. However, the loss of greenfield land is likely to lead to residual **minor negative effects**.
- 7.2.33 At Sileby, the sites proposed for allocation are predominantly greenfield land, some of which fall within areas of moderate landscape sensitivity, presenting the potential for negative effects on character. However, the nature of the surrounding countryside is already likely to be notably changed by large committed developments. In the context of these changes, the effects are unlikely to lead to a significant worsening of landscape character. However, there are likely to be impacts on visual amenity for specific members of the community, which is a **minor negative effect**.
- 7.2.34 At Barrow-upon-Soar one small-scale site is located adjacent to a large committed development site; therefore, the effects are limited. However, there are two relatively large sites on either side of Melton Road. These sites at the approach to the settlement from the north east and can therefore be seen as a gateway location. The sites are also classified as being within areas of moderate sensitivity. The sites are gently sloping, and are visible from Melton Road, development is also not that well related to the settlement and creates a new edge to Barrow-upon-Soar beyond the existing area (which is quite well defined by Millennium Park. Furthermore, the sites of Willow Road and off Cotes Road are of moderate landscape sensitivity. Development would permanently change the character of the urban fringes in this location, and even with high quality design, there are likely to be residual **minor negative effects**. Despite the negative effects, there would still be substantial areas of countryside beyond the new urban boundary, with no risk of coalescence with nearby settlements.

Other settlements (Queniborough / East Goscote / Rearsby / Hathern / Cossington, Thrusington, Thurcaston)

- 7.2.35 Site PSH42 (Land at Threeways Farm) in Queniborough falls within an Area of Local Separation and is classified as moderate sensitivity. Development here therefore presents the possibility of negative effects. However, an area of open 'countryside' will remain between Queniborough and East Goscote, including open space between the proposed allocation and the A607. The land is currently agricultural and has no defining features, and therefore, the effects of a well-designed development would be minor. However, it will be important to ensure that 'rounding off' doesn't occur in the future, as this would reduce the gap between the two settlements. Overall, a **minor negative effect** is predicted.
- 7.2.36 The proposed site at East Goscote (PSH412) is in an area of moderate-high sensitivity, and so development here is likely to have noticeable permanent effects on landscape character. Measures will need to be put in place to minimise the significance of effects, and there are several plan policies that could help to achieve this. The development is unlikely to lead to coalescence but nevertheless there will be **minor negative effects** due to the implications for local amenity.

- 7.2.37 At Rearsby one site is proposed (PSH100) within a low-moderate sensitivity classification, which is a logical extension to the settlement.
- 7.2.38 Therefore, well designed developments (as purported through the Plan policies) should ensure that effects are **neutral**.
- 7.2.39 At Hathern the sites proposed for allocation are relatively small and fall within areas of low-moderate sensitivity. Well-designed developments should therefore have **neutral effects** with regards to landscape character.
- 7.2.40 The site proposed for allocation at Cossington (PSH260) is of moderate sensitivity. The site is relatively flat, and with appropriate landscaping and screening, effects could be mitigated. However, given its close proximity to Sibleby and area of local separation, residual **minor negative effects** are anticipated.
- 7.2.41 At Thrussington, though there is relatively large site (PSH376) proposed for development, it is categorised as low value, and there is a large amount of screening from viewpoints. Therefore, sensitive development is likely to lead to **neutral effects**.

General development

- 7.2.42 Aside from the allocated sites, development within the borough will be directed to the urban areas rather than greenfield / urban fringe sites. This ought to help protect the character of the countryside and its landscape qualities across much of the district.
- 7.2.43 In particular, no allocations are made at the smaller villages and hamlets, and for some of the 'other settlements' such as Newton Linford, Woodhouse Eaves and Burton on the Wolds. Given that these areas are sensitive to change, this is a positive approach.
- 7.2.44 A common theme throughout the Plan is the need to protect the character of the countryside including green wedges and Areas of Separation (of which new areas are proposed). This principle is first introduced in Policy DS1 (*Development strategy*) and built upon in Policies EV1 (*Landscape*) EV2(*Green Wedges*) and EV3 (*Areas of Local Separation*) in particular. The policies provide a framework for the protection and enhancement of the countryside and the maintenance of open space between settlements. There is also recognition that sympathetic change may be needed to support rural communities in terms of business diversification and exceptional housing development. Ensuring that rural communities are viable and support economic activity is important to the character of the countryside alongside the preservation and enhancement of the environment.
- 7.2.45 Other policies that support growth in rural locations (Such as E3: *Rural Economic Development*) are unlikely to have negative implications for the landscape as it is made clear that growth must respect the intrinsic value of the countryside.
- 7.2.46 Policies that support biodiversity enhancement and open space creation ought to have synergies with landscape and countryside policies; despite the focus being on other factors rather than landscape quality as such.
- 7.2.47 Overall, the policies within the Plan ought to ensure that **minor positive effects** are secured in relation to general development.

Overall effects

- 7.2.48 The strategy generally directs growth away from the most sensitive locations in the Borough such as within Charnwood Forest and in the smaller settlements. Only a small amount of the landscape categorised as 'medium-high' sensitivity has been proposed for development.

- 7.2.49 Nevertheless, the strategy / site allocations will lead to a substantial loss of areas of green space and green fields at the urban fringes. In some locations, such as allocated sites within current urban areas, the sensitivity is low and therefore impacts on landscape and townscape are predicted to be neutral or positive. However, in others sensitivity is classed as moderate /moderate-high.
- 7.2.50 For most settlements, the effects are predicted to be **neutral** when considered along the Plan policies that seek to protect and enhance landscape, tree cover and open space. However, at other settlements, sensitivity is greater and / or the scale of development is such that residual negative effects will remain.
- 7.2.51 Greatest concern relates to cumulative development around Loughborough and Syston. Development to the south west of Loughborough would encroach somewhat into the Charnwood Forest. Likewise, allocations proposed at Syston add further development pressure in an area that is already being affected by substantial loss of countryside. The proposed site is also within a former Green Wedge and proposed Area of Local Separation.
- 7.2.52 In response, a range of Plan policies and specific site clauses have been proposed to manage these effects, as well as limiting the capacity of sites and where development should occur. This provides some greater certainty that significant negative effects can be avoided. Consequently, a residual **minor negative effect** is predicted for individual settlements, and the Borough overall. Given that these are sensitive locations, it is possible that significant effects might arise if the Plan policies are not applied thoroughly. As a result, a degree of uncertainty is still recorded.
- 7.2.53 With regards to general development, a **minor positive effect** is predicted as the Plan directs additional development away from the most sensitive areas as well as supporting appropriate development in the countryside. Policies that seek to improve Charnwood Forest and increase tree cover could also help lead to long term improvements in character in particular.

7.3 Biodiversity and nature conservation - *Protect and enhance biodiversity, habitats and species*

Strategy / site allocations

Leicester urban fringe (Glenfield / Thurmaston / Birstall /Syston)

- 7.3.1 The sites proposed to be allocated are within and adjacent to the Leicester Urban Area, including within Thurmaston and adjacent to the City boundary. There would also be substantial growth at Syston.
- 7.3.2 The sites are either brownfield or on greenfield land that is mostly agricultural in nature. The majority of the allocated sites are not within close proximity to any of the designated biodiversity sites and so impacts in this respect are unlikely. However, Site PSH463 does lie adjacent to the Great Central Railway (Thurcaston to Birstall) Local Wildlife Site (LWS), located in Birstall. Policy LUA1 (Leicester Urban Area) specifically requires development to protect and enhance the Great Central Railway wildlife corridor, as does site specific policy DS3 (HA14), which requires the development and implementation of a green infrastructure strategy. Alongside the provisions of Policy EV6 (Conserving and Enhancing Biodiversity and Geodiversity) seeking a measurable biodiversity net gain, these policies significantly reduce the likelihood of negative effects occurring.
- 7.3.3 The large-scale nature of the Syston site (PSH69) ought to provide the opportunity for strategic enhancement of green infrastructure, particularly as the current value appears to be limited. This would currently be driven through Policy EV6 (*Conserving and Enhancing Biodiversity and Geodiversity*). It would be beneficial to explore opportunities for strategic enhancements and set these out in a site-specific policy, such as is required for landscape, heritage and sustainability (through policy DS3 (HA1)).
- 7.3.4 Overall, the effects in this location are predicted to be neutral / potentially positive if net gain is applied successfully.

Loughborough

- 7.3.5 The sites proposed to be allocated within the central areas of Loughborough are distant from designated sites of nature conservation importance. Most are also brownfield and not thought to have particular value for biodiversity. Therefore, provided that plan policies are applied relating to the need to protect and enhance biodiversity, then this element of the strategy is unlikely to have significant effects. Given the urban location of these sites and limited space, measures such as green/brown roofs, green walls and community gardens should be encouraged from the outset so that they are an integral part of design.
- 7.3.6 There are two large sites allocated to the south of Loughborough though (PSH255 and PSH021). These are both within the defined area of Charnwood Forest, but do not contain wooded areas themselves as such. There are important features nearby though such as wooded areas within the Charnwood Forest including Mucklin Wood, and Beacon Hill, Hangingstone and the Outwoods). These are SSSIs and ancient woodland.
- 7.3.7 The development sites will not lead to fragmentation of any habitat as such but could certainly lead to a disturbance to species that use the wooded areas (noise, light, domestic animals, recreational pressure, and loss of supporting habitats).

- 7.3.8 The potential for negative effects should be acknowledged, but there would remain substantial areas of agricultural land between the woodland and the proposed development sites, which should act as a buffer. The exception is Mucklin Wood, which is adjacent to PSH255). The potential for disturbance is therefore higher and there will be a need to ensure that there are suitable areas of green space between the developed area and this important habitat. In this regard, policy DS3 (HA15) include specific requirements to secure provision of an appropriate buffer between built development and Mucklin Wood. Furthermore, Policies DS3 (HA15 – 18 (Sites PSH255, PSH021, PSH25 and PSH133)) require the large sites at the edge of Loughborough to deliver a Green Infrastructure Strategy setting out the provision and proposed maintenance of a functional ecological network of habitats and corridors facilitating wildlife movement within and through the site.
- 7.3.9 Policy EV6 (*Conserving and Enhancing Biodiversity and Geodiversity*) seeks to ensure that effects on biodiversity are avoided and that net gain is secured. Furthermore, the Plan sets out the need for development to be informed by ecological surveys and an assessment of impacts on biodiversity and geodiversity where appropriate.
- 7.3.10 These measures will help to ensure that negative effects are minimised. A clear infrastructure strategy should also help to generate positive effects in the longer term.
- 7.3.11 Overall, **neutral effects** are predicted.

Shepshed

- 7.3.12 The strategy alongside committed sites involves substantial growth along the western fringes of Shepshed, adjacent to a range of important wildlife habitats. Whilst it should be possible to avoid the complete loss of any important habitat, there is certainly potential for short-term and longer-term impacts.
- 7.3.13 For example, the allocated sites run adjacent to Black Brook, which could affect water quality and / or disturb species reliant upon the water environment. The allocated sites PSH404 and PSH62 are also adjacent to 'Shepshed Cutting' SSSI and several local wildlife sites consisting of wooded areas. The Plan requires that sites along the banks of the Black Brook provide a joint biodiversity strategy that addresses biodiversity impacts, protection and enhancement, and sets out how net gain can be achieved. This should mean that significant negative effects can be avoided in this location, and the residual impact could potentially be positive if ecological networks are strengthened.
- 7.3.14 Additionally, a number of sites in the south of the settlement are situated within Charnwood Forest. Site PSH138 (Land fronting Ashby Road & Ingleberry Road) alongside Site PSH405 (Land to the west of the B591/ Ingleberry Rd & north of Iveshead Lane) will see the land between Newhurst Quarry SSSI and Morley Lane Field LWS/ Morley Quarry LNR/ LWS developed.
- 7.3.15 Newhurst Quarry SSSI is designated primarily for its geological value, and provided that development does not obscure views of the rockface (which are unlikely), then effects are neutral. Morley quarry is accessed for public recreation, and also involves important geological features and ecological value. An increase in development nearby (and within Shepshed in general) could put greater recreational pressure on this site, having negative effects with regards to biodiversity. The creation of new habitats as part of new developments should help to offset these impacts. For the

most part, this will need to be achieved through Policy EV6, though there are specific provisions for PSH138 to ensure ecological connectivity is enhanced.

- 7.3.16 PSH62 is adjacent to an ancient woodland. Though direct loss of this area will not occur, and there will be buffers in place, there could potentially be disturbance to species that rely on the wooded areas and fields surrounding. A such, biodiversity net gain is sought on site.
- 7.3.17 Policy SUA1 (Shepshed Policy) specifically requires any further development to mitigate the adverse effects of development upon the Black Brook as a strategically important wildlife corridor. Alongside the provisions of EV6, this adds an additional level of protection and support for the important habitats along Black Brook. .
- 7.3.18 Provision of a buffer between the developable parts of the sites and the river corridor is important, as is the need to provide areas of recreation that take pressure off existing woodland areas, additional benefits for biodiversity could be obtained with site-specific policy provisions to secure such measures.
- 7.3.19 The provisions of Policy EV6 (*Conserving and Enhancing Biodiversity and Geodiversity*) seek to ensure that the resilience of ecological networks is protected and enhanced, specifically protecting ecological corridors between valuable habitats and seeking a measurable net gain.
- 7.3.20 Overall, a **minor negative effect** is predicted. Plan policies and the need to secure net gain will minimise effects, but certain impacts may be unavoidable such as disturbance to habitats (both to the south and the west of the settlement). In the longer-term, positive effects could be generated if successful biodiversity strategies are implemented.

Service centres (Anstey, Sileby, Rothley, Quorn, Barrow upon Soar, Mountsorrel)

- 7.3.21 At Quorn, the one allocated site is not in a particularly sensitive location and negative effects are therefore unlikely taking into account the provisions of Policy EV6 (*Conserving and Enhancing Biodiversity and Geodiversity*) including the requirement to achieve net gain.
- 7.3.22 Aside from the site allocated to the west of Barrow upon Soar (PSH484), sites proposed for allocation along the River Soar corridor (a Local Wildlife Site) are relatively limited. This is positive in terms of reducing development pressures on the integrity of this river corridor. At Barrow upon Soar, site PSH 484 is adjacent to the River Soar corridor local wildlife site, and also contains the Railway Fields local wildlife site. There is potential for development to put recreational pressure on habitats in the River Soar and Grand Union Canal, as well as increased noise and light pollution. There is also potential for drainage issues to affect the integrity of wildlife sites. In response, the Council has stipulated (through policy DS3 (HA49)) that a biodiversity and drainage strategy needs to be prepared, and that development should ensure that surface water runoff will not detrimentally affect the Local Wildlife Sites. This should help to ensure that the effects are not significantly negative.
- 7.3.23 At Anstey, Sheet Hedges Wood SSSI is unlikely to be significantly affected by growth given its distance from the proposed allocation sites. The threat from domestic animals is considered low given that their range (for example cats) is typically much lower than 400m. The effects in terms of disturbance is also considered unlikely given the buffer zone between the site and the SSSI. There are some hedges and trees on/around the

site that could have some value, but there is no reason that these could not be protected and enhanced (as required through policy EV3 and DS3).

- 7.3.24 Bradgate Park and Cropston Reservoir SSSI is nearby to Anstey and likely to attract visitors from new development in Anstey (and further afield). However negative effects are unlikely as the park already receives 500,000 visitors each year and has a management plan in place.
- 7.3.25 Adjacent to Site PSH388 (High Leys Farm/ Manor Farm) in Anstey is an area of priority habitat (woodland), which could be expanded as an element of enhancement / net gain. Though policy DS3 (HA43) requires a green infrastructure strategy to be prepared, the focus appears to be upon landscape and townscape character, rather than explicitly mentioning biodiversity enhancement. EV6 can be applied to sure net gain, but it would be helpful to provide a clear steer in the policy towards the need for ecological networks to be enhanced across the different phases of development.
- 7.3.26 Overall, the effects of development in Anstey are considered likely to be neutral. .
- 7.3.27 At Sileby, the allocated sites are not likely to have an effect upon designated sites. The majority of housing is proposed at one large site, which is agricultural in nature. The ecological value of the site is unlikely to be significant, and general planning policies ought to ensure that any issues are identified and dealt with. Therefore, neutral effects are likely (positive if successful net gain is implemented on site).
- 7.3.28 Overall, when taking the site-specific policies into consideration alongside EV6, the effects in these locations are predicted to be **neutral** / potentially positive if net gain is applied successfully.

Other settlements (Queniborough / East Goscote / Rearsby / Hathern / Cossington)

It is likely that the level of growth proposed could be accommodated in each of the 'other settlements' without having significant effects on biodiversity. There are no major constraints associated with the site allocations in these locations and the scale of growth (individual and cumulative) is unlikely to lead to major disturbances.

- 7.3.29 Several of the sites are adjacent to areas of woodland that could have local value for wildlife (for example at East Goscote and Hathern).
- 7.3.30 At Thrussington, site PSH 147 is close to a local wildlife site, which has potential to support Great Crested Newts. The supporting policy for this site (DS3 (HA67)) requires an impact assessment to ensure that drainage systems do not adversely affect the village pond wildlife site, whilst also seeking to maintain and enhance the habitat value of the site.
- 7.3.31 The application of broader plan policies (notably EV6) should help to minimise negative effects and potentially achieve enhancement in biodiversity value.
- 7.3.32 Overall, the effects in these locations are predicted to be **neutral** / potentially positive if net gain is applied successfully.

General development

- 7.3.33 In relation to other non-strategic development there are several policies within the Plan that will help to protect and enhance biodiversity.

- 7.3.34 In particular, Policy EV6 (*Conserving and Enhancing Biodiversity and Geodiversity*) sets the framework for the consideration of ecology and geodiversity in new developments. As well as applying to the site allocations it will also apply to other development (e.g. windfall), and its intention to secure net gain is therefore a positive effect. The policy seeks to ensure that development protects and enhances ecological corridors and the connections between them to the benefit of biodiversity.
- 7.3.35 Policy EV7 (*Tree Planting*) adds additional benefits by supporting an increase in wooded areas and tree cover to the benefit of local biodiversity.
- 7.3.36 Policy CC2 (*Sustainable Drainage Systems (SUDs)*) adds further consideration of wildlife by seeking SUDs that provide benefits for wildlife 'where possible'. This should also provide some minor benefits in combination with Policy EV6 (*Conserving and Enhancing Biodiversity and Geodiversity*).
- 7.3.37 Whilst not specific to biodiversity, Policies EV2 (Green Wedges), EV3 (Areas of Separation) and EV1 (Landscape) which seek to protect and enhance the countryside and 'green networks' is *likely to have indirect benefits in terms of the protection of biodiversity*.
- 7.3.38 Additionally, Policy EV11 (Air Quality) specifies the link between air quality and its effect on the natural environment and seeks to protect the environment of the Plan area from adverse pollution sources coming forth through development.
- 7.3.39 Several policies seek to achieve regeneration in Shepshed and Loughborough, which are positive strategies in terms of shifting the focus away from the urban fringe (for ad hoc developments).
- 7.3.40 There are also several policies that support rural diversification and tourism, but these are framed in the context of the strategy for Charnwood Forest (which seeks to protect and enhance its natural characteristics). It is therefore considered unlikely that development will lead to negative effects. In particular, Policy EV4 (*Charnwood Forest and the National Forest*) requires '*sustainable small-scale tourism and recreation opportunities which protect and enhance the distinctive landscape character of the Charnwood Forest.*'
- 7.3.41 Overall, the general development policies are predicted to have **minor positive effects** in relation to biodiversity and geodiversity

Overall effects

- 7.3.42 The effects related to the spatial strategy / allocations are mixed. For the most part, the effects are predicted to be neutral or potentially positive if development management policies are applied effectively.
- 7.3.43 With site specific guidance, it is more likely that positive outcomes would be achieved. This is evident for a selection of development locations such as at Shepshed (along Black Brook), Barrow upon Soar, and South of Loughborough where there are specific requirements to address biodiversity and ecological connectivity through the development of a green infrastructure and / or biodiversity strategy.
- 7.3.44 At Loughborough, the proximity to the Charnwood Forest could potentially give rise to minor negative effects, but there is a need for development to be informed by a green infrastructure strategy, which should neutralise effects.

- 7.3.45 At Shepshed, it is possible that significant negative effects could arise given that a large amount of development runs alongside Black Brook (a local wildlife site) and certain sites are adjacent to SSSIs. In recognition, the Plan identifies the need to secure a biodiversity strategy for the allocated sites along the Black Brook to reduce the significance of effects and support long-term net gain.
- 7.3.46 At Barrow upon Soar, there is a need to protect and enhance local wildlife sites and surrounding biodiversity which should help to mitigate effects.
- 7.3.47 Though there is a need for a landscape strategy for the sites at Anstey, there is no explicit mention of the need to enhance ecological connectivity and value. As such, positive effects are less certain.
- 7.3.48 Temporary minor negative effects are likely in most greenfield site locations due to disturbance associated with construction. In the longer term though, effects ought to be neutral or positive (with the achievement of net gain).
- 7.3.49 At a borough-wide level **neutral effects** are predicted overall, reflecting the broadly neutral or minor positive effects at most settlements. Whilst there could be some minor negative effects in the short term associated with construction (particularly at Loughborough and Shepshed where large areas of greenfield are affected), the need for development to be informed by green infrastructure / biodiversity strategies should mean that positive effects are achieved in the longer term. The need to achieve net gain should guide this process too. The Plan seeks to ensure net gain is secured on site for most of the allocated sites, which is positive in terms of maintaining connectivity. However, this might not always be the most cost-effective way of achieving enhancements to biodiversity.
- 7.3.50 In relation to other elements of the Plan, largely neutral effects are predicted. There are also some **minor positive effects** being generated through a focus on improvements in the Charnwood Forest and the need for biodiversity net gain.

7.4 Water Quality - *Protect and improve the quality and quantity of the water in the Borough's surface and groundwaters.*

Strategy / site allocations

Leicester urban fringe (Glenfield / Thurmaston / Birstall / Syston)

- 7.4.1 The large site at Syston (HS6) is intersected by Barkby Brook. Development therefore has the potential to lead to pollution / sedimentation during construction phases. Provided that routine mitigation is implemented and SUDs are in place (in line with Policies CC2 Sustainable Drainage Systems and CC1 (Managing Flood Risk), then the effects are not likely to be significant. Furthermore, Policy EV6 (Conserving and Enhancing Biodiversity and Geodiversity) seeks to ensure protection of water quality as it performs an important role for biodiversity.
- 7.4.2 The Watermead Regeneration Corridor involves support for employment provision in an area of waterbodies and on land that is at risk of flooding. This presents the risk of business activity affecting water quality through surface water run-off and drainage (which could be exacerbated in times of flooding). However, the uses are not likely to be particularly hazardous, and the policy also seeks to achieve environmental improvement, including specifically for water quality protection and enhancement. This ought to help mitigate potential negative effects, so the residual impact is likely to be **neutral** or only **minor negative effects**.
- 7.4.3 It is assumed that there is sufficient headroom at nearby wastewater treatment plants to accommodate growth (or upgrades are possible).

Loughborough

- 7.4.4 Wood Brook runs through the large site to the southwest of Loughborough (PSH106), and further along, allocated sites in the town centre are also in close proximity to the Woodbrook, part of which is culverted underground. Development therefore has the potential to lead to pollution / sedimentation during construction phases. Provided that routine mitigation is implemented and SUDs are in place (in line with Policy CC2 Sustainable Drainage Systems), then the effects are not likely to be significant.
- 7.4.5 Furthermore, Policy EV6 (Conserving and Enhancing Biodiversity and Geodiversity) seeks to ensure protection of water quality as it performs an important role for biodiversity.
- 7.4.6 It is assumed that there is sufficient headroom at nearby wastewater treatment plants to accommodate growth (or upgrades are possible).

Shepshed

- 7.4.7 There is a large amount of development proposed adjacent to Black Brook, which could see some short-term impacts, particularly during the construction phase.
- 7.4.8 The currently open and rural nature would be replaced by built-up development which can increase run off likelihood into the watercourse also.
- 7.4.9 As a result, **minor negative effects** are identified. Conversely a change in use from active agriculture could help to reduce nitrates (which are the main source of diffuse pollutants).
- 7.4.10 Application of Policy EV6 (Conserving and Enhancing Biodiversity and Geodiversity) and Policy CC2 (Sustainable Drainage Systems) should both help to minimise water

pollution as they seek to implement green infrastructure enhancements and contribute to Water Framework Directive objectives. Therefore, the overall impacts are likely to be **neutral** or **potentially positive** in the longer term.

- 7.4.11 It is assumed that there is sufficient headroom at nearby wastewater treatment plants to accommodate growth (or upgrades will take place when required).

Service centres (Anstey, Sileby, Rothley, Quorn, Barrow-upon-Soar, Mountsorrel)

- 7.4.12 Sites proposed for allocation at Rothley, Mountsorrel, Quorn and Anstey are not intersected or adjacent to watercourses, and so direct run-off of surface water pollutants and sediment into watercourses is unlikely. None of these areas are affected by groundwater protection zones either.

- 7.4.13 Site PSH444 (Land off Cotes Road) in Barrow runs alongside the River Soar / Grand Union Canal, and in some parts is within 50m. There could be some potential for polluting activities during construction, but it is expected that routine mitigation measures would be implemented to minimise risk at construction stage. The overall increase in growth in Barrow could attract more people to use the attractive waterside environments for recreation, which could lead to polluting activities. This is an **uncertain minor negative effect**, as it is noted there is a plan policy to control development along the River Soar and Grand Union Canal.

- 7.4.14 At Sileby, site HS65 is adjacent to Sileby Brook, and so the potential for negative effects exists (particularly during construction). However, it is expected that routine mitigation measures would be implemented to minimise risk at construction stage. The need to implement SUDs to accord with Policy CC2 (Sustainable Drainage Systems) should also help to preserve water quality once the development is in place. The residual effects would be **neutral**.

- 7.4.15 The majority of the sites proposed for allocation are agricultural in nature, and so a change of use could potentially reduce the amounts of nitrates that originate from farming practices. This would be a positive change given that the whole of Charnwood falls within a nitrate vulnerable zone. However, it is unclear the extent to which nitrate pollution occurs from these sites, and so the longer-term **minor positive effects** are uncertain.

Other settlements (Queniborough / East Goscote / Rearsby / Hathern / Cossington)

- 7.4.16 The large site (HS68) at East Goscote is adjacent to Gaddesby Brook. Therefore, potential for negative effects exists in terms of polluted surface water run-off and sedimentation. The effects are low though given the need for SUDs and construction management measures.

- 7.4.17 At Rearsby, Cossington, Queniborough, Thrussington, Thurcaston and Hathern, the sites proposed for allocation are some distance away from watercourses and so neutral effects are likely in relation to pollution. It is assumed that there is sufficient headroom at nearby wastewater treatment plants to accommodate growth (or upgrades are possible).

- 7.4.18 Overall, **neutral effects** are likely.

- 7.4.19 Most of the allocated sites appear to be in agricultural use, which could result in a decrease in nitrate run off with a change in use. This could generate **minor positive effects** in the longer term, but there are uncertainties (given that the extent of current pollution from these sources is unknown).

General development

- 7.4.20 Most of the Plan policies are unlikely to have an effect in terms of water quality as they do not involve changes to land use or are focused on other specific issues. The policies that are of most relevance are those that are discussed above in relation to the site allocations. This is Policy CC4 (Sustainable Construction), Policy CC2 (Sustainable Drainage Systems) and Policy CC1 (Flood Risk Management), which mention the need to address water quality and implement SUDs.
- 7.4.21 There is also specific mention of the need to protect and enhance water quality along the River Soar and Grand Union Canal corridors (Policy EV5 in particular), which ought to offset any potential negative implications of increased water-based tourism and recreation.
- 7.4.22 In addition, policies which seek to protect open space, green infrastructure, implement increased tree coverage and enhance biodiversity should all have a positive in-combination effect in terms of water quality.
- 7.4.23 Requirements set out in Policy CC4 (Sustainable Construction) to achieve higher standards of water efficiency ultimately affects the demand for water, and this could help to better manage water resources and quality from the source (which is not within Charnwood, but nevertheless this is positive).
- 7.4.24 The SUE policies each seek to address water quality issues and contribute to enhancements. This should provide an additional focus on such issues in these locations
- 7.4.25 Overall, the Plan policies relating to general development are likely to have **minor positive effects**.

Overall effects

- 7.4.26 The effects of the strategy and site allocations are mixed. On one hand, development in certain locations has the potential to increase the risk of pollution and sedimentation in watercourses, particularly during construction. However, with application of Plan policies and other protective measures then these effects are likely to be **minor negative** or **neutral**.
- 7.4.27 In terms of the changes in land use that will occur, there could be increased incidences of pollutants being washed into drainage infrastructure. However, a change in use from agriculture is likely to lead to an overall reduction in diffuse pollution (which is linked to nitrates used in farming practices). The longer-term effects of the Plan allocations is therefore uncertain, but potentially a **positive effect**.
- 7.4.28 Additional Plan policies set out general principles for the protection and enhancement of water quality, and so new development (both at allocated sites and generally) ought to be designed so that negative effects are avoided.
- 7.4.29 An increased level of growth overall at the Service Centres (in particular Barrow-upon-Soar) could lead to increased recreational pressure on watercourses and surrounding areas. These are potential **minor negative effects**.

7.5 Flood Risk – Reduce the risk of flooding to existing communities and ensure no new developments are at risk.

Strategy / site allocations

Leicester Urban Area (Glenfield, Thurmaston, Birstall, Syston)

- 7.5.1 Some sites that have been allocated in the Leicester Urban Area are within Flood Risk Zone 2. Approximately 20ha of land if developed is at risk of Flood Risk Zone 2 consequences. Sites that are allocated near Barkby Brook are subject to Flood Risk Zone 3 and 3a, however this only affects a small portion of the allocated sites.
- 7.5.2 Policy CC1 (Flood Risk Management) ensures that development will be directed to areas with the lowest risk of flooding. In selecting sites for development, the plan has applied the sequential test to ensure sites with the lowest levels of flood risk are prioritised.

Loughborough

- 7.5.3 Flood risk in Loughborough is affected by the Woodbrook which flows through the town centre, partly in a culvert. The River Soar flows to the north of the town.. Consequently, fluvial flood risk can be significant with parts of some sites located in Flood Zones 2 and 3a.
- 7.5.4 The Devonshire Square Opportunity Site, the Former Limehurst Depot Site, the Market Street Site and Carillon Court are all affected by high levels of flood risk from fluvial and surface water. Most are developable as long as development is concentrated in the parts of the sites at lowest risk of flooding and with the application of mitigation measures and detailed consideration of access and egress. However, at Carillon Court this may be more difficult to achieve recognising that the entire site lies within Flood Risk Zone 2, and over half the site lies within Flood Risk Zone 3a.
- 7.5.5 Draft Policy CC1 (*Flood Risk Management*) manages the issue of development in Flood Risk Zones adequately, however there is emphasis on development being directed away from high flood risk areas. Whilst it is recognised that allocating these sites conflicts with this aim to some degree, brownfield regeneration can also provide opportunities to improve drainage at these locations, as guided by both Policy CC1 (*Flood Risk Management*) and Policy CC2(*Sustainable Drainage Systems (SuDS)*). Other allocated sites in Loughborough are either of minimal flood risk or not within areas of flood risk.
- 7.5.6 Policy CC1(*Flood Risk Management*) seeks to achieve a reduction in the rates of brownfield run-off rates if possible, which should contribute minor positive effects. This should mean that flooding is not displaced elsewhere.
- 7.5.7 For the greenfield sites net run off will need to be maintained as a minimum to satisfy CC1(*Flood Risk Management*). There is also a need to implement SUDs in-line with Policy CC2(*Sustainable Drainage Systems (SuDs)*) to help manage flooding.
- 7.5.8 Site PSH106is a large site to the south west of Loughborough, which is intersected by areas of flood risk. However, it is expected that these would not be areas of built development.
- 7.5.9 **Minor positive effects** are predicted overall relating to the potential to improve (reduce) rates of run-off on brownfield sites. There is an element of uncertainty, as the ability to reduce run-off will depend upon detailed design which would only become

clear at the detailed planning application stage. A site-specific flood risk assessment is likely to be required in each case.

Shepshed

- 7.5.10 One of the general principles of Policy CC1(*Flood Risk Management*) is to avoid areas of greatest flood risk. This applies in the most part to the sites proposed for allocation in Shepshed; but some sites contain areas at risk of flooding.
- 7.5.11 The plan allocates a number of sites on the western side of Shepshed which are in proximity to the Black Brook. Development will need to be focused on the parts of sites which are at less risk of flooding and care will need to be taken that the cumulative effects of development do not lead to flooding elsewhere. The use of green infrastructure and SUDs can make a positive contribution to reducing flood risk in a sustainable way. The Plan requires that sites along the banks of the Black Brook (Policy DS3 (HA32 – HA35)) provide a joint biodiversity strategy that identifies how water flow will be managed to enhance biodiversity and reduce flood risk. If these measures can be successfully integrated into the developments then the effects may be neutral but otherwise there could potentially BE minor negative effects.
- 7.5.12 Policy CC1(*Flood Risk Management*) requires flood risk assessment and a sequential approach to development in Flood Risk Zones 2 and 3. The size of the sites should also allow for areas at risk of flooding to be avoided and SuDs implemented in line with Policy CC2(Sustainable Drainage Systems (*SUDs*)).Overall, this should mean that the residual effect is **neutral**, but there is some uncertainty as a large amount of greenfield land is being development along the Black Brook which could affect hydrology. Policy SUA1 (Shepshed Policy) requires that a biodiversity strategy is prepared to address potential impacts upon the Black Brook. Supported by the site allocation policies which seek to reduce flood risk, this could have knock on benefits with regards to flooding. The policy could be strengthened by making explicit reference to the need to manage flooding along the brook and downstream.

Service Centres (Anstey, Rothley, Sileby, Quorn, Barrow-upon-Soar, Mountsorrel)

- 7.5.13 The sites proposed for allocation at Anstey, Rothley, Sileby, Mountsorrel and Barrow-upon Soar are not within any Flood Risk zones, however it is worth noting:
- The site to the west of Loughborough Road in Rothley is adjacent to the River Soar and Cossington Lakes. To the west of the site is also flooding hazard caused by the Rothley Brook.
 - The sites within Sileby are adjacent to the Sileby Brook and River Soar. The majority of the sites in Sileby are not within a Flood Zone however the site located west of High Street in Sileby is bordering Flood Risk Zone 3.
 - Site PSH392, Land north of Melton Road is in close proximity to Fishpool Brook, with associated areas of land in flood zones, 2, 3 and 3a.
 - Border treatment at site PSH387 in Anstey should include improved natural drainage to manage flood risk adjacent to the site.
- 7.5.14 In Quorn, the allocated site PSH343, located on the corner of Loughborough Road and the A6 is in an area which is subject to flood risk with nearly half of the site in Flood Zones 2 and a third in Flood Zone 3b. If developed, nearly half of the site would be in an area subject to flood risk. Development on this site could therefore result in a negative effect, but draft Policy CC1(*Flood Risk Management*) may alleviate any

development that could be at risk as it states that development in Flood Risk Zone 3 will only be supported if there are several tests used to determine its safety and appropriateness. Allocation of this site could be considered to run counter to the general principles set out in the policy that suggest development should be located in areas of lowest risk.

7.5.15 Policy CC2(*Sustainable Drainage Systems (SUDs)*) also states that development in areas at risk will need to have regard to Sustainable Drainage Systems (SuDS) which can contribute positively to managing flood development.

7.5.16 On balance, the residual effect is a **minor negative**.

Other settlements (Queniborough, Cossington, East Goscote, Hathern, Rearsby, Thrussington, Thurcaston, Wymeswold)

7.5.17 Most of the sites proposed for allocation in other settlements do not fall within areas of flood risk, though some sites are adjacent to flood zones. The sites are mostly greenfield sites and there is a need to ensure no net increase in surface water run-off.

7.5.18 Sites proposed for allocation in Queniborough are not within close proximity to a flood zone.

7.5.19 The site proposed for allocation in Cossington (PSH260) is adjoining Flood Risk Zone 2, 3 and 3a. This site will need to have regard to proposed Policy CC1(*Flood Risk Management*) which suggests that development should be located in areas of low flood risk and any risk mitigated.

7.5.20 Sites in East Goscote, Hathern, Thurcaston, Thrussington, Rearsby and Wymeswold are not within areas of flood risk nor are they adjoining flood prone areas.

7.5.21 Overall, this should mean that the residual effect is **neutral**.

General development

7.5.22 Several of the Plan policies are likely to have a **minor positive effect** in terms of flood resilience and management. In particular, Policy CC1(*Flood Risk Management*) states that development should be in areas of low risk of flooding but allows for exceptions to this. The policy allows for development in flooded areas so long as:

- there is a flood assessment undertaken
- exception Tests are met
- development in Flood Risk Zone 3a is of a 'less vulnerable' use
- development must consider cumulative impact of proposals on local areas susceptible to flooding and not increase flood risk
- development must ensure appropriate mitigation measures are in place and should seek to reduce flood risk
- major development must incorporate sustainable drainage systems, where appropriate
- ensuring that the natural and major watercourses are suitably managed to reduce flood risk.

7.5.23 The policy suggests that development should be placed in areas with the lowest risk of flooding. If this approach cannot be taken, major developments in Flood Zone 1, 2 and 3 are to be accompanied by flood risk assessments, and development will only be accepted in Flood Zone 3a if development is for a 'less vulnerable use'. If further residential development occurs, it should be situated in areas of low flood risk.

- 7.5.24 This should ensure that any additional development (beyond the allocated sites) is directed to sites with the lowest level of flood risk. The requirement for greenfield sites to achieve no net increase in flood risk should ensure that neutral effects are achieved.
- 7.5.25 There is also a specific mention of the need to achieve a net decrease in surface water run-off on brownfield sites. This would help to achieve **minor positive effects**.
- 7.5.26 Policy CC2(*Sustainable Drainage Systems (SUDs)*) is also of particular relevance as it requires SUDs to be incorporated into new development. This should have **minor positive effects** too.
- 7.5.27 Other plan policies of relevance are those that protect and increase land uses that can help to manage flood risk such as retaining countryside uses, biodiversity habitats and open space.

Overall effects

- 7.5.28 Generally, the sites that have been allocated are either not within a flood risk zone or slightly adjoining a flood risk zone.
- 7.5.29 However, there are some sites where areas of flood risk intersect the site, including regeneration areas in Loughborough. The site in Quorn (PSH343) is heavily affected by flood risk also. There will be a requirement to mitigate the effects of flooding in these locations, but it is expected that Policies CC1(*Flood Risk Management*) and CC2(*Sustainable Drainage Systems (SUDs)*) would minimise effects so that only residual neutral/ minor negative effects remain.
- 7.5.30 There are some general development policies in the Plan that will help to promote flood risk management and adaptation to climate change. In particular, encouraging a net decrease in run-off from brownfield sites should provide positive effects. The effects are only likely to be minor given that the majority of development is anticipated on greenfield land.
- 7.5.31 On balance, the effects of the Plan are predicted to be **neutral** from a borough-wide perspective.

7.6 Land - *Protect the Borough's soil resources.*

- 7.6.1 Grade 2 agricultural land is considered very good quality. Land identified within this category has the ability to support a wide range of agricultural and horticultural crops. Grade 3 agricultural land is of good to moderate value and used when more demanding crops are grown. To protect the Borough's soil resources, it would be most beneficial to develop on land that is of low-quality agricultural value or existing urban areas.

Strategy / site allocations

- 7.6.2 For this analysis Agricultural Land Classifications (ALC) have been referred to across the borough. There are five different types of ALC, reflected on a scale of Grade 1 to Grade 5. Grade 1 being the best quality, and Grade 5 the poorest quality. Grades 1, 2 and 3a of the Agricultural Land Classification are deemed 'best and most versatile' (BMV) agricultural land. Most of the allocated sites located in Charnwood are within areas of Grade 2 or Grade 3, with a small portion of sites located in existing urban areas and Grade 4. One positive effect is that no sites are allocated within areas of highest quality agricultural land (Grade 1).
- 7.6.3 It is unclear whether the Grade 3 sites are 3a or 3b, but evidence suggests there is a mix of these grades and most agricultural land appears to be in active use, so any Grade 3 agricultural land loss is likely to lead to negative effects.

Leicester Urban Area (Glenfield, Thurmaston, Birstall, Syston)

- 7.6.4 There will be approximately 50ha of Grade 2 Agricultural Land and 20ha of Grade 3 Agricultural Land loss at the fringes of the Leicester Urban Area. The remaining sites that have been proposed for allocation are within existing urban areas. It should be noted though that the actual developable area will not include all of this area, so it might be possible to retain the soil value on a proportion of these sites.
- 7.6.5 Proposed Policy CC4 (*Sustainable Construction*) supports sustainable development that protects environmental resources including agricultural land. However, this will not avoid the loss of resources at allocated sites.
- 7.6.6 The main loss in these areas is Grade 2, despite there being Grade 3 land available. Therefore, negative effects are predicted in this respect.

Loughborough

- 7.6.7 Almost all the sites allocated at the urban periphery are in either Grade 2 or Grade 3 Agricultural Land.
- 7.6.8 Approximately 30ha of Grade 2 land would be affected, of which the majority would be at site HS36 near Woodthorpe.
- 7.6.9 Approximately 45 ha of Grade 3 land would also be affected, with the majority being located at the Nanpantan Lane site (HS37). The Loughborough Science Park site is almost entirely Grade 3 land, and so a further 70ha of land will be affected.
- 7.6.10 A proportion of growth is proposed in the urban areas of Loughborough on brownfield land, which is positive in terms of land use.

Shepshed

- 7.6.11 The majority of allocated sites in Shepshed are located in areas of either Grade 2 or Grade 3 Agricultural land. There is a loss of at least 60ha of Grade 3 land in total, and up to 30ha of Grade 2 land.
- 7.6.12 The site located on the corner of Tickow Lane and Ashby Road is entirely within Grade 2 Agricultural Land of approximately 11ha in size. The site is not surrounded by existing urban development. There are alternative sites that are not Grade 2 land, and so the principle of avoiding the best and most versatile land (hierarchically) is not achieved. However, most of the Grade 3 sites have already been allocated, and those which have not exhibit other constraints.
- 7.6.13 Brownfield sites in the urban area have also been used where possible to avoid further pressure on soil and greenfield land.
- 7.6.14 Proposed Policy CC4 (*Sustainable Construction*) supports sustainable development that protects environmental resources including air quality and agricultural land. However, this will do nothing to avoid the loss of resources on land that is already allocated.

Service Centres (Anstey, Rothley, Sileby, Quorn, Barrow-upon-Soar)

- 7.6.15 Allocated sites at Anstey are likely to lead to the loss of at least 10ha of Grade 3 agricultural land. It is not certain whether this is Grade 3a or 3b land.
- 7.6.16 The sites proposed for allocation in Rothley are predominantly Grade 4 low quality agricultural land. The sites located at Sileby are likely to result in the loss of Grades 2 and 3 Agricultural Land.
- 7.6.17 The site allocated in Quorn is 5.6ha of Grade 2 Agricultural.
- 7.6.18 At Barrow-upon-Soar, the sites proposed for allocation consist of a mixture of grade 2 and grade 3 agricultural land, as well as brownfield urban land. At least 10 ha of Grade 2 land is likely to be affected, and at least 20ha of Grade 3.
- 7.6.19 Policy CC4 (*Sustainable Construction*) supports sustainable development that protects environmental resources including agricultural land. However, this will not avoid the loss of resources at allocation sites. Therefore, negative effects are predicted in this respect.

Other settlements (Queniborough, Cossington, East Goscote, Hathern, Rearsby)

- 7.6.20 All sites located in these settlements are predominantly of Grade 2 and/or 3 Agricultural Land. Loss of soil resources as a result of the allocations is likely and minor negative effects are predicted in this respect. At least 15 ha of Grade 2 land is likely to be lost and 20ha of Grade 3 land.

General development

- 7.6.21 Policy CC4 (*Sustainable Construction*) seeks to protect best and most versatile agricultural land. This should help to ensure that additional development is directed away from resources, having a minor positive effect.
- 7.6.22 Other elements of the Plan that should ensure additional development is located away from areas of valuable soil resources are as follows:

- Policy DS1 (*Development Strategy*) seeks to make efficient use of land and limits growth of settlement boundaries.
- Protecting existing employment spaces (Policy E2) will reduce pressure on greenfield land / agricultural land.
- Makes efficient use of land including brownfield or underused land and buildings
- Policy E3 (*Rural Economic Development*) supports farm diversification and the rural economy more generally, which should help to keep agricultural practices viable (thereby protecting the land from development pressure).
- Proposed Policies EV1 (*Landscape*), EV2 (*Green Wedges*) and EV3 (*Areas of Local Separation*) seeks to protect the countryside and landscapes and retain soil quality in these areas.

7.6.23 These factors are all positive. However, given that the majority of growth will be associated with the SUEs and the allocations, the influence of these policies on soil use are fairly limited. Therefore, only **minor positive effects** are predicted.

Overall effects

7.6.24 In total there will be a loss of over 300 ha of agricultural land. Whilst much of this is Grade 3, there would also be a loss of at least 100ha of Grade 2 land. The Plan policies are unable to mitigate this loss as once allocated land has been developed for housing or employment this is permanent.

7.6.25 This loss not likely to be significant in terms of the contribution the land makes to the soil resources and agricultural output in the wider region. However, the loss of best and most versatile agricultural land is certainly a significant negative effect in terms of a permanent loss of resources (which could become more important in the future should there be an increased need for self-sufficiency).

7.6.26 The plan does seek to protect further loss of agricultural land and supports rural diversification, which is a **minor positive effect**. However, the **significant negative effects** remain, due to the permanent loss of agricultural land.

7.6.27 It should be noted though that the need to release substantial land for housing and employment makes it extremely difficult to avoid significant effects. Furthermore, significant effects are unlikely to be avoided through alternative spatial strategies

7.6.28 It may well be the case that a proportion of the Grade 3 agricultural land being affected is Grade 3b and therefore not the best and most versatile land). Should sites be of a scale to retain agricultural land, it would be beneficial for soil surveys to be undertaken prior to development, and to direct developable areas to lower quality soils.

7.7 Air quality - Improve local air quality

Strategy / Site allocations

- 7.7.1 Air Quality Management Areas (AQMA) are designated areas where priority action is required to meet local air quality objectives. The area may be a few streets or larger parcels of land. The Local Air Quality Management (LAQM) Final Action Plan reports on air quality monitoring and sets out the Boroughs improvement actions for air quality. There are four relevant AQMA's within Charnwood, particularly at Loughborough and Syston. There is another AQMA located in Mountsorrel, but this relates to particulate matter from the nearby quarry. A final AQMA is located at Great Central Railway, with a specific focus on sulphur dioxide. This area is a railway engineering shed and is unlikely to be affected by increased development in the Loughborough area.
- 7.7.2 An Air Quality Study has also been undertaken to inform the preparation of the plan and notes that air quality in the Borough is generally improving, with no exceedances of relevant objectives in 2018, despite four AQMAs remaining in situ. It is expected that the current trend of improvement will continue in future years. The study also notes that there are no significant impacts identified as a result of the development strategy.

Loughborough

- 7.7.3 In Loughborough there are two AQMA's. The first AQMA covers residential areas along the main arterial routes through Loughborough. This area was declared in 2001 due to road traffic emissions. The several major routes include the A6004, A6 Derby Road, A512 (Ashby Road), Warwick Way to the north and Shelthorpe Road to the south. The strategy involves an additional 2,166 dwellings at Loughborough and 2,254 at Shepshed. The traffic generated from these developments are most likely to contribute to air pollution given that they will involve traffic along nearby routes (though traffic from commuting farther afield will also contribute).
- 7.7.4 Approximately 1200 dwellings are proposed in the urban area itself, with some located near Leicester Road and Ashby Square. An increase in traffic in these areas may have a negative impact on air quality. Several sites will need to gain access directly onto affected routes, which can result in an increase in traffic and emissions. The good accessibility to services, public transport and jobs in the central areas should help to reduce any increase in traffic though. Another issue for several sites proposed for allocation will be their proximity to the AQMA at Derby road. This will increase the number of residential properties that are affected by poor air quality, which is a **minor negative effect**. It will be necessary for such developments to be designed to mitigate exposure to air quality and to introduce positive measures such as street trees and other urban greening. Developments in or near to the AQMA are required to prioritise sustainable modes of transport, which should help to offset negative effects.
- 7.7.5 The larger sites for allocation in Loughborough that are further south are not within proximity to existing AQMA's. However, car trips will be generated and these will undoubtedly access affected roads such as the A6004 and the A512.
- 7.7.6 In addition, the Loughborough Science Park could act as a major attractor of traffic from across the borough and further afield.
- 7.7.7 The traffic associated with the proposed strategy will likely worsen air quality, which is a negative effect. This could delay the potential revocation of the AQMA, which has been mooted given that there have been no recorded exceedances in pollution levels following the implementation of the inner relief road. It is likely that air quality will also continue to be positively affected by cleaner emission vehicles.

- 7.7.8 These factors should help to ensure that an increase in traffic can be managed and that significant effects can be avoided. The transition to electric vehicles is further supported through Policy CC6 (Electric Vehicle Charging Points) which seeks to expand the EV charging point network.
- 7.7.9 The Local Plan provides further policy provisions which contribute to minimising impacts.
- 7.7.10 Policy EV11 (*Air Quality*) directly relates to the safeguarding of AQMAs in the Plan area, and development is expected to ensure it does not impede the achievement of any air quality objectives. Development is also expected to ensure that air quality impacts do not result in unacceptable impacts on human health. The policy also takes a holistic approach to reducing emissions by referencing Policy CC5 (*Sustainable Transport*), seeking to reduce air pollutants through direct methods as well as protecting AQMAs.
- 7.7.11 Additionally, Policy CC4 (Sustainable Construction) states that new development that protects environmental resources including local air quality will be supported.
- 7.7.12 Policy DS1 (*Development Strategy*) encourages increased walking and cycling, whilst proposed Policy CC5 (*Sustainable Transport*) requires the proposed site allocations to maximise potential to access sustainable forms of transport.
- 7.7.13 Overall, the Plan is predicted to have **minor negative effects** in this location with regards to air quality.

Shepshed

- 7.7.14 In Shepshed there will be a large increase in development, which presents the risk of impacting air quality in the town centre and also on routes towards the M1/Loughborough. This is a **minor negative effect** as significant worsening of air quality is unlikely.
- 7.7.15 Monitoring locations at Ashby Road Central and Cow Hill suggest that air quality has improved in Shepshed over the last 10 years, and the average concentration of nitrogen dioxide is some way from the objective/ target levels. Further improvements in emissions reduction from vehicles should help to reinforce these trends. However, careful monitoring will be required to ensure that the large amounts of development in both Shepshed and Loughborough do not contribute to a worsening in these areas.
- 7.7.16 In addition, development has been proposed along a number of key routes, including the A512. Development has the potential to exacerbate pollutants in this area as a result. SUA1 encourages connectivity and access via walking, cycling and public transport. This should help to offset negative effects to an extent.
- 7.7.17 The Charnwood Air Quality Study notes that allocations in the Shepshed area should be considered cumulatively at the planning application stage. In addition, the presence of Newhurst Quarry Energy Recovery Facility and the recent variation of operations here, mean that developers at sites Fairway Road (PSH042) and Ingleberry Road (PSH138) should also consider emissions from that facility in their proposals

Service centres and 'other settlements'

- 7.7.18 Other localities within Charnwood do not contain declared AQMAs and are not at risk of exceeding air quality objective targets. The scale of growth involved will not lead to notable impacts in terms of pollution, and for the most part, there is access to alternative modes of transport that could help manage new development.
- 7.7.19 However, it is likely that growth in certain settlements will lead to increased trips into areas that are affected by air quality issues, so a contributing factor is likely. These issues are discussed above for Loughborough, Syston / Leicester, and Shepshed.
- 7.7.20 The Plan does seek to improve sustainable travel in rural areas, through policy CC5. However, without significant changes in the provision of public transport and local services, car travel is likely to be an important mode of travel.
- 7.7.21 In summary, development at Rearsby, East Goscote, Queniborough, Thrussington and Sileby could all lead to increased trips through the AQMA at Syston. All of the proposed growth in the Leicester Urban Area is also likely to contribute to pollution from trips into Leicester City itself, which is a **minor negative effect**.

General development

- 7.7.22 General development that occurs within proximity to AQMA's should have regard to the potential cumulative effects on air quality within the area.
- 7.7.23 Policies EV11 (*Air Quality*) and CC 4 (*Sustainable Construction*) will support development that protects air quality; as well as seeking mitigation measures to be secured for development in or adjacent to AQMAs.
- 7.7.24 A number of other Plan policies should also contribute towards the protection and enhancement of air quality in relation to general development. This includes:
- Policies E1 (*Meeting Employment Needs*), and CC5 (*Sustainable Transport*), seek to promote walking, cycling and increased use of public transport. In particular, Policy INF3 (*Local and Strategic Road Network*) requires a substantial proportion of spaces at large car parks to provide for electric charging points, supported by EV charging network expansion are sought through Policy CC6 (*Electric Vehicle Charging Points*). This will support a shift towards electric cars, which could be a **significant positive effect** in the longer term.
 - Policy INF 3 (*Local and Strategic Road Network*) also seeks to reduce congestion, which is positive in terms of managing air quality.
 - Policies EV7 (*Tree planting*) and EV9 (*Open Spaces, Sport and Recreation*) seek to increase tree cover and enhance green infrastructure, which can help to regulate air quality.
- 7.7.25 These are positive policies that should help to guide proposed site allocations as well as general development that comes forward.

Overall effects

- 7.7.26 With regards to the spatial strategy and proposed site allocations, a concentration of development in Loughborough and Shepshed is likely to have negative effects on air quality. However, this would be offset by other improvements in air quality such as low emissions vehicles and the promotion of modal shift. The Plan policies provide substantial support for such measures too.
- 7.7.27 The picture is similar for the AQMA in Syston and into Leicester, which is likely to be impacted by substantial new development in this area. In the longer term, planning infrastructure enhancements could help to alleviate traffic along these routes though.
- 7.7.28 Overall, a **minor negative effect** is predicted.
- 7.7.29 Policies within the Plan include support and encouragement for sustainable construction and sustainable transport, which will help to mitigate impacts. A strong focus on facilitating electric vehicles is also included, which could have a **significant positive effect** in the medium to long term by enabling an uptake and increasing the attractiveness of such options. There is uncertainty involved though, as consumer behaviour will also be a major contributing factor in the short to medium term
- 7.7.30 In terms of exposure to air quality and the impacts upon human health, the plan requires development within or adjoining an AQMA to secure appropriate mitigation measures and avoid impacts upon human health, which should help to ensure that new development is resilient.

7.8 Climate change - Reduce the impacts of climate change and reduce greenhouse gas emissions.

Strategy / site allocations

- 7.8.1 With regards to climate change resilience, development in any location ought to provide opportunities to introduce adaptive measures such as green infrastructure, design for natural cooling in buildings and SUDs. In this respect, the spatial strategy and site allocations are unlikely to have any particular effects with regards to resilience. The benefits are more likely to arise from site specific policies or general development management policies such as CC2 (SuDs), CC4 (Sustainable Construction) and CC5 (Sustainable Transport)
- 7.8.2 One area where climate change resilience is factored into the strategy though is the avoidance of areas of flood risk for almost all of the site allocations. There are also additional plan policies that seek to manage flood risk. There is an intention to ensure no net increase in surface water run-off, which should ensure neutral effects in this respect with regards to the site allocations.
- 7.8.3 In terms of negative effects, the loss of greenfield land on the fringes of settlements can contribute to an urban heat island effect. The loss of substantial amounts of land around and in-between Shepshed and Loughborough (i.e. new allocations, commitments and SUEs) could lead to a loss of the cooling effect of green space and adding additional homes could create more heat generating land uses. Other plan policies should help to minimise these effects such as CC4 (*Sustainable Construction*), which seeks to combat the heat island effect by introducing green infrastructure features. There will need to be a strong application of this policy to ensure that the net effect of development is not negative in this respect.
- 7.8.4 In other parts of the borough such as at the service centres and 'other settlements', the potential for this phenomenon is likely to be lower given the smaller extent of the built-up areas / greater amount of surrounding green space, and the lower amount of growth proposed.
- 7.8.5 With regards to greenhouse gas emissions, these are affected by overall levels of growth as well as the distribution and quality of development.
- 7.8.6 In terms of growth, the proposed housing and employment land is in line with identified housing needs. Delivering a higher number of homes to improve flexibility will lead to an increase in emissions. However, climate change is not an issue that is bound by local authority areas. Therefore, an increase in emissions in Charnwood could lead to reductions elsewhere (for example, if Charnwood meets a proportion of housing needs from Leicester City).
- 7.8.7 Location can, however, lead to differences in the amount of emissions from transport due to higher car use and more frequent / longer trips. Certain locations or types of sites (larger mixed-use with demands for heat) may also be more likely to support decentralised energy schemes.
- 7.8.8 The strategy focuses a large amount of housing growth in Loughborough/Shepshed and the Leicester Urban Area. These locations have generally good access to jobs, services and public transport. Therefore, new development should be less likely to generate long car trips (and associated emissions). The strategy also directs growth away from smaller villages and hamlets, meaning that most future growth will not take place in areas that are more reliant on cars (thereby limiting further emissions from transport).

- 7.8.9 Though some of the site allocations are not ideally located in terms of services and transport links (e.g. sites in Barrow (PSH461), Thrussington (PSH147 and PSH376), Thurstaston (PSH047) and Thurmaston (PSH476)), there are plan policies that ought to ensure that these factors are addressed. For example, proposed Policy CC5 (*Sustainable Transport*) requires development to be within 400m of public transport stops, and new routes secured if necessary. This should help to ensure that emissions as a result of car transport do not increase.
- 7.8.10 With regards to employment activities, there is a focus on industrial / warehousing. Whilst this follows the identified needs and growth sectors, it is likely to lead to an increase in emissions associated with freight.
- 7.8.11 There are no site-specific proposals to implement or connect to decentralised energy schemes. Therefore, Policies CC4 (*Sustainable construction*) and CC3 (*Renewable and Low Carbon Energy Installations*) will be relied upon to achieve a reduction in emissions and to explore whether such schemes are feasible. There is therefore a question mark over whether or not such improvements will be achieved for the larger strategic site allocations, but the provisions of Policy CC4 do seek to encourage the use of renewable and low carbon supply systems and connection to low carbon heat networks, as well as encouraging the design and layout of new buildings which enable low carbon energy generation to be installed now or at a later date, including district heating.
- 7.8.12 There is encouragement for emissions reductions which exceed Buildings Regulations where viable in the SUE/ site allocation policies too, but this is not a firm requirement. At the very least, large scale developments ought to demonstrate that emissions reductions are not feasible or would make schemes unviable (rather than simply demonstrating that measures have been considered). The government announced in January 2021 that there will be no restriction on local authorities to set higher standards for energy efficiency in new homes. There is therefore potential for the Local Plan to set more ambitious standards for development, rather than 'encourage'. In the medium to long term, the mandatory standards for new homes will most likely increase, but a large amount of new homes will be built in the short term. Emissions associated with new homes are significant over their lifetime and tackling climate change is an urgent challenge. Therefore, every effort must be made to ensure that new development is energy efficient.

General development

- 7.8.13 In relation to other forms of development and at non-allocated sites, the Plan sets out a range of policies that are of relevance to climate change resilience and mitigation. In terms of reducing travel and encouraging sustainable modes of transport the following policies are beneficial:
- Policy E1 (*Meeting employment needs*) supports employment locations and training schemes that reduce the need to travel;
 - Policy E3 (*Rural economic development*) supports improvements to electronic communications networks in less accessible locations;
 - Policies LUC1 (*Loughborough Policy*), SUA1 (*Shepshed Policy*) and T1 (*Town centres and Retail*) each promote the regeneration and use of Loughborough and Shepshed town centres. As accessible locations, this should help to reduce reliance on out-of-town locations.

- Policies EV9 (*Open Spaces, Sport and Recreation*) and T2 (*Protection of Community Facilities*) seeks to ensure local access to community facilities, open space and recreation, which would reduce the need to travel to access such facilities.
- Policy CC5 (*Sustainable Transport*) seeks to achieve a shift to sustainable modes of transport by encouraging the use of public transport, walking and cycling;
- Policy INF3 (*Local and Strategic Road Network*) puts sustainable transport improvements first in terms of mitigating impacts on road networks.
- Policy CC6 (*Electric Vehicle Charging Points*) seeks to support and expand the use of alternative and more sustainable modes of transport.
- ENV7 (*Tree Planting*) should see an overall increase in the number of trees across the borough, which can help to reduce carbon emissions by acting as a 'carbon sink'.

7.8.14 In combination, these policies are predicted to have **minor positive effects** with regards to a reduction in greenhouse gas emissions. Whilst they are beneficial policies, they are similar to the existing policy framework and unlikely to lead to a radical change in travel behaviour.

7.8.15 With regards to energy and resource use, there are two policies within the Plan of most relevance. Policy CC4 (*Sustainable Construction*) seeks to achieve a reduction in carbon emissions and encourages high standards of energy efficiency, low embodied carbon, renewable and low carbon supply systems, and in particular, residential development is required to meet the Building Regulations optional water efficiency requirement of 110 litres/ per person per day. Whilst this is a positive stance, it cannot be guaranteed that developments will deliver the energy efficiency and carbon savings that are sought. For this reason, the effects are not considered to be significantly positive in this respect.

7.8.16 Policy CC3 (*Renewable and Low Carbon Energy Installations*) mirrors national policy and is therefore unlikely to have significant effects. However, by identifying areas that are suitable for wind energy, this gives developers clarity as to which areas are likely to gain support. This is a more proactive approach and should therefore encourage more applications for energy schemes, which is a minor positive effect.

7.8.17 With regards to climate change resilience in general there are several policies that encourage or require improvements to green infrastructure (which can help with urban cooling, habitat resilience, flood risk) and also flood risk specifically:

- Policy DS5 (*High Quality Design*) sets out a general commitment to climate change adaptation;
- Policies EV1 (*Landscape*), EV2 (*Green Wedges*) and EV3 (*Areas of Local Separation*) protects open spaces, landscape character and contributing landscape features supporting resilience;
- Policies EV4 (*Charnwood Forest and the National Forest*) and ENV7 (*Tree Planting*) seek to increase tree coverage, which has benefits in terms of adaptation;

- Policy EV5 (*River Soar and Grand Union Canal Corridor*) seeks enhancements to the green infrastructure corridor, including its biodiversity value and strategically important links to the wildlife network as well as water quality to improve resilience;
- Policy EV6 (*Conserving and Enhancing Biodiversity and Geodiversity*) requires a net gain in biodiversity, which ought to have knock-on benefits in terms of resilience;
- Policy CC1 (*Flood Risk Management*) mirrors national flood management policy;
- Policy CC2 (*Sustainable Drainage Systems (SUDs)*) sets out the need to implement SUDs. Whilst positive, it is not a significant departure from the current policy framework;

7.8.18 In combination, these policies are predicted to have **minor positive effects** in terms of climate change adaptation. The effects could potentially be significant in the longer term depending upon the nature of habitat enhancements, the location and scale of tree planting, and the application of design standards to ensure that new development is resilient to anticipated changes in climate.

Overall impacts

7.8.19 The Plan is predicted to have mixed effects.

7.8.20 With regards to climate change resilience, the release of large development sites could potentially lead to negative effects in terms of a heat island effect in Loughborough and Shepshed in particular. However, a range of policies exist that should help to ensure these effects are mitigated. Furthermore, there are general policies that apply to all development that should help to increase the amount of green infrastructure across the borough and manage flood risk. On balance, the effects are therefore likely to be **neutral**, or potentially **minor positives** in the longer term.

7.8.21 With regards to climate change mitigation, the Plan strategy is predicted to have broadly neutral effects. The exception is for the approach to employment, which focuses on sectors that can increase greenhouse gas emissions (though in the long term the emergence of electric vehicles will reduce this issue, especially if the national grid is progressively decarbonised).

7.8.22 There are a range of supporting Plan policies that seek to achieve reductions in emissions, and these are likely to be successful where firm requirements are made (such as the need to deliver higher standards of water efficiency and increased tree coverage).

7.8.23 The majority of new development that comes forward through the SUEs and the site allocations ought to be of a higher standard than might otherwise be the case, but this depends upon developers responding to the Plan policies proactively.

7.8.24 Other carbon emissions savings could be achieved through the Plan's focus on sustainable transport, requiring support for electric charging points and by identifying locations suitable for wind energy schemes.

7.8.25 On balance, the Plan is likely to lead to a reduction in carbon emissions (i.e. the positive measures outweigh the increases in emissions that could occur due to the strategic approach to employment), which is a **minor positive effect**.

7.9 Historic environment - *Conserve and enhance the historic environment, heritage assets and their settings.*

Leicester urban fringe (Glenfield, Thurmaston, Birstall, Syston)

- 7.9.1 Effects of development in Thurmaston / Birstall are predicted to be **neutral**. The sites are either industrial in nature, or on the edge of established housing estates. None of the sites contain important heritage assets, nor do they contribute positively to the character of the settlements. However, Site PSH463 lies adjacent/ near to an Archaeological Interest Area where necessary archaeological investigation will be required prior to development. Policy mitigation could be enhanced through specific provisions for timely archaeological investigation prior to development on sites containing or lying adjacent to interest areas.
- 7.9.2 There is a site allocated within the urban area of Syston in the Conservation Area. Whilst this is in a central location in the Conservation Area (and is adjacent to listed buildings), the buildings and uses on this site are currently not in keeping with the character of the Conservation Area. Development on the site therefore has the potential to enhance the built environment if sensitively designed. There is no site-specific policy but policies DS5 (*High Quality Design*) and EV8 (*Heritage*) would be applied, which should ensure that development is in keeping with the character of the surrounding areas; making use of materials and architecture that contribute positively to the townscape. **Minor positive effects** are predicted.
- 7.9.3 A large site is proposed on the urban fringes of Syston which contains areas of archaeological interest. There is a requirement for development here to be informed by a heritage strategy, which would presumably involve the measures that would be required to address archaeological issues. In this respect, a **neutral effect** is predicted.
- 7.9.4 There are no other heritage assets in close proximity to this large site, though the settlement of Barkby is nearby (which contains several heritage assets and is characterised by a countryside setting). The North East of Leicester SUE already introduces significant growth in this location though. Additional growth at Syston is not likely to lead to additional significant effects but does further reduce areas of countryside in this location (which are an important feature). The Plan responds to this potential issue by requiring development to be informed by a heritage strategy. Therefore, **neutral effects** are predicted.
- 7.9.5 At Glenfield, the sites proposed for allocation to the south of the Leicester Western Bypass are not within close proximity to any designated heritage assets or are there any buildings identified for their local value. In this respect, effects are **neutral**.

Loughborough

- 7.9.6 There are sites that fall within or adjacent to the Conservation Area and/or contain listed buildings.
- 7.9.7 At some sites, it ought to be relatively easy to avoid harm to the historic environment, and perhaps achieve enhancement (for example, through regeneration of brownfield land that improves historic townscape settings).
- 7.9.8 There are allocated sites adjacent to Conservation Areas that do not add to their character, and redevelopment ought to improve the built environment (for example, sites at Lemyngton Street, Land at True Lovers Walk / Frederick Street, Station Avenue, Leicester Road/Aumberry Gap, Market Street, and the Former Limehurst

Depot). These are **minor positive effects**. There are other sites that contain heritage assets, but site-specific policies should ensure that important features are retained.

- 7.9.9 At two sites though, there could be potential negative effects on heritage that are more difficult to avoid (for example; Rosebury School site - which could involve the loss of a listed building, the Southfields Council Offices – which could involve the loss of a locally listed building, and Land off Leicester Road – which could change the open nature of Loughborough Chapels). The Plan policies that seek to secure high quality design and protect heritage ought to help manage negative effects, in particular Policy D3 (HA24) requires the retention of the locally listed Old Southfields buildings unless adequately compensated for.
- 7.9.10 There are also policy clauses for specific sites. For the Southfields Council Offices site retention of the locally listed building is sought, but not required. Should loss occur, an exceptional development is required that enhances the character of the area. This offsets the negative effects to an extent but does not ensure that an asset will not be permanently lost.
- 7.9.11 Two large sites are proposed to the south of Loughborough, both of which are close to a number of heritage assets. In the immediate vicinity to the sites is Moat House Grade II Listed Building (Sites PSH106 / PSH21) and Reynalls Grade II listed buildings (site PSH255).
- 7.9.12 The Reynalls building sits within a small residential area (Woodthorpe) and is surrounded by newer buildings that are not in keeping with its character. New development on a large site would not be immediately visible, and so in this respect no effects are predicted. Though the approach to Woodthorpe is somewhat open in nature and adds to the 'rural' feel of this settlement, it is not considered to be integral to the Reynalls building, and so **neutral effects** are predicted.
- 7.9.13 The Moat House Building has an open countryside setting, but this is unlikely to be affected directly by development as it is very well screened and policy requirements to ensure that it remains screened. It is currently at the edge of the settlement area, which reflects its original use as a Park Keepers lodge. Large scale new development will mean that it no longer retains this setting.
- 7.9.14 Outwoods Farmhouse and Buildings are Grade II buildings at the edge of the Charnwood Forest. An open / agricultural setting is important. A large-scale development to the north east will reduce this open setting somewhat, but significant areas of open space will remain. Therefore, any impacts would be minor. General plan policies (EV8 *Heritage*) ought to ensure that negative effects upon the setting of this asset are avoided.

Shepshed

- 7.9.15 The effects on heritage assets from expansion at Shepshed would not be anticipated to be significant, given that there are very few designated heritage assets, locally important assets or potential archaeological remains at the urban fringe. Therefore, **neutral effects** are predicted.
- 7.9.16 Plan policies that support high quality design should help to ensure that the effects on townscape are minimised.

Service Centres (Anstey, Sileby, Rothley, Quorn)

- 7.9.17 At Anstey, large greenfield allocations in the south west of the settlement are likely to affect the countryside setting and southern views into and out of the designated Conservation Area. Under Policy SC1 (*Service Centres*) growth at Service Centres is required to contribute to and build upon the unique characteristics of the centres and their heritage values and further protection of Conservation Area values is provided through Policy EV8 (*Heritage*), however residual **minor long-term negative effects** are considered likely.
- 7.9.18 At Rothley, development at the settlement edge would not be anticipated to be significant, given that there are very few designated heritage assets, locally important assets or potential archaeological remains at the urban fringe. Therefore, **neutral effects** are predicted. However, a small allocation is made to the east, which is adjacent to a listed Grade II Barn at Woodcock Farm (PSH53). The heritage asset has already been affected by modern development; detracting from its original setting. Development at the site could improve the setting with high-quality design that contributes to an improved townscape in the vicinity of the A6. The additional site allocated at Rothley (PSH492) is not sensitive to development from a heritage perspective.
- 7.9.19 At Quorn, a relatively large site is allocated outside the main settlement, but whilst fairly close to a Grade II listed building (One Ash), it is not likely to have a significant effect. One Ash is very well screened, is set back considerably from the road, and remains surrounded by open space. Therefore, **neutral effects** are predicted.
- 7.9.20 At Sileby, the larger sites outside of the settlement are unlikely to have effects on heritage assets as they are not within close proximity or identified as being of local importance. There are smaller sites in the Conservation Area too, but these are of poor quality and their development will not have adverse effects on the character of the area (in fact there should be enhancement with the application of high-quality design as per Policy DS5). However, site PSH261 (Land off Holmefield Drive) will result in the loss of greenfield land north of the Conservation Area and is likely to affect the setting and views into and out of the designated area in this respect. Plan policies, including Policy EV8 (*Heritage*) are likely to minimize effects, however **residual minor long-term negative effects** are considered likely.
- 7.9.21 At Barrow-upon-Soar, all but one proposed development locations are not constrained by any known historic features or designated assets. Therefore, **neutral effects** are predicted. The site at Cotes Road (PSH484) is adjacent to a cemetery with locally listed buildings, but there is a specific policy clause that seeks to ensure that development does not affect the setting of heritage assets or the tranquility of the cemetery. This ought to ensure that negative effects are avoided.

Other settlements (Queniborough / East Goscote / Rearsby / Hathern / Cossington, Thrusington, Thurcaston)

- 7.9.22 Both site allocations in Queniborough fall within areas of potential archaeological interest. Development will be captured by the provisions of Policy EV8 (*Heritage*) which seeks to conserve and enhance archaeological assets. With appropriate on-site investigation prior to development it is considered likely that significant negative effects can be avoided.
- 7.9.23 With regards to local and designated heritage assets, no effects are likely as both sites are some distance away from the main areas of importance in the Conservation Area and the sites are not of special character.

- 7.9.24 At East Goscote, the allocated site is not within proximity of any heritage assets and does not contribute to the setting of any assets that are further afield. Therefore, **neutral effects** are predicted.
- 7.9.25 At Rearsby, the site proposed for allocation (PSH100 off Gaddesby Lane) is adjacent to the Conservation Area. Although it does not contain any heritage assets, it will need to be designed sensitively to ensure that the open nature of the settlement fringes are maintained. This site is in a gateway location into Rearsby, and so could affect the character of the Conservation Area if designed poorly.
- 7.9.26 There are no site-specific policies, and so there will be a reliance mostly on policies DS5 (*High Quality Design*) and EV8 (*Heritage*). Provided that development responds positively to the Conservation Area and is of high-quality design, negative effects ought to be avoided. However, in the absence of site-specific policies and requirements, satisfaction of the policies are open to interpretation to an extent. There is therefore a degree of uncertainty.
- 7.9.27 At Cossington, site PSH260 is allocated for housing development. This is outside the setting of the Conservation Area, and therefore less sensitive than alternative locations in this respect. There are no heritage assets likely to be negatively affected by growth, and the form of the settlement will not change significantly.
- 7.9.28 Plan policies EV8 (*Heritage*) and DS5 (*High Quality Design*) should help to manage impacts. As a result, **neutral effects** are predicted.
- 7.9.29 At Hathern, sites PSH305 and SH33 are set back from the road, and though they are within fairly close proximity to the Conservation Area or listed assets the sites are not of high quality and are unlikely to have notable effects. As a result, **neutral effects** are predicted. Site PSH413 is on the urban fringe and is adjacent to relatively modern development. There are no heritage assets of important views that would be affected by development and so **neutral effects** are predicted.
- 7.9.30 The site proposed for allocation in Thurcaston (PSH47) lies partially within the Conservation Area and in the setting of the Grade II listed Thurcaston Grange. Development has the potential for direct negative effects, particularly through the loss of greenfield land and tree coverage within the Conservation Area. Boundary screening could reduce the significance of effects, and the site-specific policy supports 'a bespoke design approach that takes account of a Conservation Area Appraisal. These measures mean that residual effects are **minor**.
- 7.9.31 At Thrussington, Site PSH376 (Land off Old Gate Road) lies adjacent to the Grade II listed Wreake House and lies partially within an Archaeological Alert Area. The Plan policies are likely to ensure that significant effects are avoided, and a site-specific clause requires layout to be informed by the Conservation Area Character Appraisal. Site PSH147 is in a less sensitive location, away from the core of the settlement. Plan policies seeking to deliver high quality design ought to ensure **neutral effects** are generated.
- 7.9.32 No sites are allocated in Wymeswold. However, an overall plan target is set out for this village, which will need to be addressed through the Neighbourhood Plan. The potential for impacts on heritage ought to be addressed through this process, particularly if sites are selected for inclusion in the Neighborhood Plan.

General development

- 7.9.33 The spatial strategy policy itself (DS1) does not explicitly set out the need to protect and enhance the special historic character of Charwood's settlements.

- 7.9.34 Despite the spatial strategy not referring to heritage, it is explicitly covered by Policy EV8 (*Heritage*), and Policy DS5 (*High Quality Design*). Together, these policies set out the need to protect and enhance the historic environment and the quality of built environments. This should ensure that general developments do not lead to significant negative effects.
- 7.9.35 In addition, there are several other policies that can make a positive contribution towards the special character of Charnwood's places. For example, trees are important to the character of several Conservation Areas across the borough, so Policy EV7 (*Tree Planting*) ought to be positive.
- 7.9.36 Likewise, Policies EV1 (*Landscape*), EV2 (*Green Wedges*) and EV3 (*Areas of Local Separation*) which seek to protect and enhance landscapes has synergies with the heritage policy, as the historic environment is often interlinked with the landscape and natural environment.
- 7.9.37 The Plan has a strong focus on the regeneration of Shepshed and Loughborough, which is likely to lead to an improvement in the built environment in these locations. Ensuring that centres are vibrant and make efficient use of space is positive with regards to the historic environment as it helps to reduce vacant spaces and buildings, whilst increasing interaction with the public realm. Provided that development is respectful of existing character (which policies DS5: *High Quality Design* and EV8: *Heritage* address) then **minor positive effects** are predicted in this respect.
- 7.9.38 A number of other policies make a minor contribution towards a higher-quality built environment, which ought to be beneficial for heritage. For example:
- Requiring sustainable transport infrastructure to be well-designed and to contribute to high quality places (Policy CC5 – *Sustainable Transport*).
 - Requiring rural exception sites to be well-related to and respectful of settlement character (Policy H4 – *Rural Exception Sites*).
 - Seeking to avoid clusters of takeaway uses which can detract from the retail focus of centres and protecting historic shopfront features (Policy T1 – *Town Centres and Retail*).
 - Supporting interaction with cultural and natural attractions such as the Grand Union Canal and the Charnwood Forest (Policy EV4 – *Charnwood Forest and the National Forest*).
- 7.9.39 On balance, the Plan policies are predicted to have **minor positive effects** with regards to the protection and enhancement of the historic environment (when related to general development).

Overall effects

- 7.9.40 In general, the strategy directs growth away from very sensitive locations with regards to the historic environment. For example, no development is located at the sensitive settlements within Charnwood Forest such as Newton Linford, Woodhouse Eaves and Swithland, and none is allocated to the smaller villages in the rural north-east such as Cotes, Prestwold, Burton on the Wolds, and Hoton. This is positive from a borough-wide perspective.
- 7.9.41 Most of the site allocations are in areas that do not contribute positively to the character of their respective settlements, and so impacts on heritage are either unlikely or could be positive (for example in Loughborough there are poor quality sites that reduce the

quality of the area rather than supporting it). In this respect, the Plan has mainly **neutral effects** / some **minor positives**.

- 7.9.42 There are several site allocations identified where negative effects could occur though. At Anstey, Sileby, Thurcaston, Thrussington and Rearsby, site allocations are adjacent to or within the respective Conservation Areas, and there is therefore potential for the character of these areas to be affected negatively. The effects are not predicted to be significant as there are no designated or locally important assets on these sites, and there are plan policies dedicated to protecting heritage and securing high quality design (including site specific clauses which seek to ensure bespoke design that is informed by Conservation Area Appraisals). Overall, negative effects ought to be possible to avoid or would be **minor**, but there is an element of uncertainty.
- 7.9.43 The supporting Plan policies should help to minimise effects associated with site allocations to an extent, and for a range of sites, specific clauses have been drafted.
- 7.9.44 In terms of general development principles and other elements of the Plan, mostly **minor positive effects** are predicted, which should help to achieve improvements in terms of the wider public realm and town centres.

7.10 Population – Reduce poverty and deprivation

Leicester Urban Area (Glenfield, Thurmaston, Birstall, Syston)

- 7.10.1 The allocated sites located within and around Syston fall within areas that are recorded as being the 20 – 40% and 40 – 60% most deprived areas in England. This is the same for sites that are allocated in Glenfield, Thurmaston and Birstall. Broadly speaking, these are mixed, but with pockets of relatively low levels of deprivation, and so development is unlikely to have a major effect (either positive or negative) with regards to deprivation and inequalities.
- 7.10.2 Development in these areas could however help to provide a degree of affordable housing for communities in central parts of Syston and Leicester City itself, where there are higher levels of deprivation, which is a positive effect.
- 7.10.3 New development at larger sites can help to deliver improvements to social infrastructure, and Policy LUA1 (*Leicester Urban Area*) seeks to ensure the timely and coordinated delivery of infrastructure to support sustainable communities, including measures which seek greater levels of accessibility
- 7.10.4 There are policies within the plan that seek to secure developments that improve the quality of areas. For example, DS5 (*High Quality Design*) seeks to achieve safe and attractive developments that encourage social interaction. Policy EV9 (*Open Spaces, Sport and Recreation*) will require sites proposed for allocation to provide open space in accordance with published standards, and several policies such as Policy CC5 (*Sustainable Transport*) seek to enhance accessibility. These elements should help improve links between new and existing communities, which could possibly benefit areas of deprivation if new facilities are present on new developments. However, most of the deprived areas are some distance away from sites allocated for housing, so the effects are likely to be limited in this respect.
- 7.10.5 Overall **neutral effects** are predicted. Though development in this location could provide housing for communities, those directly adjacent have relatively low levels of deprivation. Whilst there are some plan policies that should ensure social infrastructure is secured through new development, there are no specific policies that directly relate to reducing deprivation inequalities in areas that are adjoining the existing built up area of Leicester. Furthermore, increased development in these locations could possibly lead to additional pressure on road networks, causing congestion and air quality issues in deprived areas within Leicester (albeit minor).

Loughborough

- 7.10.6 Though the majority of allocated sites in Loughborough are within areas of 0 – 20% most deprived, 20 – 40%, 40 – 60% areas of deprivation, a number of larger site allocations in the central areas are located within or adjacent to areas of high deprivation (0-20%), and could therefore help to provide enhanced housing, social infrastructure and improvements to the public realm in these areas. Larger scale development with links to deprived areas can improve access to facilities and good quality environments if designed to be inclusive and respond to the existing environment. These are **minor positive effects**.
- 7.10.7 Policy LUC1 (*Loughborough Urban Centre*) seeks to ensure that development in Loughborough helps to benefit the deprived communities in this settlement. The policy supports development that improves connectivity with surrounding settlements. This is positive, but the benefits cannot be assured.

7.10.8 Positive effects will also be partly dependent upon the application of Plan policies that seek to enhance social infrastructure and the environment.

Shepshed

7.10.9 In Shepshed, the allocated housing sites are mostly located on the urban fringes. The majority of these sites are within areas or adjacent to areas that are 20 – 40% and 40 – 60% quintiles of multiple deprivation.

7.10.10 Future development in these areas may involve improvements to existing infrastructure such as roads, and community infrastructure (such as schools, open space and healthcare). This could have benefits for existing communities and create attractive sustainable places. However, there are no guarantees that such benefits would be felt by deprived communities. Development to the south of Shepshed is perhaps more likely to offer benefits to communities in the central areas as it could create jobs and social infrastructure within walking distance.

7.10.11 In addition, there is a newly allocated employment site in Shepshed at 'ES8 Employment Land Off Fairway Road'. This will create opportunities for new jobs that could potentially be taken up by those in areas of higher deprivation.

7.10.12 Policy SUA1 (*Shepshed Urban Area*) seeks to ensure that development in Shepshed helps to benefit the deprived communities in this settlement. The policy supports development that improves connectivity with surrounding settlements. Overall **minor positive effects** are considered likely, but the benefits cannot be assured. Positive effects will also be partly dependent upon the application of Plan policies that seek to enhance social infrastructure and the environment.

Service Centres (Anstey, Rothley, Sileby, Quorn, Barrow-upon-Soar, Mountsorrel)

7.10.13 The sites allocated within Sileby and east of Rothley are broadly within areas with low levels of deprivation (80 – 100% least deprived areas). Therefore, development is unlikely to have a notable effect on communities of need.

7.10.14 The allocated housing sites in Anstey fall broadly within areas categorised as being in the 20 – 60% deprived range. Whilst development could bring some environmental improvements and social infrastructure, the effects upon the most deprived communities and in terms of reducing deprivation are potentially more limited. That being said, there are pockets of deprivation to the central north parts of the settlement; the creation of a new country park, and a fairly large amount of additional growth in the settlement could help to improve social infrastructure for these communities, which is a **minor positive effect**.

7.10.15 At Barrow-upon-Soar levels of deprivation are low and the proposed housing allocations are unlikely to have any effect with regards to poverty and deprivation. Thus, **neutral effects** are predicted here.

Other settlements (Queniborough, Cossington, East Goscote, Hathern, Rearsby, Thrussington, Thurcaston Wymeswold)

7.10.16 These settlements have low levels of deprivation, with the allocated sites all falling within the 60-80% or 80-100% least deprived areas.

7.10.17 Though development could put pressure on existing community facilities, development on the larger sites (such as at East Goscote) could also bring on site improvements or contributions to nearby facility enhancement.

7.10.18 The effects on deprivation and inequality are predicted to be negligible though given the low levels of deprivation involved.

General development

7.10.19 The Draft Local Plan includes policies that could help to reduce inequality and tackle poverty. For example:

7.10.20 Policy T2 (*Protection of Community Facilities*) seeks to protect community facilities, which play an important role in creating and maintaining a sense of community identity and social capital. Such facilities are also important in supporting minority groups.

7.10.21 Policy E1 (*Meeting Employment Needs*). This focuses on meeting the economic needs of the borough whilst supporting wider needs within Leicester. The policy seeks to provide employment and training schemes which maximise local access and help to address skills deficits in the local population. It is possible that residents in deprived areas could benefit from access to jobs and training opportunities.

7.10.22 Policies LUC1 (*Loughborough Urban Centre*) and SUA1 (*Shepshed Urban Area*) have a focus on the regeneration of these centres where some of the more deprived communities in the borough are located. Improvements to town centres generally could help reduce poverty through the creation of job opportunities, improved access to facilities and a higher quality public realm.

7.10.23 Several policies contain requirements to protect and enhance environmental factors such as green space, public realm, tree coverage and flood risk. These could all contribute to better environments to live within. It is possible that all residents, including those from deprived areas could benefit from such environmental improvements.

7.10.24 Though there are no large allocations in rural areas, there are Policy E3 (*Rural Economic Development*) seeks to enable and support viable rural economies. This could have minor benefits with regards to inclusion of rural communities, as one of the main issues in rural areas is lack of access to services and facilities.

7.10.25 Whilst there are positive policies within the Plan, there are no measures that would directly secure a reduction of deprivation inequalities and the 'gap' between more affluent areas compared to the most deprived areas. It should be acknowledged that there are a multitude of factors that influence deprivation, many of which the planning system cannot address.

7.10.26 In combination, these policies are predicted to have **minor positive effects** overall.

Overall effects

7.10.27 The strategy seeks to maximise brownfield regeneration before the release of greenfield land (brownfield land is generally in less deprived areas). In this respect, there could be benefits in terms of addressing poverty, because new development could provide affordable homes and improve social infrastructure. Furthermore, the location of employment land is broadly accessible to deprived communities by public transport, which could help improve access to jobs.

7.10.28 There are no direct policies that relate to reducing deprivation within Charnwood, however policies seek to enhance connectivity, protect the environment and provide appropriate infrastructure which in combination could benefit deprived areas, particularly in Loughborough and the Leicester Urban Area. Some benefits could also arise for communities in Anstey and Shepshed (through the provision of new social infrastructure and job opportunities associated with construction). Consequently, **minor positive effects** are predicted.

7.10.29 Residents in deprived communities at Shepshed and Loughborough ought to be able to benefit from a wide range of employment opportunities, including growth at existing Local Plan allocations and a new site at Shepshed. These too are **minor positive effects**.

7.10.30 There is substantial growth in areas that could generate increased traffic into areas that are deprived (such as in Leicester and in parts of Loughborough). Without improvements in road and sustainable transport infrastructure, negative effects on such communities could occur. This is an uncertain **minor negative effect** alongside the positive effects discussed above.

7.11 Population - Promote healthy and active lifestyles in the Borough

Strategy / site allocations

Leicester Urban Area (Glenfield, Thurmaston, Birstall, Syston)

7.11.1 The smaller sites in the urban area of Thurmaston and Syston are within walking distance of a GP surgery or are accessible by short bus journey (i.e. within 800m).

7.11.2 At the urban fringes, the larger sites proposed for allocation are not within ideal walking distance, but nevertheless, there is a GP surgery in the settlements that could accommodate new development (assuming adequate contributions are secured as per the requirement of the relevant infrastructure policy in the Plan.).

7.11.3 The nearby Sustainable Urban Extension will also include a new health centre that could provide an alternative choice for new communities in the Leicester Urban Area (though not on foot).

7.11.4 In terms of access to health facilities, the effects are therefore **neutral** (i.e. the baseline position is unlikely to change).

7.11.5 With regards to active lifestyles, there are several factors that can contribute to whether people choose active modes of travel and the extent to which they engage in recreation and leisure. One factor is the walkability of neighbourhoods, including access to local facilities.

7.11.6 In this respect, all of the sites within the urban area are within walking distance of a primary school, convenience stores / mini markets, and are accessible by public transport (or cycle in some locations) to a secondary school. This means that there is choice in relation to modes of travel.

7.11.7 There are local mini-markets and a large supermarket within the Thurmaston area that will service new development in the Leicester Urban Area (including at Syston), but

these are not likely to encourage walking and cycling given their distance to proposed site allocations.

7.11.8 Another important factor is access to open space/ recreation and formal opportunities for play and sports. In this respect, new communities in the Leicester Urban Area should have good access to Watermead Country Park (though not on foot for those at Syston). In terms of walkable spaces, sites within the Syston urban area have good access to sports pitches and play spaces, though the facilities associated with some could be improved (possibly through contributions from new development).

7.11.9 The sites at the urban fringe are large enough to support on-site open space and are also within walking distance to existing areas such as Deville Park, which should help to promote recreation.

7.11.10 Overall, development in this area is likely to have a minor positive effect with regards to active living. There are some local facilities to serve new communities, and it is presumed that new open space would be secured as required. Development also presents an opportunity to improve some of the local facilities (such as poor-quality changing facilities). Significant improvements in health are not expected though.

Loughborough

7.11.11 All of the sites proposed for allocation within the urban area are within walking distance of a GP. The majority of the larger sites are located in the urban center and are within 400m of a GP, whilst others are within 800m. There is a range of healthcare facilities in the urban area that could accommodate the level of growth involved (presuming contributions are made that help to enhance provision). In this respect, the location of new development in Loughborough is a **minor positive effect**.

7.11.12 The sites proposed for allocation at the urban fringes are not well related to existing health care facilities in terms of active travel. Most of the sites are over 1200m away and therefore are unlikely to promote alternative modes of travel. That being said, the range of GP services in the urban area ought to provide choice for new communities. None of the new developments are large enough to provide the critical mass for new health care facilities on site. However, there may be a need for additional health care to support an increase in 2,079 dwellings for Loughborough (beyond committed development). It is presumed that contributions will support enhancements, but it is unclear how these would be applied (i.e. expansion to existing surgeries / satellite facilities / new facilities) and will be determined by the Clinical Commissioning Group and healthcare providers. **Neutral effects** are predicted in relation to the urban fringe sites as access is unlikely to be notably better or worse than at present.

7.11.13 With regards to recreation the sites within the urban area have very good access to a range of leisure and recreation facilities including sports pitches, leisure centres, places of prayer, a library, community halls, youth centres and allotments. New housing should therefore be very well placed to support healthy lifestyles, which is a **minor positive effect**.

The urban fringe sites have poorer access to existing facilities (by non-car modes), but do have the potential for better access to the countryside. The scale of the sites ought to allow for on site improvements to open space, and Policy EV9 (*Open spaces, sport and recreation*) and EV10 (*Indoor Sports Facilities*) should ensure that any deficiencies are addressed. This could therefore lead to **minor positive effects**.

Shepshed

- 7.11.14 The majority of proposed locations for development are at the urban fringes.
- 7.11.15 Broadly speaking, none of the sites are in walking distance of existing health facilities in Shepshed. Whilst there is still access to facilities in the urban area, this would not be through active travel. It is unclear whether satellite health facilities or new facilities would be secured to help address this issue as this will be determined by the Clinical Commissioning Group and healthcare providers. Therefore, a **minor negative effect** is predicted, given that the large scale of additional development could put pressure on existing facilities (only two healthcare centres) and will not be accessible on foot.
- 7.11.16 With regards to recreational opportunities; access to sports pitches, leisure facilities and green space in the urban area is more limited compared to Loughborough, and so **neutral effects** are predicted. At the urban fringes, access is poorer still, but there is opportunity for greater access into the countryside. To ensure that such positive effects are obtained it is recommended that a comprehensive green infrastructure strategy is prepared which seeks to enhance access to green space (as well as addressing biodiversity enhancement and flood management). An uncertain **minor positive effect** is predicted in this respect.

Service Centres (Anstey, Rothley, Sileby, Quorn, Barrow-upon-Soar)

- 7.11.17 In Anstey, the majority of proposed sites are adjacent to the urban area of Anstey and are not within ideal walking distance from health services (being over 1.1km away). Nevertheless, there is access to healthcare within the settlement with links to public transport. Additionally, the smaller sites situated in the urban area are within much closer proximity to services. The amount of growth involved may not create a critical mass for new facilities, but it is presumed contributions to enhanced provision would be made. **Neutral effects** are predicted as access to healthcare is unlikely to be notably worse or better.
- 7.11.18 Despite the fact that larger sites on the periphery of the settlement are being proposed, there is good access to open space in the settlement, and the opportunity to enhance green infrastructure on sites that are currently agricultural land. To ensure that developments flow into one another and encourage the use of green space, it would be beneficial to adopt a green infrastructure strategy that spans the corridor of new development along the west of this settlement. A site-specific clause alludes to this, by stating that a coordinated approach to development is required, and the establishment of a country park. In this respect, potential **significant positive effects** could be generated.
- 7.11.19 At Rothley, the sites are not within reasonable walking distance of current health facilities in Rothley. Whilst a new health facility is mooted for the Birstall Sustainable Urban Extension, this has not yet been confirmed, and would still be further than an ideal walking distance. Access to healthcare is likely to be slightly worse due to these physical restrictions, and so **minor negative effects** are predicted.
- 7.11.20 With regards to recreation, the sites would have good access to the Broadnook Country Park, which is proposed as part of the Birstall Sustainable Urban Extension. There is also reasonable access to existing open space, a leisure centre and community buildings. New communities here should therefore have the conditions to encourage healthy lifestyles, which is a **minor positive effect**.

7.11.21 Although the majority of sites at Barrow-upon-Soar are not within reasonable walking distance of existing health care facilities, the site 'Land off Cotes Road' (PSH484) is within walking distance of the surgery on High Street.

7.11.22 Furthermore, the scale of growth involved could potentially be accommodated at existing and planned facilities (presuming contributions are secured as per the requirement of the relevant infrastructure policy in the Plan). There are also public transport links. Access to healthcare is unlikely to be significantly worse or better, and so **neutral effects** are predicted.

7.11.23 With regards to open space, sites PSH391 ('Land to South of Melton Road, Barrow') and PSH392 ('Land off Melton Road, Barrow') are within close proximity to Millennium Park, and Site PSH484 ('Land off Cotes Road') could take opportunities to link to nearby recreation such as local wildlife sites and the Grand Union Canal, both of which support recreation and healthy lifestyles. There is also a library, local community halls and sports clubs and water-based recreation in the central areas of Barrow-Upon Soar. New communities here should therefore have the conditions to encourage healthy lifestyles, which is a **minor positive effect**.

7.11.24 At Sileby there are two healthcare facilities, which are accessible on foot to the two sites proposed for allocation within the existing settlement boundary. The site at the urban fringes is farther away but could still access facilities by public transport or car. In this respect, **neutral effects** are predicted.

7.11.25 With regards to open space and recreation, the site has good access to the 'countryside' which could perhaps be enhanced. Overall, **neutral effects** are predicted.

7.11.26 The site proposed for allocation in Quorn is not within ideal walking distance to the health facilities in the settlement. However, it is at least accessible easily by public transport or car. The site is not currently used for recreational purposes, nor does it provide visual amenity for certain homes.

7.11.27 With regards to recreation, the site is well located in relation to green space; there are sports facilities adjacent, and a Library / Community Facilities in the centre. New communities here should therefore have the conditions to encourage healthy lifestyles, which is a **minor positive effect**.

Other settlements (Queniborough, Cossington, East Goscote, Hathern, Rearsby, Thrussington, Thurcaston, Wymeswold)

7.11.28 New development at Cossington would be reliant on access to healthcare facilities outside of the settlement (most likely at Sileby). The scale of growth involved is unlikely to generate notable pressure on existing facilities at Sileby, but access would not be through walking and cycling. Therefore, **neutral effects** are predicted.

7.11.29 With regards to recreation, the village is surrounded by countryside, but not much of this is public open space. There are some local facilities such as an allotment, sports pitches and a village hall, but there are no particular strengths with regards to promoting healthy living. Therefore, **neutral effects** are predicted.

7.11.30 At Hathern the sites proposed for allocation are within a reasonable walking distance from the existing health facilities. The scale of growth involved is unlikely to put significant pressure upon health facilities. Therefore, **Neutral effects are predicted**.

- 7.11.31 With regards to recreation, the village is surrounded by countryside, which could encourage outdoor activities such as walking. However, the amount of public open space is limited, and so **neutral effects** are predicted in terms of promoting healthy lifestyles. There are no health facilities in Queniborough or Rearsby, with access likely to be to the facilities in East Goscote or Syston. Again, access through walking and cycling is unlikely.
- 7.11.32 It is unclear whether the cumulative scale of growth involved at these settlements could be accommodated at the East Goscote health facilities. It is expected that capacity would be dealt with through development contributions and will be determined by the Clinical Commissioning Group and healthcare providers, but an element of uncertainty exists in relation to the predicted **neutral effects**.
- 7.11.33 The site at Thurstaston is within reasonable walking distance of a number of open spaces suitable for exercising and recreational purposes, and a handful of community facilities, which will contribute beneficially towards promoting healthier lifestyles in the general area. Although the nearest health services are not within walking distance of the site, these facilities could still be accessed by public transport. On the whole, **minor positive effects** are therefore anticipated.
- 7.11.34 At Thrussington, sites are situated close to a handful of community facilities and pubs but are a considerable distance from recreational open space and healthcare facilities in East Goscote. Nevertheless, there is access to healthcare within the settlement with links to public transport. **Neutral effects** are predicted as access to healthcare is unlikely to be notable worse or better.
- 7.11.35 The site at Wymeswold is situated within the settlement and is a short walking distance from a number of recreational areas to promote healthy living. Additionally, community services are close by and can be accessed by foot. However, the closest health facilities are located in Loughborough. On balance, there are likely to be neutral effects.

General development

- 7.11.36 There are several policies within the Local Plan that seek to support people's health and wellbeing.
- There is a range of housing policies proposed that will deliver affordable, accessible and adaptable homes. This will contribute positively to health and wellbeing for residents.
 - Regeneration strategies for Loughborough and Shepshed should help to improve public realm in these locations, which can be beneficial for wellbeing. It should also help to provide residential development in accessible locations and support new jobs in the town centres.
 - Policy T1 (*Town Centres and Retail*) provides specific measures to manage the impacts of hot food takeaway establishments. This could have positive impacts on the public realm / amenity and indirect effects on healthy lifestyles.
 - Policies that seek to protect the environment will have indirect positive effects upon health and wellbeing by allowing for interaction with nature and protecting cultural assets and sense of place. Policy DS5 (*High quality design*) should also

help to provide attractive and safe public and private spaces which supports active lifestyles.

- Policy EV9 (*Open spaces, sport and recreation*) provides a framework for the safeguarding and provision of open space, sport and recreation. This has direct benefits with regards to healthy living. Likewise, Policy EV10 (*Indoor Sports Facilities*) supports indoor sports facilities.
- Policy T2 (*Protection of Community Facilities*) provides a framework for the protection of important community facilities that are important for the wellbeing of communities and building social capital.
- Policy CC1 (*Flood risk management*) will protect the health and wellbeing of those at risk of this hazard.
- Policy CC5 (*Sustainable Transport*) supports walking and cycling and the prioritisation of sustainable and active modes of travel. This encourages healthier lifestyles, and could help to improve air quality, which benefits health. It has been recognised by the NHS that people are less active as technology has made our lives easier. People live sedentary lifestyles as most people drive cars, work in sedentary jobs and manual tasks are not as demanding. These policies are therefore a step in the right direction.

7.11.37 In combination these policies could potentially have **significant positive effects** upon health and wellbeing. The principles and requirements set out will help to guide development upon sites proposed for allocation (and development more generally).

Overall effects

7.11.38 Overall, the strategy directs growth towards locations that have reasonable access to healthcare facilities. In the main, the effects are therefore likely to be **neutral** in this respect. Furthermore, Policy INF1 (Infrastructure and Developer Contributions) seeks to ensure adequate capacity to support the development strategy through appropriate development contributions.

7.11.39 For some locations, there could be substantial pressure on existing facilities in the short term. In particular, a large amount of growth is proposed in Shepshed with only 2 existing GPs, for which the implementation of Policy INF1 (Infrastructure and Developer Contributions) will be crucial to ensuring residual neutral effects. In smaller settlements, there will be a need for residents to travel to higher order settlements to access health care. This is not ideal, but only forms a small proportion of overall development.

7.11.40 With regard to open space and opportunities for recreation, the majority of sites proposed for allocation are well located. This should help to provide the conditions for healthy living, which are **minor positive effects**.

7.11.41 Plan policies provide direction for new development in terms of open space provision, and the promotion of active travel. This should further ensure that new development is designed to promote healthy living. Where coordinated green infrastructure strategies / corridors are secured, and large facilities such as a new country park at Anstey, there ought to be benefits to a wider range of communities in terms of access to open green space. This could potentially lead to **significant positive effects** in the longer term.

7.11.42 Other plan policies contribute **minor positive effects** to health and wellbeing through the provision of suitable accommodation, job opportunities, and improved environments for people to live in.

7.11.43 It is difficult to say with certainty what the effects will be in terms of health and wellbeing. This is in part because health is affected by a multitude of factors, many of which the Plan does not influence. Furthermore, it is unclear how healthcare providers will respond to growth, and this is very important to supporting communities in terms of healthcare access.

7.11.44 However, the Plan takes a positive approach with regards to green infrastructure and active travel, the provision of new homes and jobs. The strategy has also been informed by an understanding of where facilities and infrastructure can be best utilised to support communities. In this respect, a **significant positive effect** is predicted, but there is an element of uncertainty.

7.11.45 It is important to note that residential amenity is likely to be affected for certain communities due to a loss of open space / views near to their homes. There will also be periods of disruption during construction; leading to temporary **minor negative effects** on wellbeing alongside the wider benefits.

7.12 Population - Improve access to affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures within local communities.

7.12.1 The spatial strategy allocates a range of smaller and large sites across the borough. This provides a good mix of site locations and sizes, which should help to meet needs for a range of communities. The overall level of land allocated is higher than identified needs to ensure flexibility; which should ensure that objectively assessed needs are met in full, address short term housing need and contribute to unmet needs arising in Leicester City if required.

7.12.2 The most development is proposed in the principal settlement of Loughborough, in the Leicester Urban Area and in Shepshed; which is in-line with the settlement hierarchy. There is also growth proposed in Barrow upon Soar, in the Soar valley, and at Anstey, which provides housing with good links to the City.

7.12.3 Further growth is identified in the Service Centres and Other Settlements, which helps to maintain choice in these areas. Though there is none or small amounts of development proposed at some settlements (such as Rothley, Mountsorrel and Quorn) there are existing large commitments that ensure housing choice remains.

7.12.4 No growth is proposed at the very smallest settlements, which means that opportunities for affordable housing in these locations are limited. However, Plan Policy H4 (*Rural Exception Sites*) allows exception sites in rural areas.

7.12.5 Plan Policy H4 (*Affordable Housing*) should ensure that 30% of the development that is proposed through the allocations is affordable, with the exception of brownfield sites where 10% affordable housing will be sought.

7.12.6 There is also support for self and custom build dwellings and a suitable mix of properties should be achieved across the housing allocations. Housing for older and disabled people is also considered through the provision of homes which can provide greater accessibility, flexibility and adaptability.

General development

- 7.12.7 In relation to development that occurs on non-allocated sites, a suitable mix of house types will still be sought, as will the 30% affordable housing provision, or 10% on brownfield sites.
- 7.12.8 This will ensure that additional homes will be delivered that meet these requirements. The number compared to the site allocations will be much lower, and so benefits would be minor.
- 7.12.9 There are also specific policies that seek to manage the delivery of houses in multiple occupation and student accommodation. The policies are supportive of appropriate development, and so minor positive effects are predicted.
- 7.12.10 With regards to Gypsy and Traveller accommodation, there is a criteria-based policy (Policy H8), which is unlikely to lead to significant benefits, as suitable sites have not been identified. However, provision is made in the SUE policies to include plots for such uses which meets identified need for permanent pitches.
- 7.12.11 Other policies support residential development without making specific provision such as Policy LUC1 (*Loughborough Urban Area*). This makes an additional minor contribution to the positive effects.
- 7.12.12 The remaining policies are not related to housing development as such and are unlikely to have notable effects on the ability to deliver housing. Therefore, overall, the effects of the Plan in relation to other development across the district is predicted to be a minor positive

Overall effects

- 7.12.13 Overall, the Plan is predicted to have significant positive effects with regards to housing. This is related mostly to the strategy, which makes allocations that would exceed objectively assessed housing needs; ensuring that there is flexibility and choice. The spread of development is also broadly in line with the settlement hierarchy and provides a choice of housing in a variety of locations, including in the Leicester PUA and nearby settlements.
- 7.12.14 The supporting plan policies seek affordable housing of 30%, 10% on brownfield land, which will apply to both allocated sites and other general development that comes forward in the Plan period.
- 7.12.15 There are also policies that seek to ensure an appropriate mix of homes, housing for older and disabled people and to support custom built dwellings. This will be applicable to all development, and so a substantial amount of new homes should come forward that are designed to meet different needs.
- 7.12.16 Additional plan policies seek to manage development that affects particular people, such as students, houses of multiple occupation and Gypsy's and Travellers. Whilst these policies are broadly supportive of additional appropriate housing, they do not bring forward specific schemes and so only minor additional benefits would be achieved.
- 7.12.17 Overall, the Plan (considered as a whole) is likely to have **significant positive effects** in terms of the delivery of an appropriate mix of affordable (and market) housing.

7.13 Local economy - Promote a sustainable and diversified economy, and improve skills and employability

Strategy / site allocations

Employment land

- 7.13.1 The strategy with regards to employment focuses on the delivery of new land at the sustainable urban extensions (West of Loughborough, North East of Leicester, North of Birstall) and the Watermead Business Park.
- 7.13.2 There are also smaller sites proposed for allocation throughout the Borough on sites identified in the 2004 Local Plan at Dishley Grange (Loughborough), Rothley and East Goscote. A new allocation is proposed at Shepshed alongside an element of residential development.
- 7.13.3 The majority of this growth relies upon 'committed' development, and therefore, the effects associated with the new Local Plan are unlikely to be vastly different in this respect.
- 7.13.4 Being located along or close to strategic transport routes, close to the major centres of Leicester or Loughborough, these locations are broadly accessible to existing residents (mostly by car or public transport).
- 7.13.5 Areas proposed for new housing development are well related to employment growth. For example, a large proportion of growth is proposed at Loughborough and Shepshed, with further concentrations in the Leicester Urban Area. Several of the 'other settlements' are also well related to the Leicester Urban Area opportunities such as East Goscote, Queniborough, Rearsby and Cossington.
- 7.13.6 The sites proposed for growth are in locations that should attract the employment that is in market demand. The land supply exceeds identified needs, and additional specialist land is identified at the Loughborough University Science and Enterprise Park.
- 7.13.7 This is a separate and distinct opportunity for growth that will provide new jobs and will help to support improved educational standards, innovation and inward investment. Policy LUC3 (*Loughborough University Science and Enterprise Park*) allocates land to enable the development in this location.
- 7.13.8 Overall, a **significant positive effect** is predicted.

Access to education

Leicester Urban Area (Glenfield, Thurmaston, Birstall, Syston)

- 7.13.9 With the exception of the sites at Glenfield, all of the sites proposed for allocation in the Leicester Urban Area would have very good access to an existing or proposed primary school on foot or by public transport. The sites would also be served by secondary schools in Thurmaston and Syston.
- 7.13.10 There is sufficient capacity at the secondary schools to serve new development, though small deficits may arise in the longer term. Whilst Thurmaston Roundhill

Community College is likely to come under pressure, a new secondary school (or relocated Roundhill College) is planned at the nearby North East Leicester SUE.

7.13.11 Site specific policies set out how primary schools will be delivered in the Leicester Urban Area, at Syston and a reserve site at Glenfield, which will provide for the proposed levels of growth.

7.13.12 Overall, **minor positive effects** are predicted in terms of good access to sufficient education.

Loughborough

7.13.13 The sites proposed for allocation in Loughborough (whether centrally or at the urban fringes) are accessible on foot or public transport to (existing or proposed) primary and secondary schools. There is sufficient capacity across the settlement to support new development in the short to medium term for primary provision, but secondary provision at some schools could be under pressure. In the longer term, the picture is less clear, but development contributions would help to enhance provision. The site specific policies set out details in terms of the provision of new primary school provision.

7.13.14 **Minor positive effects** are predicted, but these effects become uncertain in the longer term.

Shepshed

7.13.15 The sites are mostly on the urban fringes. They would be within walking distance of existing primary and secondary schools, but additional primary provision is proposed as part of the plan which would reduce the length of journeys..

7.13.16 The additional provision will enhance the capacity of schools in Shepshed and provide more options for different catchments to become established. Without the additional provision existing schools would be under pressure early in the plan period to provide for sufficient places. Secondary school places are likely to be limited and options could require movement to Loughborough if local provision cannot be enhanced.. Educational provision in Shepshed therefore presents challenges but there are options to facilitate provision.

It is presumed that in line with INF1 and the site specific requirements that development contributions will help to address these issues.

7.13.17 Whilst a degree of uncertainty exists residual **neutral effects** is predicted. In the long term. **Minor negatives** could still exist in the short term depending on the phasing of new schools alongside housing growth.

Service Centres (Anstey, Rothley, Sileby, Quorn, Barrow-upon-Soar)

7.13.18 The proposed site allocations in the service centres are all located within reasonable walking distance of an existing or proposed primary school and / or easily accessible by a short bus ride. The capacity of schools is an issue for some locations (Anstey, Rothley and Barrow for example), and so there will be a need for appropriate development contributions to be secured to ensure additional provision. The provisions of Policy IF2(*Education Provision*) seek appropriate contributions and / or provisions in development. This is further backed by stipulating an additional primary school will be required in Barrow-upon Soar and Anstey with an extension to the primary school in Cossington. As a result, residual **neutral effects** are considered likely.

7.13.19 There is a secondary school in Quorn, Barrow-upon Soar and Anstey, which is positive in terms of access for new development in these locations.

7.13.20 At Sileby and Rothley, there is no secondary school, but one is accessible via a short bus ride. **Neutral effects** are predicted overall.

Other settlements (Queniborough, East Goscote, Hathern, Rearsby, Cossington, Thrussington, Thurcaston, Wymeswold)

7.13.21 The proposed site allocations in the other settlements are all located within reasonable walking distance of a primary school. There is also sufficient capacity at each of the schools to accommodate growth at the level proposed (presuming appropriate development contributions are secured in line with INF1).

7.13.22 There are no secondary schools in these settlements, so access is less favourable.

7.13.23 Overall, a **neutral effect** is predicted with regards to educational access.

Town and district centres

Leicester Urban Area (Glenfield, Thurmaston, Birstall, Syston)

7.13.24 Development in the location of Glenfield is unlikely to support any particular local centres, and it is likely that retail and food shopping will take place at nearby retail parks and supermarkets.

7.13.25 Within and around the Thurmaston area, this is also likely to be the case given the proximity to large retail parks and supermarkets, though there will be some support for Melton Road, Thurmaston.

7.13.26 At Syston, development could perhaps support new community centres, and may also attract visitors to the centre of the settlement, but car based out of town shopping patterns are also considered likely to continue at least in the short term.

Loughborough

7.13.27 The scale of growth in Loughborough is unlikely to have a major effect with relation to the vitality of the town centre. The additional growth in the town centre area will mean that more spending will occur on local services and retail (which is positive) rather than having to travel to out of town shops. However, the numbers involved are small in the context of the town and its' catchment area, so effects would not be significant. Residential development at the urban fringes is more likely to involve car-based travel. Whilst it is not possible to determine where people will shop, it is probable it would be within Loughborough given that this is the closest centre with supermarkets and retail. Support for residential development in the town centre is positive, as it provides alternative uses, which will be increasingly important if online shopping trends persist and out of town retail parks remain popular.

Shepshed

7.13.28 In Shepshed a lot of the allocated sites are well away from the town centre.

7.13.29 It is not certain that residents in this location will support retail and leisure in the town centre of Shepshed (as settlements on the urban fringes they could be inclined to use cars to access out of town retail). The impacts on town centre vitality are therefore unclear. It is considered likely that residents would access food and convenience shopping in Shepshed though.

Service Centres (Anstey, Rothley, Sileby, Quorn, Barrow-upon-Soar, Mountsorrel)

7.13.30 Development at the Service Centres ought to help to support local centres as new residents could access convenience stores and other small A Class uses. The sites proposed for allocation at Rothley and Sileby are mostly not within walking distance of the settlement centres, which might mean that residents are more likely to travel to larger retail parks / supermarkets. The effects are uncertain, but positive effects (in terms of district and local centre vitality) seem unlikely.

7.13.31 At Anstey and Barrow Upon Soar, the sites proposed for allocation are better placed to access local centres, and of a greater magnitude. Therefore, positive effects may be more likely (but are still uncertain). In Anstey for example, there would be good access to out of town retail parks such as Beaumont Shopping Centre, which could discourage local shopping for food and convenience (and more likely retail).

Other settlements (Queniborough, Cossington, East Goscote, Hathern, Rearsby, Thrussington, Thurcaston, Wymeswold)

7.13.32 Given their more isolated nature and village character, development in the other settlements could potentially lead to some increased local spending. However, the effects would be minimal given the scale of growth involved. There would also be a need to travel for a wider range of services and retail.

General development

7.13.33 The strategy seeks to locate residential development in accordance with the settlement hierarchy in urban areas to form compact and walkable town centres (Policy DS1: Development Strategy). This is positive as it brings development close to existing sources of employment.

7.13.34 The Plan also seeks to maintain existing key employment areas, which protects them from being converted to alternative uses (unless this is appropriate and evidenced).

7.13.35 There are a range of town centre regeneration policies that should help to improve the economic health of Loughborough and Shepshed in particular.

7.13.36 The Plan also identifies a need to support rural economies through Policy E3 (*Rural Economic Development*).

7.13.37 By seeking to improve sustainable transport and improve the local and strategic highways network, the Plan should contribute to better conditions for economic growth, which is positive.

7.13.38 Overall, a **minor positive effect** is predicted as a result of these Plan policies.

Overall effects

- 7.13.39 The strategy will meet identified employment needs at locations that are attractive to market and broadly accessible to job seekers.
- 7.13.40 The proposed housing sites also align relatively well with existing and proposed employment opportunities.
- 7.13.41 A specific opportunity has also been supported at Loughborough University Science and Enterprise Park, which will have positive effects in terms of attracting investment, promoting innovation and improving qualifications.
- 7.13.42 Overall, **significant positive effects** are predicted in this respect.
- 7.13.43 With regards to education, the majority of the proposed sites have good access to primary schools on foot or by a short bus ride. With regards to secondary schools, physical access is better for the higher order settlements, and this is where the majority of growth is proposed (which is positive). Furthermore, a range of site specific policies set out how adequate school places will be provided in development to support the development strategy. In this respect, neutral effects are predicted with regards to school provision.
- 7.13.44 However, there appear to be pressures in particular locations, which could generate **minor negative effects** in the short term if new schools are not secured up-front. Shepshed in particular has issues given that a large proportion of growth is proposed in this settlement; however, measures are in place for these to be addressed alongside housing growth.
- 7.13.45 It is unclear the extent to which the strategy will support the vitality of the smaller settlements and their local centres. However, there are clear efforts to regenerate Loughborough and Shepshed, and a higher level of growth at Anstey and Barrow-upon-Soar that should support the vitality of these service centres. These are **minor positive effects**.

7.14 Material assets - Increase access to a wide range of services and facilities.

Strategy / site allocations

Leicester urban fringe (Glenfield, Thurmaston, Birstall, Syston)

- 7.14.1 A proportion of growth is supported in Thurmaston and Birstall in locations that are within close walking distance of primary schools, supermarkets and in some cases a GP. There are several large employment areas nearby, and Leicester itself is within a short bus ride (or more often car trips). The strategy also seeks to improve the offer in this area through allocations at Watermead Business Park, and at the North of Birstall and North East of Leicester SUEs.
- 7.14.2 Broadly speaking, development in these locations is therefore positive with regards to accessibility, employment opportunities and encouraging alternative modes of transport.
- 7.14.3 Development at Glenfield would be relatively well located in relation to health care, public transport links into Leicester, and a range of job opportunities.
- 7.14.4 A large site is proposed at Syston which would relate well to the development that is already committed at the North East of Leicester SUE. The majority of this site is poorly located with regards to existing walkable local facilities. However, it is presumed that a site of this scale would involve supporting social infrastructure (as set out in the supporting text to the site allocation). There would also be potential to make links with the SUE, which will involve new facilities.
- 7.14.5 One particular benefit to Syston as a location is that it has a train station with links to Leicester and Loughborough. In the longer term, it may also have strong links to any relief road to the east of Leicester, but this could encourage car trips.
- 7.14.6 In terms of accessibility, development at the Leicester Urban Fringe is **positive** for communities in terms of walkable local services, public transport links and access to a wide range of job opportunities. A concentration of growth in this location (in addition to that which is already committed) could however lead to increased congestion on road networks into and around Leicester; which is a **minor negative effect**.

Loughborough

- 7.14.7 As a general location, Loughborough is the best served settlement in the borough, and therefore locating growth here is broadly **positive**.
- 7.14.8 The sites that are allocated within the centre of Loughborough itself have very good access to a wide range of services and public transport. New dwellings in this area, as well as a focus on urban regeneration should therefore ensure that a proportion of new development is well located in terms of accessibility. These are **minor positive effects**. It will be important to ensure that access to green and open space in urban areas is enhanced through new development. The Covid-19 pandemic has reaffirmed importance of this, and also highlighted the disparity that some communities have in relation to walkable access to green space.
- 7.14.9 In contrast, large site allocations are proposed at the urban fringe to the south of Loughborough.

- 7.14.10 These are not well located in terms of existing services and facilities. Therefore, unless new facilities (such as local shops, schools, recreation) are secured on-site, it is likely that residents will have poor accessibility by non-car modes of transport. However, the sites are of a size that may support new facilities, and Policy LUC1 (*Loughborough Policy*) seeks to ensure that development provides timely and coordinated delivery of infrastructure to support sustainable communities. With regards to primary school provision, several of the site specific policies support new schools on site, which should improve the use of sustainable transport in this respect. Additional facilities could also be secured, but this is less of a certainty. . In this respect only a **minor negative effect** is predicted.
- 7.14.11 With regards to employment opportunities, there are expansion opportunities within Loughborough including at the Science and Enterprise Park, and new land at the West of Loughborough SUE (as well as existing employment areas). There would therefore be a good connection between new homes and employment opportunities, which is a **minor positive effect**.
- 7.14.12 In terms of road traffic, the large developments to the south are likely to generate increased car trips along the A6004 and A512, which could contribute to congestion. This is a **minor negative effect** (though this is also uncertain / dependent upon whether road and bus networks can be enhanced in advance of any development in this area).

Shepshed

- 7.14.13 As a general location, Shepshed is one of the best served settlements in the borough, and therefore locating growth here is broadly positive.
- 7.14.14 Some of the sites are relatively close to the district centre of Shepshed and so access to basic facilities, retail and public services is generally good. For the majority of development though, access on foot to existing facilities would be poor, especially sites at the periphery of the settlement. However, the scale of growth involved and the interconnected nature of the sites (particularly to the west of the settlement) should create the critical mass to support new primary school facilities, open space, walking and cycling links, public transport expansion and potentially satellite health care facilities. This is supported by Plan policies such as INF4 (*Health Provision*), EV9 (*Open Spaces, Sport and Recreation*) as well as the Shepshed policy (Policy SUA1) and site specific policies that require onsite primary provision at site HA33.
- 7.14.15 Policy SUA1 (*Shepshed Policy*) in particular seeks a coordinated approach to infrastructure delivery as well as improved accessibility and connectivity as a result of development.
- 7.14.16 With regards to employment, development in Shepshed is well located in terms of access to jobs and a new employment allocation is made. Therefore, **minor positive effects** are likely in this respect. However, the growth proposed in this location is not being supported by new strategic roads, which could result in an increase in trips into the town centre, and also on routes towards employment sites and larger centres such as Loughborough. This could increase traffic along the A512, generating **minor negative effects**.
- 7.14.17 Overall, effects are mixed. Whilst Shepshed as a location has fairly good access to services, public transport and employment opportunities, the proposed sites do not all have good walking access to certain local services. This could lead to some reliance on car travel. Having said this, a new primary school will be delivered to support new

growth, and supporting plan policies will also seek to achieve improvements to social infrastructure.

Service centres (Anstey, Sileby, Rothley, Quorn, Barrow-upon-Soar)

- 7.14.18 At Quorn, only 75 dwellings are allocated at one site, at this scale of growth there would not be critical mass to support new facilities on site. The site also has relatively poor accessibility by non-car modes of transport as it is more than 800m from schools and a GP and almost 1km to a local convenience store. Given its location near to a key road junction it may also be more likely to encourage road-based travel. Consequently, in terms of accessibility, a **minor negative effect** is predicted.
- 7.14.19 At Sileby, the majority of growth is proposed at one large site. This location has potentially good accessibility to existing facilities on foot (primary school, GP, convenience store within 800m). One particular benefit of this settlement is the presence of a train station with good links to Leicester and Loughborough.
- 7.14.20 At Anstey, the majority of growth is proposed at three sites one of which is situated on the fringes of the settlement. In terms of existing facilities, the two sites adjacent to the settlement have excellent access to existing facilities, whilst the fringe location has reasonable access to existing facilities and services in the settlement centre. The sites also have good access to bus stops in the centre of the settlement, with services into Leicester. Though likely to be car dominated, there are retail facilities nearby, and Anstey is well located in terms of access to strategic road networks and jobs. Access to green space is also likely to be excellent in this settlement with the creation of a country park.
- 7.14.21 At Rothley sites are proposed that have moderate accessibility to local services but are within walking distance to public transport.
- 7.14.22 Car travel is still likely to be dominant though. The scale of development is unlikely to support onsite improvements to social infrastructure (except perhaps for open space).
- 7.14.23 At Barrow-upon-Soar development proposed at site allocations at the periphery of the settlement, where walkable access to a range of services is more limited and it is possible that car travel will dominate. Access to public transport is reasonable though, and there is a train station providing good connections to Loughborough and Leicester. Access to green space should be good for new developments, which prevents the need to travel to enjoy outdoor recreation. A new primary school is also being proposed through the site policies at Site HA49, which supports walkable communities in this respect.
- 7.14.24 Each of the service centres are relatively well connected to existing employment opportunities, whether this be near to Loughborough (Quorn and Barrow-upon-Soar) closer to Leicester (Anstey) or in between (Rothley / Sileby). For Rothley, there is additional local employment land proposed also.
- 7.14.25 The service centres have broadly good access to green space on foot, and development provides an opportunity to enhance provision, particularly at Anstey and Barrow-upon-Soar. This is important to support wellbeing and active lifestyles and is a minor positive effect.
- 7.14.26 Overall, the residential development proposed at the service centres is likely to have only moderate or poor access to local services in terms of walking. This could be improved depending upon new facilities, but other than new schools it is unclear

what these would be. Despite this, the locations are well served in terms of public transport, access to jobs and access to greenspace, so **neutral effects** are predicted overall.

Other settlements (Queniborough / East Goscote / Rearsby / Hathern / Cossington, Thrussington, Thurcaston, Wymeswold)

7.14.27 Broadly speaking, the other settlements are less well served by community facilities, services and public transport links. In this respect, the overall strategy is positive as it only directs a small proportion of the overall growth to these locations.

7.14.28 In terms of the specific site allocations, they are mostly within walking distance to the services that area available locally. For example:

- At East Goscote a pub and primary school are all within 800m and there is provision for a small amount of employment growth.
- At Rearsby, the proposed site allocation is within reasonable walking distance of a primary school, village hall and bus stops.
- At Hathern, the sites proposed for allocation are within a reasonable walking distance from services and facilities in the settlement.
- At Queniborough, fairly substantial development is proposed but this is within reasonable walking distance of a local store and primary school. The scale of development may also potentially support new facilities, but this is not clear.
- At Cossington, Thrussington and Wymeswold accessibility is slightly poorer, but the low scale of growth is unlikely to lead to additional facilities being secured.

7.14.29 Overall, directing growth to these locations is likely to lead to **neutral effects** in terms of accessibility.

7.14.30 Access is unlikely to be substantially improved by new facilities, and car use is likely to remain the dominant form of travel. However, there is relatively good access to public transport and employment, which provides a foundation for encouraging more sustainable patterns of travel.

7.14.31 From a borough-wide perspective the strategy will lead to new development in areas with varying degrees of accessibility.

7.14.32 In the inner areas of Loughborough and the Leicester Urban area a range of services and facilities are walkable, and there is very good access to jobs and public transport. A fairly large proportion of growth is proposed in these locations, and so **minor positive effects** are predicted.

7.14.33 However, a moderate amount of development is also proposed at the urban fringes of Shepshed and Loughborough in locations that are not currently well connected to some local services and facilities. The Plan seeks to ensure that essential services such as a primary schools are provided at these sites, which should improve this situation somewhat. However, a degree of reliance on the private car could remain with regards to other facilities such as a GP, convenience store, etc.

7.14.34 With regards to the service centres and other settlements, the amount of growth proposed is moderate. The development sites in these locations are not all ideally

located, but the settlements do provide a reasonable range of services and public transport access. New growth is also being supported by specific primary school provision, and the need for other supporting infrastructure is noted throughout the Plan policies. This is therefore likely to lead to a continuation of current trends (i.e. **neutral effects**) rather than a negative effect.

7.14.35 The wider Plan policies state that development must ensure good access to public transport (within 400m) and will be required to create walking and cycling links to facilities. Whilst this is positive, some allocated sites are not within reasonable walking distances to existing facilities. Whilst the quality of routes could be improved, the overall distance would remain the same, and so access would not be ideal. As a result, the positive intention of these plan policies may not be fully realised. The Plan policies should help to improve permeability in general though and could help to encourage people to travel longer distances if routes are safe and attractive.

General development

7.14.36 A key principle of the plan is to reduce the need to travel and to encourage more use of public transport, walking and cycling. This applies to development in general, and so any further growth ought to be planned to support this principle. This includes housing and new employment growth (aside from the allocated sites).

7.14.37 As well as the spatial strategy (which seeks to contain development within specific settlement areas), the key element of the Plan is Policy CC5 (*Sustainable Transport*). This seeks to ensure that developments encourage walking, cycling and public transport infrastructure. Applied to development proposals, this should have positive effects, especially when considered alongside the focus on the regeneration of Shephed and Loughborough central areas; which have good accessibility.

7.14.38 There is also a need to consider impacts on road networks and to tackle congestion through sustainable modes of transport (firstly) and improvements to roads. Decreased congestion would lead to quicker trips and therefore improved access to jobs and services. This would not necessarily be by public transport though (but the policy makes clear that this should be the first consideration).

7.14.39 The approach and policies within the Plan encourage a positive approach to accessibility and sustainable travel, which is a **minor positive effect**.

Overall effects

7.14.40 The Plan strategy locates most growth in areas with good access to employment (both new and existing locations) and in settlements that are well served by a range of facilities. In this respect, the strategy is positive as it directs growth away from the smaller villages and more remote locations. It also should help to promote greater use of public transport.

7.14.41 However, the chosen site allocations at some settlements are not all within walking distance of existing services. Despite the Plan seeking (through supporting policies) to ensure that sustainable modes of travel are incorporated into development, some of these locations will remain distant to a GP and / or other local services.

7.14.42 For smaller scale allocations, on-site improvements are unlikely; but there are several large developments where on-site facilities could perhaps be secured. The Plan is clear on where new primary school provision will be provided, which is positive in this respect.

7.14.43 The Plan also provides Policies INF4 (*Health Provision*) and EV9 (Open Spaces, Sport and Recreation) as well as settlement and site specific policies, to steer towards **neutral effects**.

7.14.44 On balance, mixed effects are predicted. On one hand, **minor positive effects** are predicted to reflect the overall focus on development and regeneration at settlements that are well served by transport links and a range of jobs, services and walkable access to green space for recreation. There is also a general focus on shifting towards sustainable modes of transport.

7.14.45 However, on the other hand, there are several site allocations that are not within reasonable or ideal walking distance of some local facilities, and it is possible that such developments would involve continued high levels of car use. This could have knock on implications in terms of increased car trips along busy routes into the City. The effects associated with such development are **neutral** (i.e. more of the same) to **potentially minor negative**.

7.15 Mineral resources - Ensure sustainable management of the Borough's mineral resources.

Strategy / site allocations

Leicester Urban Area (Thurmaston, Birstall, Syston)

7.15.1 A large majority of the sites allocated within the Leicester Urban Area are in areas where sand and gravel resources are thought to be present. Other minerals are not likely to be present on the allocated sites.

7.15.2 Policy LUA3 (*North of Birstall Sustainable Urban Extension*) requires development to respond to the minerals safeguarding policies in the Leicestershire Minerals Development Framework. Development in these areas will have to have regard to sand and gravel minerals policies within the Leicestershire Mineral Development Framework.

7.15.3 Sites within the urban area are not likely to be suitable for extraction of minerals, and so the impacts here are neutral. The main sites of relevance are those at the Syston urban fringes, which fall within Sand and Gravel Minerals Safeguarding Areas.

Loughborough

7.15.4 The sites proposed for allocation in central parts of Loughborough are not within any mineral safeguarding areas.

7.15.5 The majority of sites at the urban fringes are not within minerals safeguarding areas. The exceptions are sites PSH021 (Policy DS3 (HA16)) and PSH025 (Policy DS3 (HA17)), which is within an area containing sand and gravel. Approximately 70% of the site is affected. There will be a loss of resources here, but the location is not considered likely to be suitable for minerals extraction, nor would it affect the ability to meet demands.

7.15.6 There are no policies that relate to mineral safeguarding within the plan, so such matters would need to be dealt with through the Leicestershire Minerals Development Framework.

7.15.7 However, given that these allocations are being relied upon to deliver housing within the plan period, it is considered likely that such resources would be sterilised. Whilst this is a negative effect, there are sufficient resources elsewhere across the region.

Shepshed

7.15.8 Sites proposed for allocation in Shepshed are within areas safeguarded for sand and gravel, igneous rock and clay. The sites located along Tickow Lane (approx. 80ha) fall within areas of sand and gravel resources.

7.15.9 Site PSH138 off Ashby Road Central overlaps with workable clay resources, though it should be noted that much of this area has already seen resources extracted.

7.15.10 Site HS39 overlaps with minerals safeguarding areas for igneous rock. Other smaller allocations in Shepshed urban area are not within areas safeguarded for minerals.

7.15.11 There are no policies that relate to mineral safeguarding within the plan, so such matters would need to be dealt with through the Leicestershire Minerals Development Framework.

7.15.12 Given that these allocations are being relied upon to deliver housing within the plan period, it is considered likely that such resources would be sterilised. Whilst this is a **minor negative effect**, there are sufficient resources elsewhere across the region.

Service Centres (Anstey, Rothley, Sileby, Quorn, Barrow-upon-Soar, Mountsorrel)

7.15.13 Only one site proposed for allocation in Anstey is located partially within a mineral safeguarding areas for Clay.

7.15.14 Sites in Rothley, Sileby and Quorn overlap with sand and gravel safeguarding areas to varying extents. They are relatively small scale though and not likely to be ideal for extraction activity. Nevertheless, such resources would be sterilised by development. Given that most of these sites would be expected to come forward in the first 5-10 years of the plan it is unlikely that minerals extraction would take place prior to development.

7.15.15 At Barrow-upon-Soar, site PSH392 (HA46) falls within an area safeguarded for Gypsum. However, only a small area is affected. The site to the rear of Cotes Road falls within a Minerals Safeguarded Area for sand and gravel.

Other settlements (Queniborough, Cossington, East Goscote, Hathern, Rearsby, Thrussington, Wymeswold, Thurcaston)

7.15.16 The majority of sites proposed for allocation in these settlements are within areas of sand and gravel mineral safeguarding. Given the location of sites in very close proximity to residential areas, and the small-scale nature of the sites, it is unlikely that they would be attractive / suitable for commercial minerals extraction. These sites would largely be expected to come forward within the first 10 years of the plan period, and so sterilisation is likely to occur. However, effects would not be significant.

7.15.17 There are no policies that relate to mineral safeguarding within the plan, so such matters would need to be dealt with through the Leicestershire Minerals Development Framework.

General development

7.15.18 There are no specific policies that discuss development in relation to the safeguarding of minerals or supporting infrastructure. Therefore, neutral effects are predicted in this respect.

7.15.19 It would be beneficial to incorporate consideration of mineral usage and safeguarding as part of the sustainable construction policy. This would make better links to the mineral's development plan.

Overall effects

7.15.20 The overall effect of the Plan with regards to mineral resources is **minor negative**.

7.15.21 Several sites proposed for allocation fall within areas that are identified for minerals safeguarding and therefore there will be a sterilisation of these resources (mostly sand and gravel). However, this is not considered to be a significant effect as the sites are within locations that are unlikely to be suitable for viable extraction. Furthermore, sufficient mineral resources are identified in suitable locations within the Leicestershire Minerals and Waste Plan.

7.16 Mitigation and enhancement

- 7.16.1 The sustainability appraisal (SA) of the emerging Charnwood Local Plan has been an iterative process, in which proposals for mitigation and enhancement have been considered at different stages.
- 7.16.2 Draft versions of each plan policy have appraised through the SA process, and recommendations were made for improvements before the policies were finalised in the Plan.
- 7.16.3 Table 7.1 below sets out how the recommendations made prior to the Plan being prepared have been considered throughout the process. The Council’s response to the recommendations of the SA and the implications of the response for the findings of the SA are also summarised.

Table 7.1 - Mitigation and enhancement measures (draft Plan stage)

| SA Recommendations | Charnwood’s Response |
|---|---|
| Draft Plan stage | |
| <p>Issues: <i>Landscape, Historic Environment, Biodiversity</i></p> <p>A site-specific policy for HS4 (Syston) could be introduced to guide the form of development, particularly in relation to how landscape matters (which could also affect historic setting) should be dealt with to avoid and minimise negative effects.</p> <p>The North Leicester SUE will involve new green infrastructure networks, and so it is recommended that development on site HS4 is required to make links to this as well as wider existing networks.</p> <p>Linked to landscape, a site-specific policy could also include details with regards to environmental net gain.</p> | <p>The supporting text at Policy LP3 confirms that [The Council] “<i>will prepare more detailed policies at the next stage of preparing the local plan relating to how development should take place at the sites we propose to allocate. At this stage we are consulting on the development strategy and the principle of development in these locations</i>”.</p> <p>Proposed Amendments to supporting text and policy wording for Draft Policy LP3: Housing Sites.</p> <p><i>HS6: Land South East of Syston lies in an important location in maintaining the separate identities of Syston, Thurmaston and Barkby, where there is considerable development already committed. It is vital that the site is carefully planned to ensure that development minimises the loss of separation between settlements and integrates the site with proposed and existing Green Infrastructure networks</i></p> <p>In the case site HS6: Land South East of Syston should be informed by a masterplan, Green Infrastructure Strategy and Heritage Strategy to mitigate the adverse effects of development</p> |

Issues: *Landscape*

A site-specific policy for HS36 (**Loughborough**) could be introduced (or a commitment to a Masterplan) to guide the form of development, particularly in relation to how landscape matters should be dealt with to avoid and minimise negative effects.

Key elements would be to ensure that development is low density, does not create hard borders with the countryside, and achieves net environmental gain. It would be beneficial to include such policy requirements in the Plan to guide growth to ensure that negative effects are avoided and positives maximised.

Proposed Amendments to supporting text and policy wording for Draft Policy LP3: Housing Sites.

Site HS37 Nanpantan Grange lies in a sensitive location on the edge of Loughborough within the Charnwood Forest Regional Park that is important for its landscape character and the links that it has to wildlife sites. It is vital that the site is carefully planned to ensure development in this location successfully integrates into its context.

In the case of site HS37 Nanpantan Grange, Loughborough should be informed by a masterplan, Green Infrastructure Strategy and Heritage Strategy to mitigate the adverse effects of development

Issues: *Biodiversity*

Given the interconnected nature of the sites to the west of Shepshed, it is considered beneficial to set a green infrastructure framework / strategy in the Local Plan that seeks to improve connectivity between habitats and secure strategic improvements. Provision of a buffer between the developable parts of the sites and the river corridor is important, as is the need to provide areas of recreation that take pressure off existing woodland areas.

Proposed Amendments to supporting text and policy wording for Draft Policy LP3: Housing Sites.

Our Sustainability Appraisal highlights the collective effect of sites west of Shepshed, which means there is potential for significant adverse effects on biodiversity. It is therefore considered essential to set a biodiversity strategy that seeks to improve connectivity between habitats and secure strategic improvements. Provision of a buffer between the developable parts of the sites and the river corridor is important, as is the need to provide areas for recreation that take pressure off existing woodland areas.

in the case of sites in close proximity to the Black Brook west of Shepshed (Sites HS39, HS41, HS42, HS44 and HS48), are accompanied by a jointly produced biodiversity strategy to collectively mitigate the potential significant adverse effects of the development of these sites on biodiversity interests

SA Recommendations

Charnwood's Response

Issues: *Biodiversity*

Policy 22 does not mention the need to enhance linkages between ecological networks. The inclusion of a clause covering this factor would help to emphasise the importance of strengthening strategic corridors.

Draft Policy LP22 supports development proposals which: "protect and enhance the provision of biodiversity networks and wildlife corridors". Networks operate at a variety of scales and so it is considered that it addresses linkages. No amendment proposed.

Issues: *Biodiversity*

Adjacent to site HS51 is an area of priority habitat (woodland), which could be expanded as an element of enhancement / net gain (this could be specified in a site-specific policy).

In the case of site HS51 (name) take opportunities for securing net gain through the enhancement and / or improvement of adjoining woodland and acid grassland priority habitats

Issues: *Flood risk*

There is no mention of the surface water run-off rates for brownfield sites, but it is recommended that a net decrease in surface water run-off is requested to help achieve positive effects.

Add extra bullet point to LP30 Flood Risk Management

Requiring development of brownfield sites to secure a decrease in surface water run-off

Issue: *Air quality:*

In terms of exposure to air quality and the impacts upon human health, the plan could be improved by including specific mention of the need for mitigation and enhancement where development takes place in areas of concern.

Add extra bullet point to LP29

Policy LP28: (Sustainable Construction) states that new development that protects environmental resources including local air quality will be supported. Whilst this is beneficial, there is no mention of mitigation for new development that will be affected by air quality. This would be a useful addition.

Requiring development within or adjoining Air Quality Management Areas to include appropriate mitigation measures

Issues: *Climate change mitigation*

It would be beneficial for Policy 29 (Sustainable Construction) to require that the potential for renewable energy schemes is explored as part of the planning permission process.

A requirement for renewable energy schemes to be explored as part of planning permission process is considered too specific as this approach is encouraged through a more general requirement within the current Plan. Policy 29 expects a Sustainability Statement to be prepared setting out how a proposal intends to reduce the energy, water and materials used. This is considered appropriate way of dealing with this matter.

SA Recommendations

Charnwood's Response

Issues: *Historic Environment*

Development at site HS65 in Cossington ought to be low density and linear in form. Though Plan policies should help to mitigate effects, it would be useful to introduce some site-specific requirements to guide development appropriately

Amend Policy LP3

Amend support text

Cossington is relatively small linear village with a distinctive historic core based around Main Street. It is important that the proposals in this area respond to its sensitive context and utilize evidence such as the Cossington Conservation Area Appraisal.

Amend policy

In the case of sites adjoining Cossington (H66 and H67) development proposals should respond appropriately to the area's sensitive context of the linear village and its landscape setting.

Issues: *Deprivation*

The Plan could improve the benefits by including a specific policy clause or policy relating to inequalities and deprivation. This could seek to ensure that areas of need benefit from new development.

Amend policy LP14 Draft Policy LP14: Regeneration of Loughborough

There are Priority Neighbourhoods at East and West Loughborough, where levels of deprivation are amongst the highest in Leicestershire. The neighbourhoods suffer from low incomes, high unemployment, low attainment levels, poor health and high crime rates. The east of Loughborough also has pockets of derelict and neglected land. Whilst they contribute to deprivation they also provide an opportunity that can support regeneration.

Amend policy:

Supporting proposals which provide clear benefits to the Priority Neighborhoods of Loughborough East and Loughborough West

Issues: *Health and wellbeing*

The draft Plan does not make any provisions for the loss of community facilities, which is considered to be a potential area of weakness. A criteria-based policy should be included, and / or a site-specific clause that identifies the importance of this facility (John Storer House).

A new policy has been introduced to deal with such matters

LP27 Protection of Community Facilities.

SA Recommendations

Charnwood's Response

Issues: *Accessibility*

The Plan provides the opportunity to ensure that individual site allocations are linked together through a strategic approach to infrastructure provision. It is recommended that policy measures are implemented to provide such direction for growth at the larger site allocations (Shepshed and Loughborough for example).

Amend Chapter 9: Infrastructure and Delivery Road Transport last sentence first paragraph:

The Local Plan provides the opportunity to plan for infrastructure in an integrated manner and to ensure that individual sites can be linked together through a strategic approach to infrastructure provision.

Issues: *Minerals*

It would be beneficial to incorporate consideration of mineral usage and safeguarding as part of the sustainable construction policy.

Leicestershire Minerals Development Framework Core Strategy & Development Control Policies up to 2021 is part of the Development Plan used to determine planning applications. Policy MDC8: Safeguarding Mineral Resources is the relevant policy and provides policy framework.

No amendments to the Draft Local Plan are proposed

7.17 Further mitigation and enhancement measures

- 7.17.1 As outlined in table 7.1 above, the Council took the recommendations made in the SA into consideration before it prepared the draft Plan policies.
- 7.17.2 As the Plan has moved towards Pre-Submission stage, further changes have been made to policies (including new policies being added). As a result, further SA work has been undertaken to understand the implications of these changes. This has involved consideration of additional measures for mitigation and enhancement, which are set out in table 7.2 below.

Table 7.2 - Mitigation and enhancement measures (Pre-Submission Plan stage)

SA Recommendations

Charnwood's Response

Pre-Submission Stage

Issues: *Health, housing, accessibility, poverty*

There is a need to ensure that lessons are learned from the Covid-19 Pandemic when designing new development. This means ensuring minimum open space standards in urban areas, walkable access to greenspace, and design which supports social distancing as it may be required.

The following wording has been added to the supporting text of the design policy: *The Covid-19 pandemic has shown the importance of some of these aspects of design, such as the benefits to people of having green spaces within walking distance of their homes.*

Open space standards adequately covered in their own policy and social distancing may be too short-lived to require referencing in the plan.

SA Recommendations

Charnwood's Response

An explicit clause could be added to the Design Policy.

There are references to home working in the place based policy for smaller settlements.

In terms of housing and employment, trends for home working are likely to continue, and it is important to ensure that new developments are designed to ensure adequate space is provided for separate live and work space.

Issues: *Climate change mitigation*

Set more ambitious standards and 'require' improvements in sustainability credentials of new development, rather than 'encouraging'.

The issue of sustainability credentials of new development has been explored at a strategic level through Local Plan Viability Assessment, and this report finds that making such credential a requirement would pose risks to the viability of the plan as a whole. The current wording is appropriate in the context of viability and national planning policy.

Issue: *Biodiversity*

The specific site requirements for biodiversity could be too rigid in some instances. Whilst it might be preferred that biodiversity value is retained and enhanced onsite, it might not always be possible. In this case, off site contributions at identified 'habitat banks' could be a valid approach to take. It is therefore suggested that the wording is changed as followed:

~~*it would not be appropriate for biodiversity net gain to be achieved through off site contributions and should instead be achieved on site.*~~

There will be a strong preference for securing net gain in biodiversity on site. Development must demonstrate that this is not feasible or viable before providing off site contributions.

We will improve biodiversity in our Borough by requiring a 10% net biodiversity gain when development takes place. This should be achieved through a combination of retaining important features of the site and by making on-site biodiversity enhancements to ensure an overall 10% net biodiversity gain is achieved, which contributes to restoring and enhancing the wider ecological networks and biodiversity of the Borough.

We may consider biodiversity offsetting where it can be evidenced that on-site improvements are not possible, may result in piecemeal mitigation on small sites, or where better opportunities exist to secure net gain elsewhere. In essence this can allow ecological harm caused by development in one location to be compensated by habitat enhancement and creation in another where this provides the best opportunity to enhance and restore biodiversity networks.

Issue: *skills, poverty*

Supporting text in the plan identifies that a joint Economic Development Strategy will be prepared that will show how new jobs and other training opportunities that arise from the Science and Enterprise Park will be targeted towards local people. Training,

Additional bullet to Policy E1: Meeting Employment Needs and supporting text to promote provision of new jobs and training prospects for communities.

SA Recommendations

Charnwood's Response

apprenticeships, education and supply-chain opportunities for local businesses will be promoted during construction and through the operation of the Science and Enterprise Park.

The Local Plan itself could support these aspirations through the inclusion of policy that requires development to demonstrate how job opportunities will be made accessible to residents, particularly those from priority groups.

Issues: *Health, skills*

The SA identifies that some minor negative effects could arise if social infrastructure such as new schools are not delivered before development. Whilst the Plan sets out a need for 'timely and coordinated delivery of infrastructure', could this be strengthened to state that infrastructure must be in place at a specific phase of development?

The phasing and delivery of infrastructure will be a matter of detailed negotiations between infrastructure providers, landowners and other parties to be agreed through s106 agreements. It is not considered reasonable or practical to be more specific at the plan making phase.

7.18 Summary of mitigation and enhancement

7.18.1 The Plan has been positively prepared, applying the SA process iteratively as the draft Plan strategy and policies have developed. This has involved a range of recommended mitigation and enhancement measures.

7.18.2 The Council have responded as they deem appropriate (shown in tables 7.1 and 7.2). Where changes have been made, this has broadly improved the overall performance of the Plan in sustainability terms. In particular, the changes made should lead to:

- A more positive outcome with regards to green infrastructure and biodiversity.
- A more positive outcome in relation to tackling deprivation.
- A less negative effect on landscape and heritage at a strategic scale.
- A more positive outcome in terms of water quality and resource use.

7.19 Summary and monitoring

- 7.19.1 Table 7.2 below summarises the effects of the Pre-Submission Plan for each of the SA Objectives.
- 7.19.2 There is a requirement to outline the measures envisaged to monitor the predicted effects of the Plan. In particular, there is a need to focus on the significant effects that are identified.
- 7.19.3 It is important to track predicted effects to ensure that positive effects are actually realised and to identify any unforeseen negative effects that may occur.
- 7.19.4 Table 7.2 below sets out monitoring measures under each SA Objective which are intended to be used to monitor any significant effects and to track the baseline position more generally.
- 7.19.5 At this stage the monitoring measures have not been finalised, as there is a need to confirm the feasibility of collecting information for the proposed measures. Wherever possible, measures have been drawn from the Local Plan monitoring framework to reduce duplication.
- 7.19.6 The monitoring measures will be finalised once the Plan is adopted, and will be set out in an SA Statement in accordance with the SEA Regulations.

Table 7.2 - Monitoring the effects of the Plan

| SA Objectives | Proposed Monitoring Measures |
|---|---|
| <h3 style="margin: 0;">Landscape</h3> | |
| <p>The strategy overall is positive as it directs growth away from the most sensitive locations such as Charnwood Forest. However, land allocations are likely to lead to negative effects across a range of settlements, particularly where large scale development is proposed.</p> <p>In response, the Plan manages densities and developable areas on sites, as well as establishing site specific clauses (such as buffer zones and green infrastructure) to manage negative impacts on landscape character and function. As a result, residual minor negative effects are predicted.</p> <p>Other supporting Plan policies should generate minor positive effects as they seek to protect and enhance rural areas, consolidate areas of separation / green wedges, increase tree cover and protect landscape character.</p> | <p>Although no significant effects have been predicted, several indicators are proposed to track trends:</p> <ul style="list-style-type: none"> • Change in landscape character assessment and sensitivity ratings. • Net change in green infrastructure (area in ha) |

Biodiversity

The Plan is predicted to have mixed effects.

Though some growth locations display sensitivities in terms of biodiversity, there are specific requirements to protect, maintain and enhance biodiversity and ecological connectivity.

This should help to neutralise negative effects and lead to a net gain in biodiversity on site in the longer term, which would facilitate **significant positive effects**. However, it is probable that short term **minor negative effects** will arise as a result of construction activities and increased disturbance. The likelihood of positive effects arising will also be dependent upon net gain being successfully delivered. There is a clear policy framework for directing development in this respect.

In relation to other elements of the Plan, largely neutral effects are predicted. There are also some **minor positive effects** being generated through a focus on improvements in the Charnwood Forest and the need for biodiversity net gain.

Although no significant effects have been predicted, several indicators are proposed to track trends:

- Net loss / gain in designated habitats (ha)
- Net change in tree coverage (ha)
- Green infrastructure and biodiversity strategies secured for development at strategic development locations.

Water Quality

Minor negative effects could potentially arise in the short term as a result of development / construction. However, plan policies that seek to reduce pollution ought to ensure that effects are manageable. In the longer term, a change in land use from agriculture could reduce diffuse pollution.

The implementation of SUDs should also help to minimise pollution from future development. These are **minor positive effects**.

Although no significant effects have been predicted, several indicators are proposed to track trends:

- Achievement / progress towards Water Framework Directive objectives for watercourses within the borough.
- % of implementation of SUDs within developments.

Flood Risk

Generally, the sites that have been allocated are either not within a flood risk zone or slightly adjoining a flood risk zone. Therefore, the strategy is likely to generate **neutral effects**.

Though there are sites that are intersected by flood zone 2/3 (such as in the urban area of Loughborough), there is an expectation that Plan policies will minimise the potential for residual negative effects.

Other Plan policies seek to avoid and manage flood risk, and this could lead to **minor positive effects** (particularly as there is a requirement to reduce net-run off from brownfield sites if possible). Increased tree planting and biodiversity net gain should also lead to overall improvements.

Although no significant effects have been predicted, several indicators are proposed to track trends:

- Planning permissions granted for sensitive uses in flood Zones 2 and/or 3'.
- Percentage change in run-off at greenfield and brownfield sites.

Land

There will be an unavoidable and permanent loss of best and most versatile agricultural land. Though there will remain substantial soil resources, this is still considered to be a **significant negative effect**.

- Amount of brownfield land developed (Ha)
- Amount of agricultural land lost to development (by grade)

Air Quality

The spatial strategy and site allocations will lead to growth in locations that could contribute to increased traffic through AQMAs at Loughborough and Syston. However, this is unlikely to lead to significant effects on air quality, as increased traffic would be offset by the gradual uptake of low emissions of vehicles, and the promotion of modal shift.

A residual **minor negative effect** is predicted in the short term.

The Plan gives a strong focus on sustainable construction and sustainable travel and seeks to facilitate electric vehicle charging infrastructure. This could lead to significant positive effects in the longer term by enabling an uptake and increasing the attractiveness of such options.

In terms of exposure to air quality and the impacts upon human health, the plan requires development within or adjoining an AQMA to secure appropriate mitigation measures and avoid impacts upon human health, which should help to ensure that new development is resilient.

- Number of new properties located within AQMAs
- Number of electrical vehicle charging points.
- Proportion of trips (for retail, work, facilities etc) made by public transport, walking and cycling.

Climate Change

There are a range of supporting Plan policies that seek to achieve reductions in emissions, and these are likely to be successful where firm requirements are made (such as the need to deliver higher standards of water efficiency and increased tree coverage).

Other carbon emissions savings could be achieved through the Plan's focus on sustainable transport, requiring support for electric charging points and by identifying locations suitable for wind energy schemes.

Conversely, the approach to employment focuses on sectors which increase transport related emissions.

On balance, the Plan is likely to lead to a reduction in carbon emissions (i.e. the positive measures outweigh the increases in emissions that could occur due to the strategic approach to employment), which is a **minor positive effect**.

Although no significant effects have been predicted, several indicators are proposed to track trends:

- Carbon dioxide emissions per capita (by source)

Historic Environment

From a borough-wide perspective, the effects upon the historic environment are mixed.

For most areas, **neutral effects** are predicted, but there could be some enhancement on sites of poorer quality in centres such as Loughborough.

Conversely, a handful of sites present the potential for **minor negative effects**, including allocations at Anstey, Sileby, Thrussington and Rearsby.

The supporting Plan policies should help to minimise effects associated with site allocations, so it is unlikely significant negative effects would occur.

In terms of general development principles and other elements of the Plan, mostly **minor positive effects** are predicted, which should help to achieve improvements in terms of the wider public realm, protection and enhancement of the historic environment and improvement of town centres.

Although no significant effects have been predicted, several indicators are proposed to track trends:

- Percentage of planning permissions granted in accordance with Heritage England advice
- Number of dwellings which have been vacant for over 6 months.
- Public realm improvements implemented.
- Number of updated Conservation Area Appraisals completed

Population - Deprivation

Sites proposed for allocation are mostly located in areas that do not directly suffer from high levels of deprivation. Therefore, it is uncertain whether areas of need will benefit from development. For this reason, only **minor positive effects** are predicted (mostly related to affordable housing provision and new social infrastructure).

To ensure that new development benefits deprived communities it will be important for new development to be permeable to surrounding communities.

A focus on regeneration in Loughborough and Shepshed could have benefits in terms of addressing inequalities in this respect, especially with the provision of employment opportunities in accessible locations. There are supporting policies to help encourage take up of local training and jobs for such communities.

The increased growth in Loughborough and the Leicester Urban Area could potentially create increased congestion that may affect deprived areas disproportionately, which is an uncertain **minor negative effect**.

- Levels of multiple deprivation.
- Changes in the following factors in the 0-20% most deprived areas (compared to less deprived areas)
 - Unemployment rates
 - Rates of crime
 - Homelessness
 - Houses in unfit condition
 - Educational attainment
 - Health indicators
 - Air quality
 - Road traffic accidents

Population - Health and Wellbeing

In the main, the proposed site allocations are located in areas that have reasonable access to healthcare (though this is not on foot for some sites). As a result, mostly **neutral** or **minor positive effects** are likely for existing and new residents.

The majority of site allocations also have good access to local green space and other recreational facilities, which is a **minor positive effect** with regards to wellbeing.

General plan policies should complement these effects as they seek to deliver environmental improvements, improve accessibility, promote active travel and protect and enhance community facilities.

- Compliance with open space standards.
- Access to accessible natural greenspace.
- Percentage of new dwellings permitted within 800m of health care services.
- Housing register of people wanting to move to affordable housing.

Housing

A **significant positive effect** is predicted as housing needs are likely to be met and a range of locations and types of sites (large, small, brownfield, greenfield) are included as proposed allocations. The supply of land identified in the Plan provides flexibility and choice.

Furthermore, the Plan will seek delivery of affordable housing and the types of homes for those with specific needs.

- Rates of housing delivery.
- Percentage of affordable housing delivered in accordance with plan targets.

Employment, Education and Centres

The strategy will meet identified employment needs at locations that are attractive to market and broadly accessible to job seekers.

The proposed housing also aligns relatively well with existing employment opportunities.

A specific opportunity has also been supported at Loughborough Science and Enterprise Park, which will have positive effects in terms of attracting investment, promoting innovation and improving qualifications.

Overall, **significant positive effects** are predicted in this respect.

With regards to education, the sites are broadly accessible to primary and secondary schools by a range of transport modes.

- Employment land developed (Square feet)
- Number and type of jobs generated from development at strategic sites.
- Number and proportion of employees at strategic site developments residing within deprived areas.
- Capacity of schools.

However, in some locations, there could be pressure on schools in the short term if new schools are not secured up front.. Shepshed in particular has issues given that a large proportion of growth is proposed in this settlement; however, measures are in place for these to be addressed alongside housing growth. Therefore, **neutral effects** are predicted.

It is unclear the extent to which the strategy will support the vitality of the smaller settlements and their local centres. However, there are clear efforts to regenerate Loughborough and Shepshed, and a higher level of growth at Anstey and Barrow-upon-Soar that should support the vitality of these service centres. These are **minor positive effects**.

Material Assets - Accessibility

On balance, mixed effects are predicted. On one hand, **minor positive effects** are predicted to reflect the overall focus on development and regeneration at settlements that are well served by transport links and a range of jobs, services and walkable access to green space for recreation. There is also a general focus on shifting towards sustainable modes of transport.

On the other hand, there are several site allocations that are not within reasonable or ideal walking distance of some local facilities, and it is possible that such developments would involve high levels of car use (despite plan efforts to promote sustainable modes of transport).

This could have knock on implications in terms of increased car trips along busy routes into the City. The effects associated with such development are **neutral** (i.e. more of the same) to **potentially minor negative**. There is uncertainty because behavioral changes will heavily influence patterns of travel and modes of transport.

- % of people that use active transport.
- Bus patronage.
- Peak levels of congestion.
- % of dwellings within 400m of:
 - bicycle paths
 - bus / train stops
 - Primary schools

Minerals

The overall effect of the Plan with regards to mineral resources is **minor negative**.

It is likely that some mineral resources would be sterilised, but it is unclear whether these would be viable. Furthermore, it is unlikely that this would affect the required supply.

- Amount of land developed within Minerals Safeguarded Areas (by type of mineral).
 - Consultation with minerals authorities to determine if sterilisation is likely / if prior minerals extraction can be undertaken.
-



Next steps

08

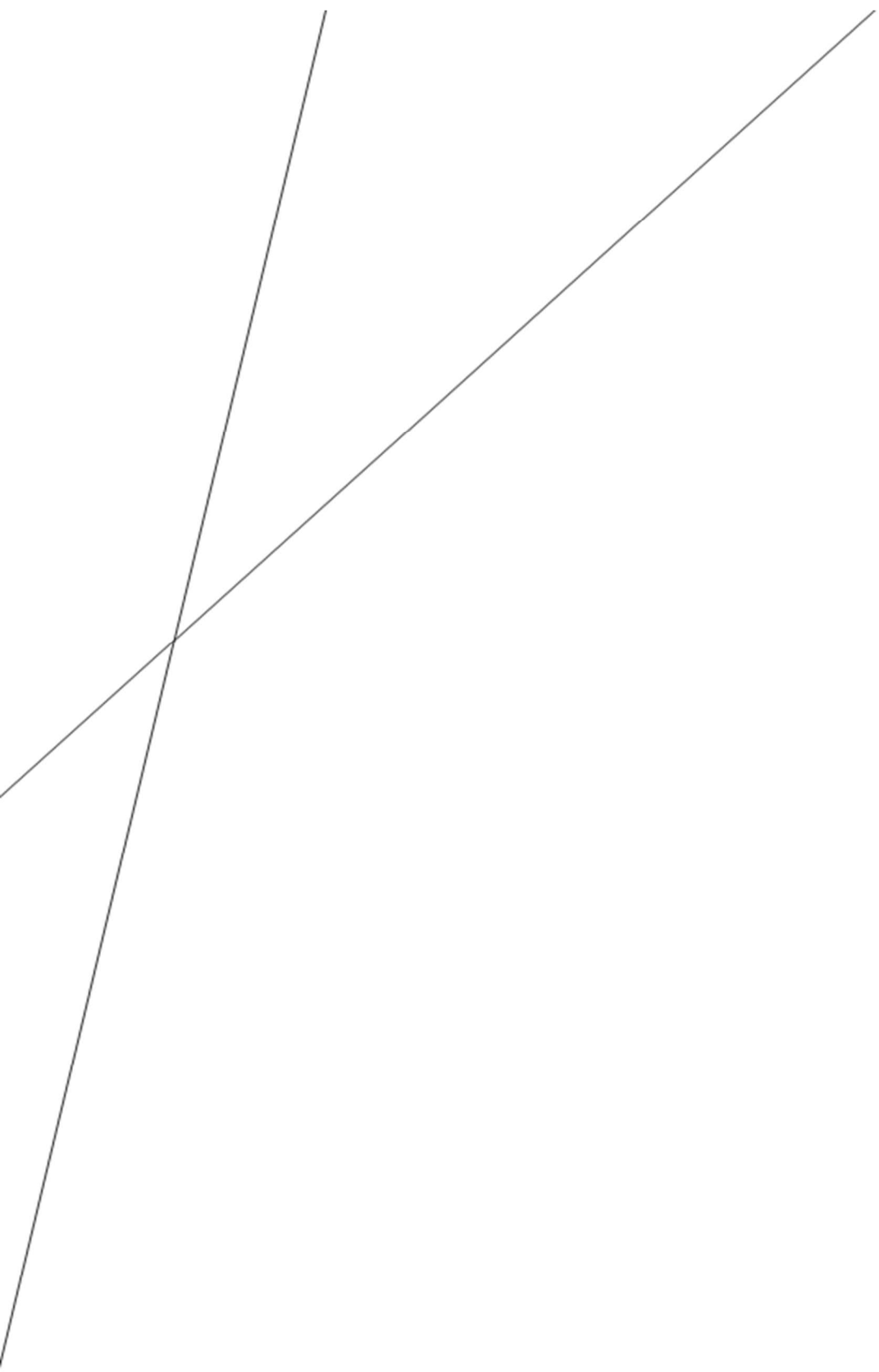
8 NEXT STEPS

8.1 Consultation

- 8.1.1 Council has prepared a Pre-Submission Local Plan in-line with Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012. Consultation will take place through April to June 2021.
- 8.1.2 The SA report has been prepared to document the SA process that has been undertaken in preparation of the Local Plan. Comments on the SA Report are welcomed and will be taken into consideration as the Council works towards the 'Submission' version of the Plan.
- 8.1.3 The final Plan will be 'Submitted' for Examination in Public (EiP). The Council will also submit a summary of issues raised (if any) through representations at the Publication stage so that these can be considered by the Government appointed Planning Inspector who will oversee the EiP. At the end of the EiP, the Inspector will judge whether or not the Plan is 'sound'.
- 8.1.4 Further SA work may be required to support the Plan-making process as it moves through Examination (for example the preparation of SA Addendums to deal with changes / modifications).

Table 8.1: Plan timetable

| Plan Milestone | Timescale |
|--|---------------------|
| <i>Pre-Submission Local Plan Consultation</i> | June to August 2021 |
| <i>Submission of the Local Plan</i> | September 2021 |
| <i>Examination</i> | August 2022 |
| <i>Adoption</i> | September 2022 |



APPENDIX A: BREAKDOWN OF HIGH LEVEL HOUSING OPTIONS

The Council has identified a range of reasonable alternatives to be tested in the SA. Each option has been appraised consistently to allow for a fair comparison. This will ultimately feed into the decision-making process about what the preferred approach should be.

The options are based primarily on housing growth and distribution and are introduced in Section 4 of this Interim SA Report. There are assumptions that employment growth is broadly dealt with through existing allocations and commitments. However, separate options have been looked at for delivering the outstanding employment needs.

Each option sets out a level of housing to be distributed to different spatial areas based upon the settlement hierarchy. The spatial locations used to identify effects are as follows:

- **Edge of Leicester Urban Area** - *Including land immediately adjacent to the boundary as well as within the wider urban areas of Birstall, Thurmaston and Syston.*
- **Loughborough / Shepshed.**
- **Service Centres** - Barrow-upon-Soar, Sileby, Quorn, Mountsorrel, Anstey.
- **Other Settlements** - *Barkby, East Goscote, Rearsby, Wymeswold, Cossington, Thrussington, Burton on the Wold, Newton Linford, Woodhouse Eaves, Hathern, Thurcaston, Queniborough*
- **Smaller villages and hamlets**
- **New Settlements** - *Four locations are identified at Thurcaston / Barkby / Wymeswold / Cotes.*
- **Large standalone settlement** – *Three broad opportunity areas identified to the west of Shepshed, North-east of the PUA and the east of the Borough in the open countryside.*

It is our intention to identify how different levels of growth would affect these areas and how that then translates into an overall picture for the borough as a whole.

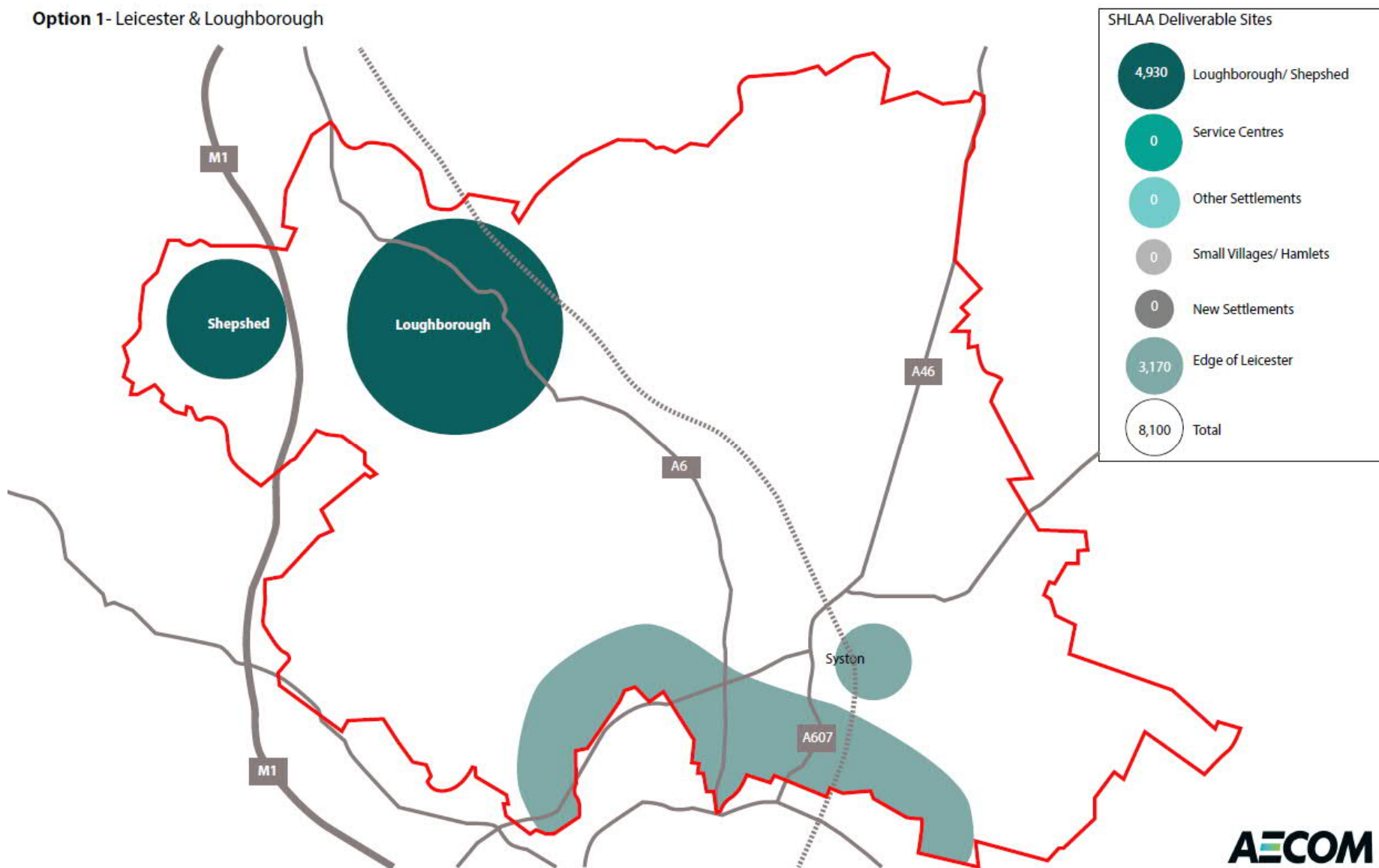
| Scenario A - To be found figure 8,100 | | | | | | | |
|--|--------------|------------------|----------------|--------|---------|-----------------|--------|
| | Edge of Leic | Lough / Shepshed | Service Centre | Others | Hamlets | New Settlements | Total |
| SHLAA Capacity | 3,346 | 8,274 | 4579 | 2966 | 735 | 3,000 | 22,913 |
| A 1. Leicester & Loughborough | 3350 | 4750 | 0 | 0 | 0 | 0 | 8,100 |
| A. 2. Leicester & Loughborough + Service Centres | 3350 | 2750 | 2,100 | 0 | 0 | 0 | 8,100 |
| A3.Settlement Hierarchy distribution | 3350 | 2100 | 1550 | 1100 | 0 | 0 | 8,100 |
| A4. Proportionate | 1067 | 3590 | 2458 | 748 | 235 | 0 | 8,098 |
| A5. Leicester & Loughborough + New Settlement | 3350 | 1,750 | 0 | 0 | 0 | 3,000 | 8,100 |
| A6. Leicester & Loughborough + SC + New Settlement | 3350 | 1000 | 750 | 0 | 0 | 3,000 | 8,100 |

| Scenario B - To be found figure 15,700 | | | | | | | |
|---|--------------|------------------|----------------|--------|---------|-----------------|--------|
| | Edge of Leic | Lough / Shepshed | Service Centre | Others | Hamlets | New Settlements | Total |
| SHLAA Capacity | 3,346 | 8,274 | 4579 | 2966 | 735 | 3,000 | 22,913 |
| B2. Leicester & Loughborough + Service Centres | 3350 | 8270 | 4080 | 0 | 0 | 0 | 15700 |
| B3.Settlement Hierarchy distribution | 3350 | 7000 | 4350 | 1000 | 0 | 0 | 15700 |
| B4. Proportionate | 2068 | 7050 | 4579 | 1546 | 457 | 0 | 15700 |
| B 6. Leicester & Loughborough + SC + New Settlement | 3350 | 7000 | 2350 | 0 | 0 | 3000 | 15700 |

| Scenario C – Standalone Settlement | | | | | | | |
|---|--------------|------------------|----------------|--------|---------|-----------------|----------------|
| | Edge of Leic | Lough / Shepshed | Service Centre | Others | Hamlets | New Settlements | Total |
| SHLAA Capacity | 3,346 | 8,274 | 4579 | 2966 | 735 | 3,000 | 22,913 |
| C1. Standalone new settlement | 335 | 210 | 155 | 110 | 0 | 8000-10000 | 8,810 - 10,810 |

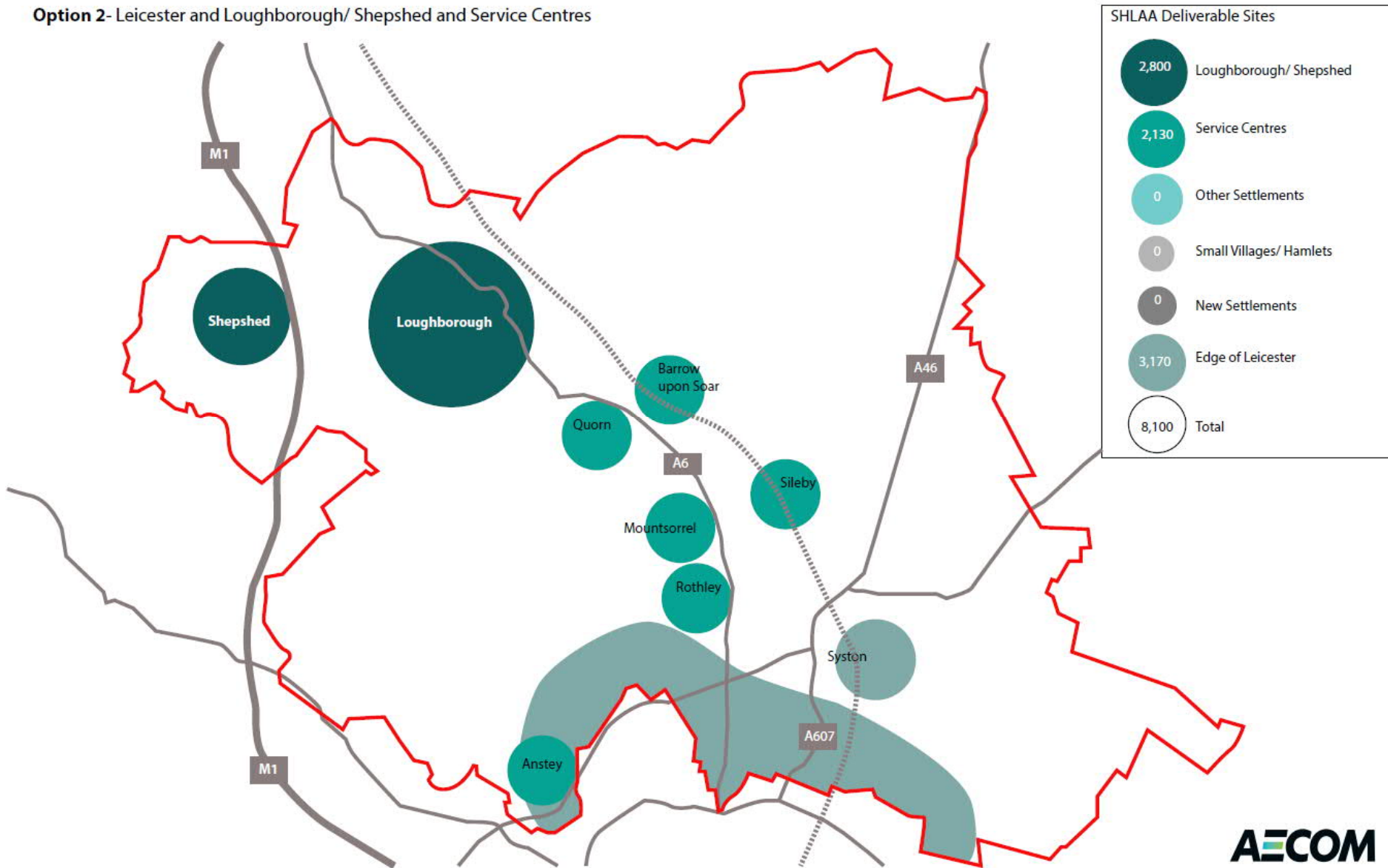
Scenario 1

Option 1- Leicester & Loughborough



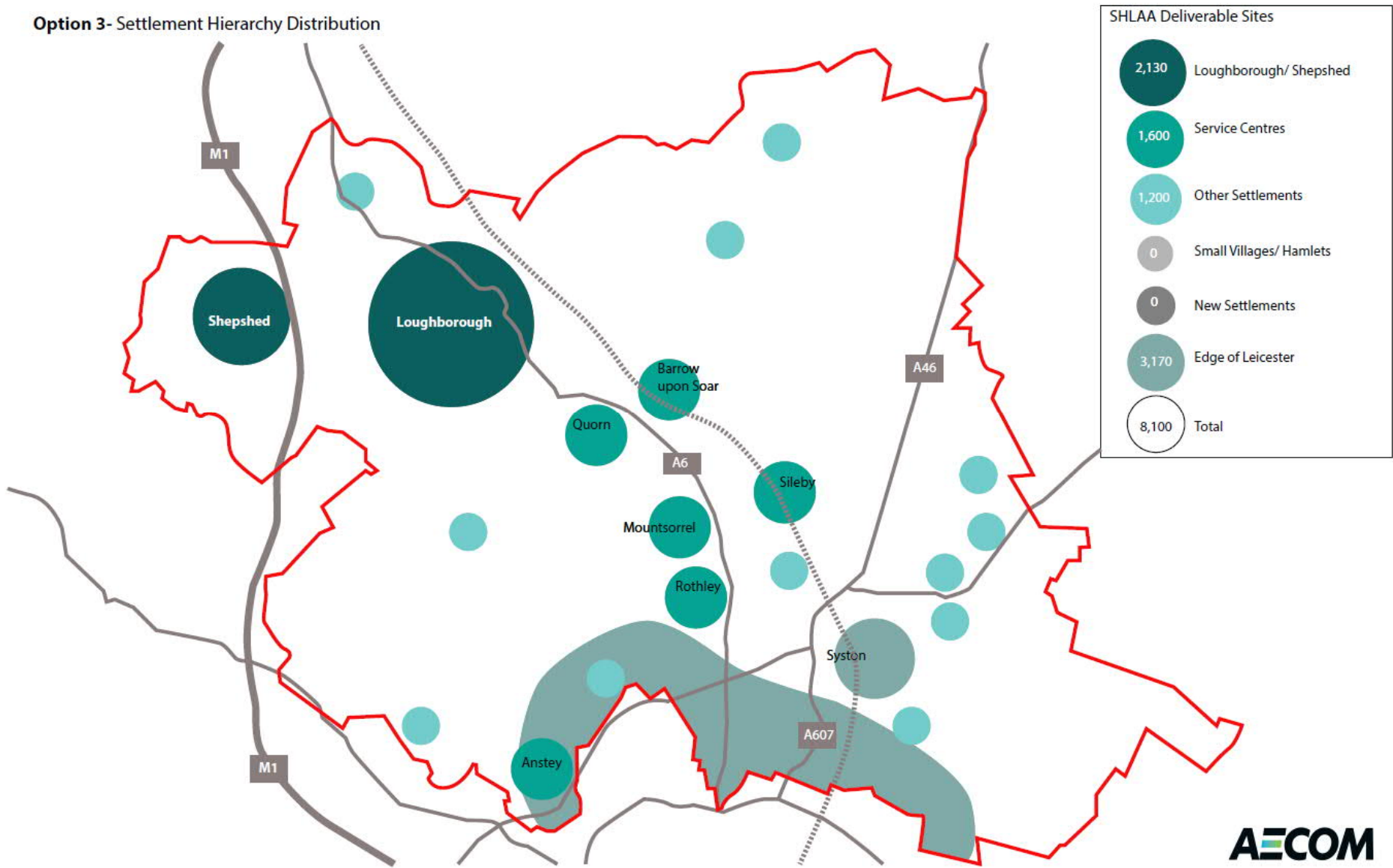
Scenario 1

Option 2- Leicester and Loughborough/ Shepshed and Service Centres



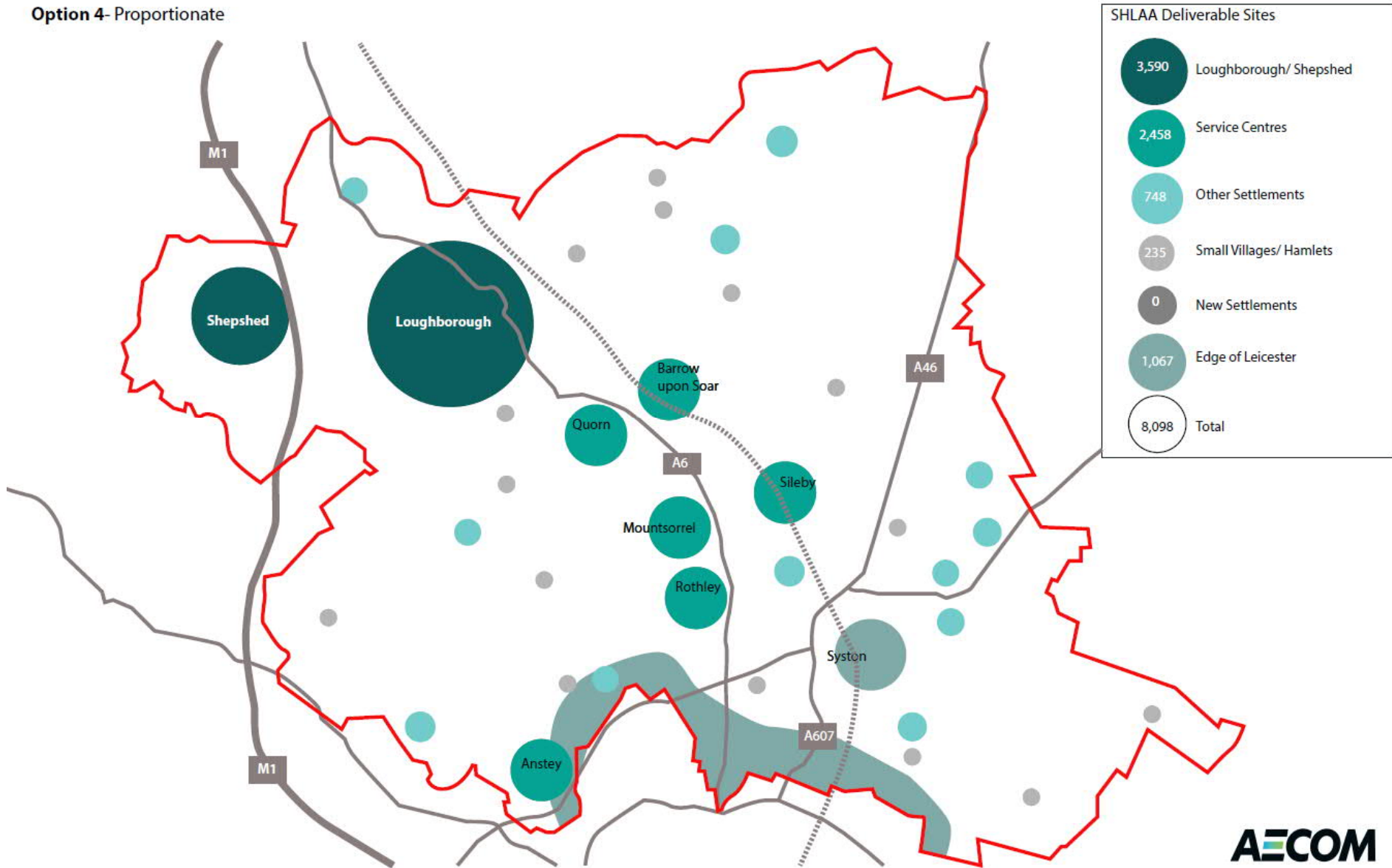
Scenario 1

Option 3- Settlement Hierarchy Distribution



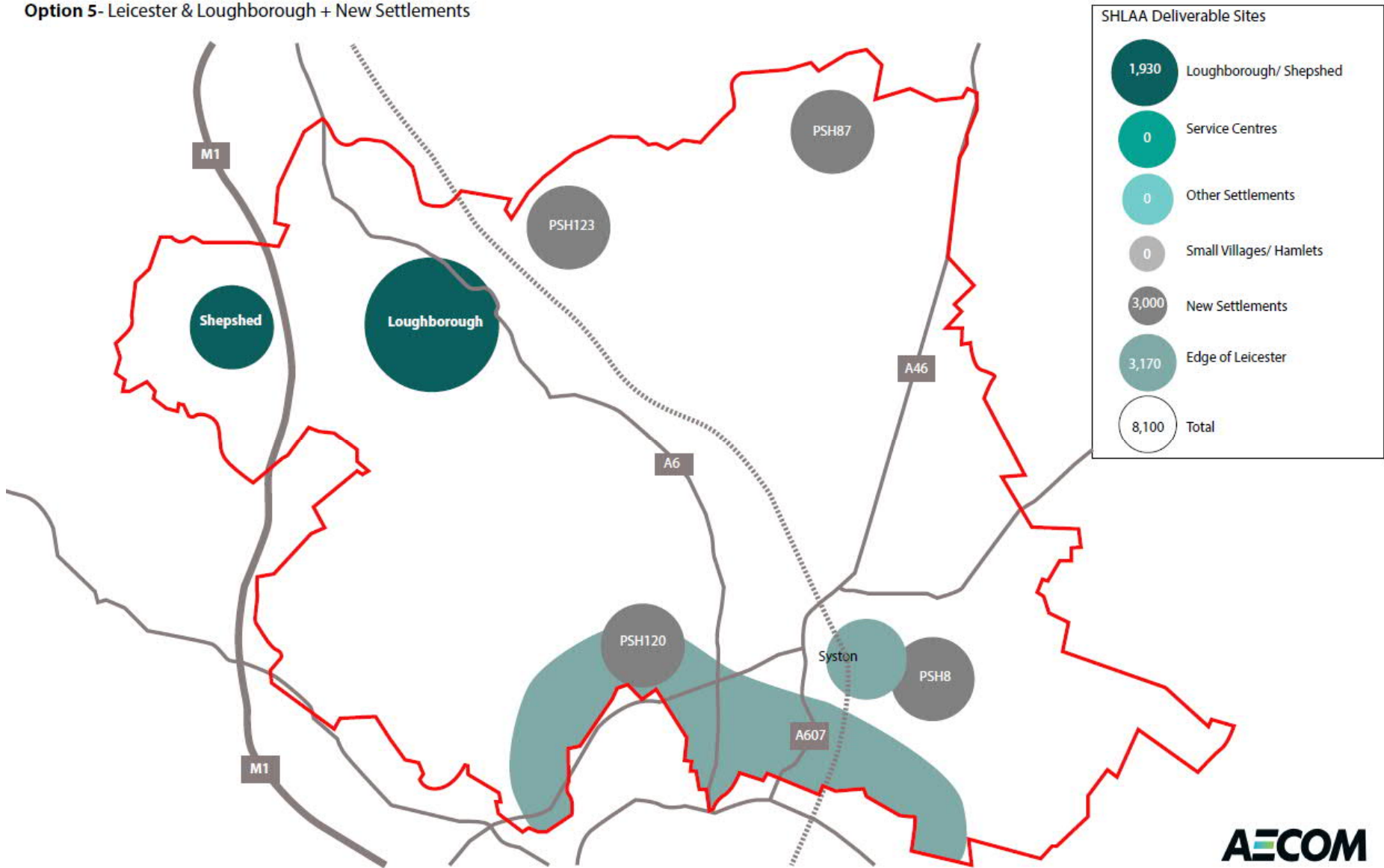
Scenario 1

Option 4- Proportionate

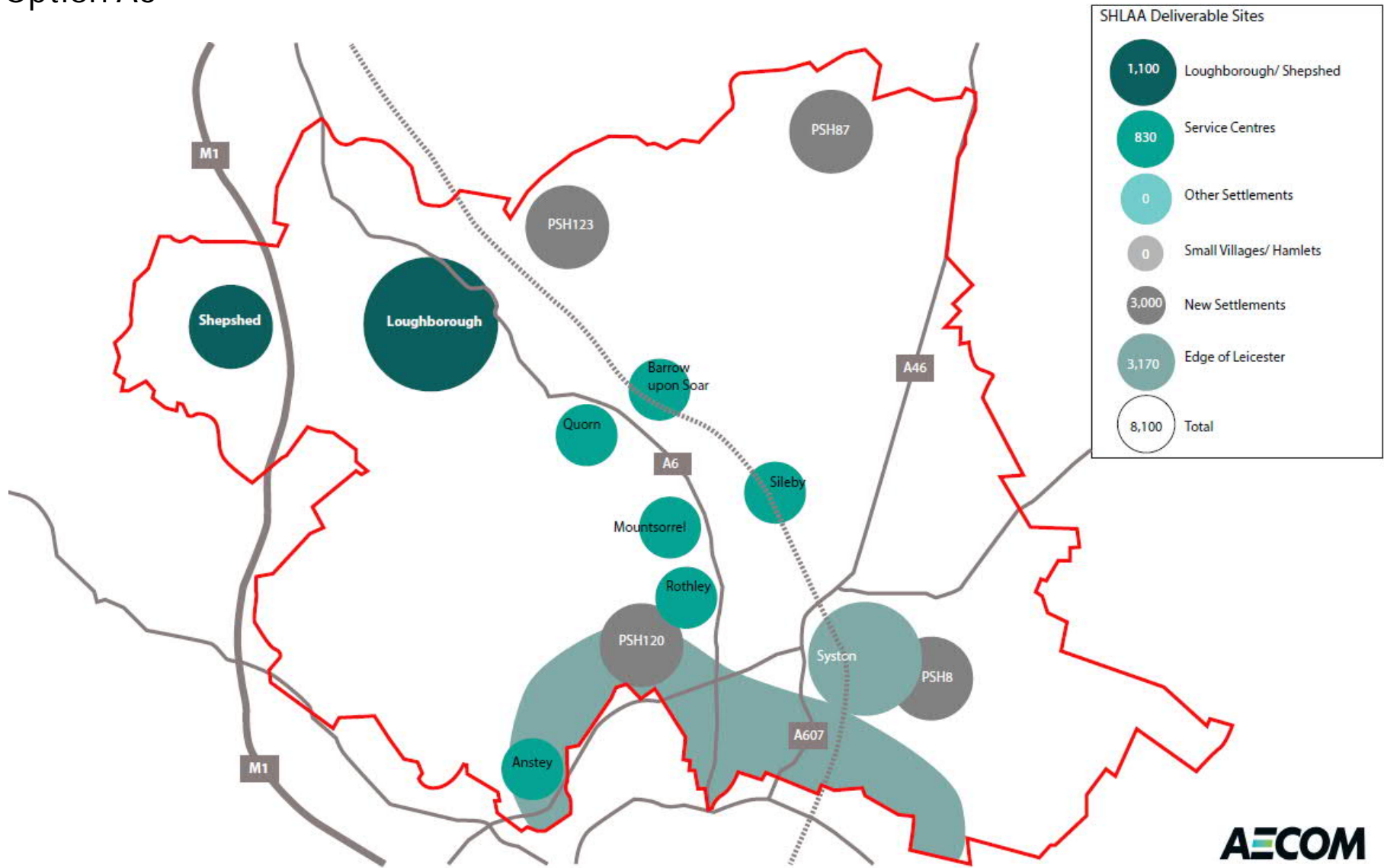


Scenario 1

Option 5- Leicester & Loughborough + New Settlements

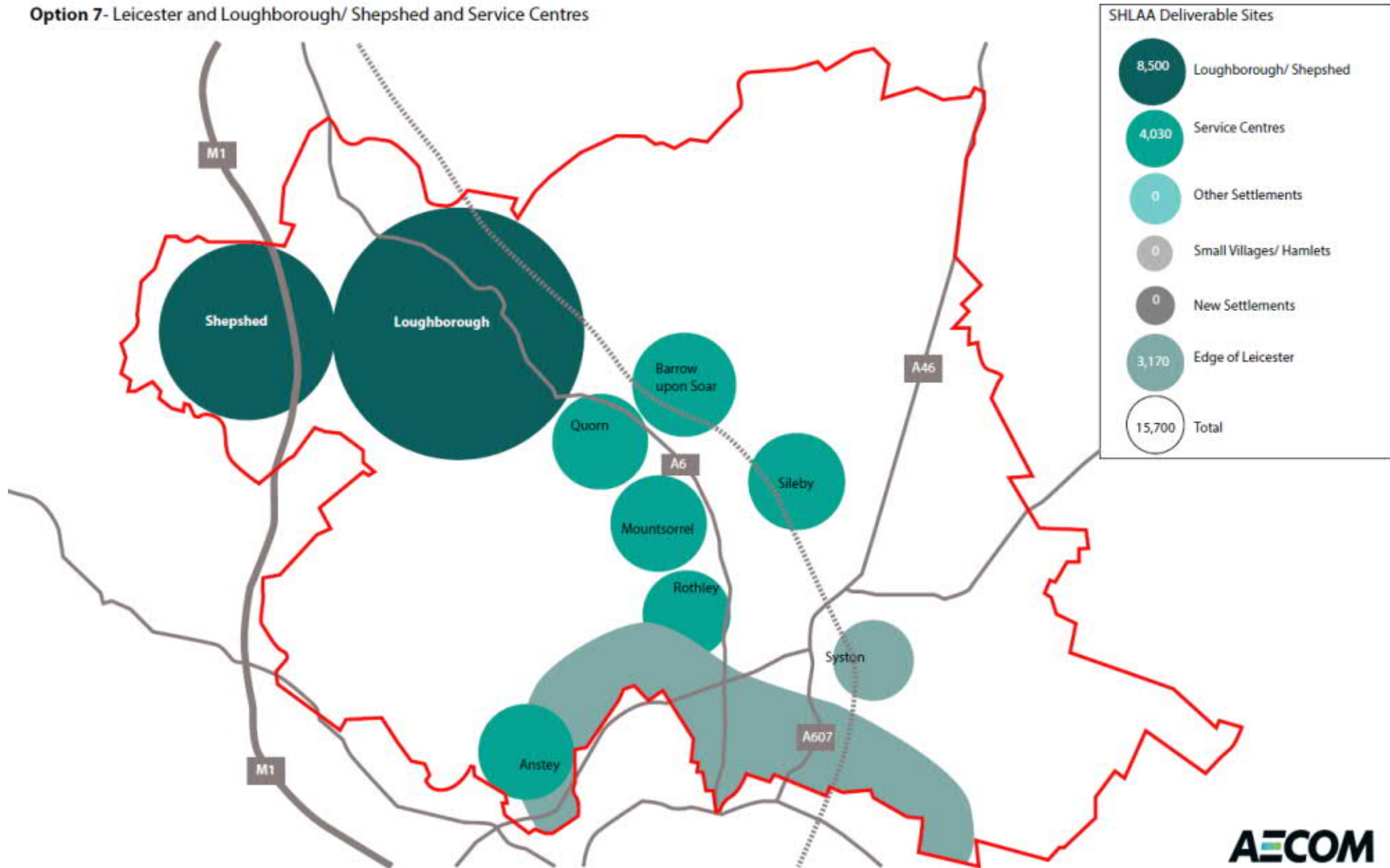


Option A6



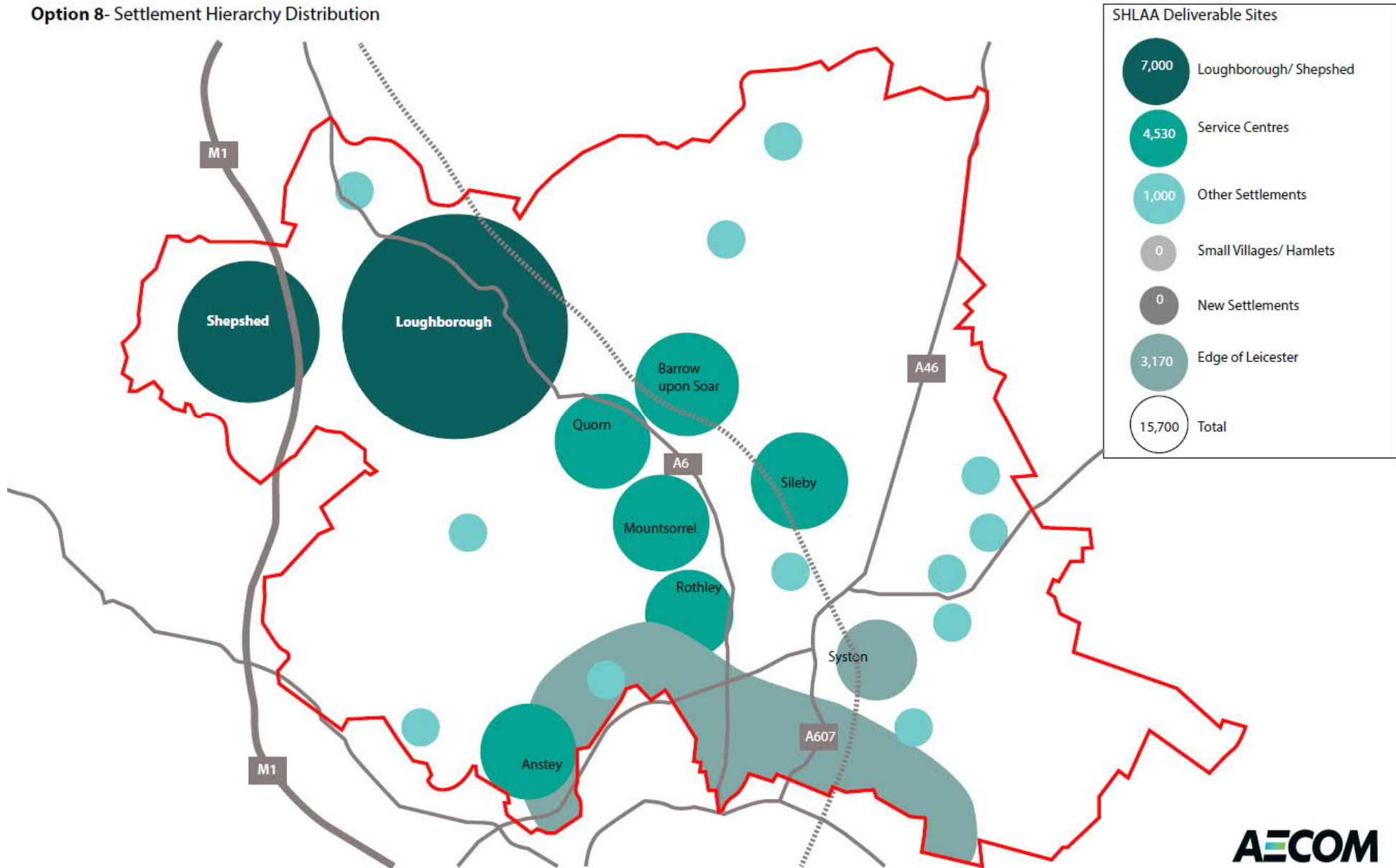
Scenario 2

Option 7- Leicester and Loughborough/ Shepshed and Service Centres



Scenario 2

Option 8- Settlement Hierarchy Distribution



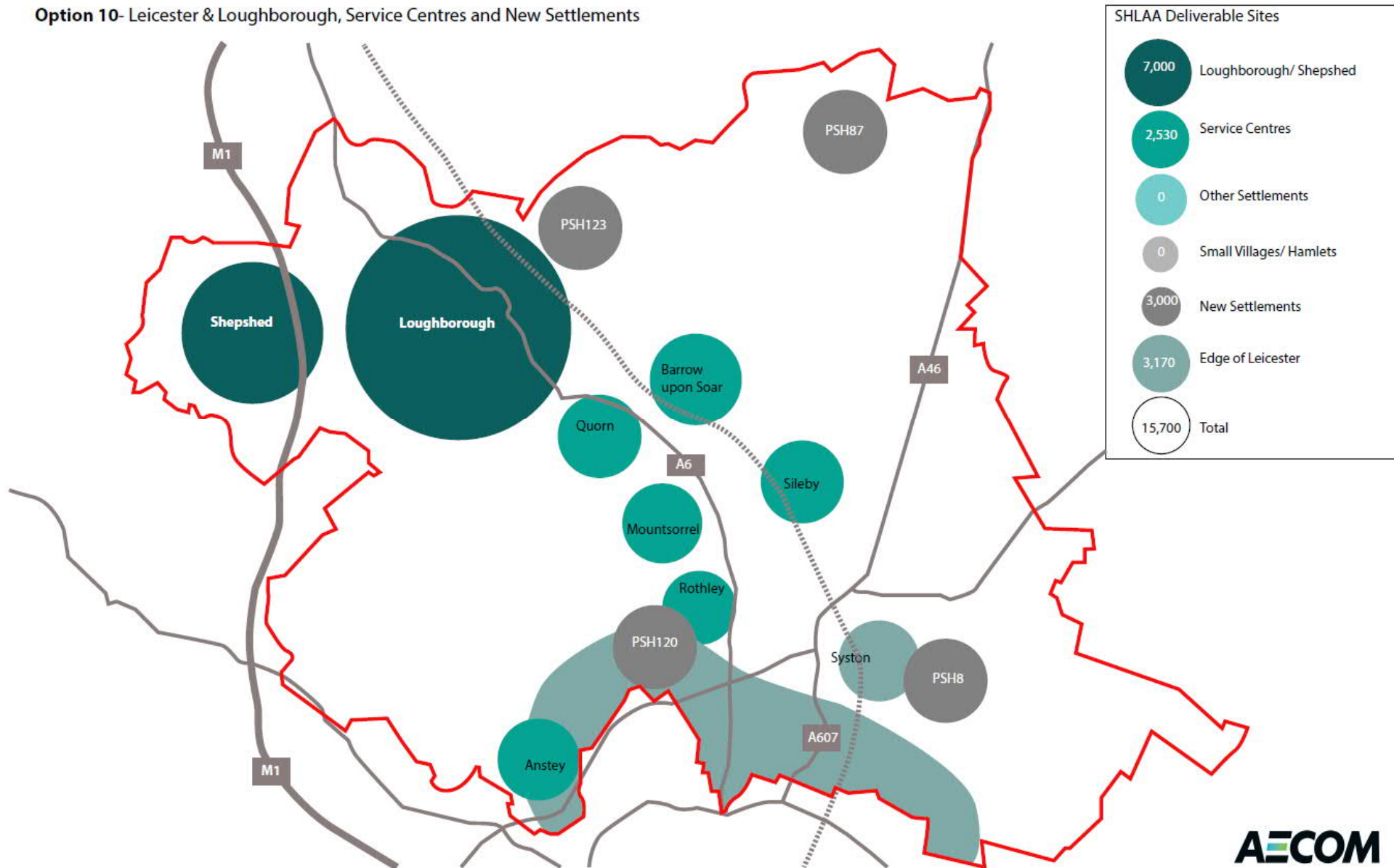
Scenario 2

Option 9- Proportionate



Scenario 2

Option 10- Leicester & Loughborough, Service Centres and New Settlements



Option C1



APPENDIX B: APPRAISAL OF HIGH-LEVEL OPTIONS FOR HOUSING GROWTH

Introduction

This appendix presents the methodology and appraisal findings relating to the assessment of eleven reasonable alternative options that have been identified by the Council alongside AECOM.

Each option is introduced in Section 4 of this interim SA Report and is described in detail / illustrated on a series of map in **Appendix A**.

The options are as follows:

Scenario A – 8100 homes to be delivered:

- A1. Growth focused at Leicester PUA & Loughborough / Shepshed
- A2. Growth focused at Leicester PUA & Loughborough / Shepshed and Service Centres (meaning a lower level of growth at Loughborough and Shepshed compared to option 1)
- A3. Settlement Hierarchy distribution
- A4. Proportionate distribution of development
- A5. Growth focused at the Leicester PUA & Loughborough & new settlements
- A6. Growth focused at Leicester PUA & Loughborough & Service Centres & new settlements

Scenario B – 15700 homes to be delivered:

- B2. Growth focused at Leicester PUA & Loughborough / Shepshed and Service Centres
- B3. Settlement Hierarchy distribution
- B4. Proportionate distribution of development
- B6. Growth focused at Leicester PUA & Loughborough & Service Centres & new settlements

Scenario C – Standalone new settlement

- C1. Standalone new settlement

Methodology

The appraisal will identify and evaluate ‘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 can be challenging due to:

- The high level nature of the alternatives 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.²

It is important to note that effects are predicted based upon the criteria presented within the SEA Regulations³. 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 option, one of the following symbols has been allocated for each SA objective.

Where there is uncertainty, the nature of such effects has been identified. For example, an uncertain negative effect would be recorded if there is a chance that negative effects could occur but this is dependent upon unknown factors. It may still be possible to rule out significant effects though, and so the unknown effect may be minor or potentially significant.

| Effects Significance | Effects symbol |
|-------------------------------------|----------------|
| <i>Significant positive effects</i> | ++ |
| <i>Minor positive effects</i> | + |
| <i>Neutral effects</i> | 0 |
| <i>Minor negative effect</i> | - |
| <i>Significant negative effect</i> | -- |

| Uncertain effects | Effects symbol |
|--|----------------|
| <i>Uncertain significant positive effect</i> | ++? |
| <i>Uncertain minor positive effect</i> | +? |
| <i>Uncertain effects</i> | ? |
| <i>Uncertain minor negative effect</i> | -? |
| <i>Uncertain significant negative effect</i> | --? |

² 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."

³ Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Settlement level effects / overall effects

Where appropriate and possible, the effects have been broken down by the different spatial areas where they would occur (i.e. The different levels of the settlement hierarchy outlined below).

- Leicester Urban Area
- Loughborough / Shepshed.
- Service Centres
- Other Settlements
- Smaller villages and hamlets
- New Settlements
- Large standalone settlement

The overall effects across the borough are then identified, taking into account the effects that have been predicted in different areas across the Borough.

The overall effects are not simply determined through a process of 'adding-up' positives and negatives; rather it is a professional judgement of how significant the overall effects would be for the Borough, taking into account the effects identified locally.

For example, whilst effects might be significant at a local scale at particular settlements (for example the loss of a playing field), the effects on the baseline overall may not be significant overall should there be positive effects (enhancements) or neutral effects elsewhere across the Borough.

An explanation is given to justify the significance scores identified for each option both at the settlement level and for the borough as a whole.

Assumptions

There are some consistent assumptions applied across the appraisals:

As there are no development sites identified for any of the options, some of the effects are not certain, but a precautionary approach has been taken to the assessment of effects.

At lower levels of growth there will be greater flexibility in the choice of sites that can be allocated to deliver the housing targets. Similarly, the availability of sites and capacity of land in different settlements will influence flexibility.

It is assumed that growth would be split relatively evenly at each level of the settlement hierarchy (for example, if 1000 homes are allocated to the service centres, each could be expected to accommodate 200 homes each). However, it is acknowledged that this may not be the case in reality dependent upon a range of other factors.

It is presumed that the majority of committed development will be built out in the plan period, and therefore forms part of the projected baseline position. The effects of the options beyond this baseline position form the basis of this appraisal.

Landscape

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Growth at the service centres would most likely be at the edge of these settlements. The effects would depend upon the level of growth in different service centres. The broad issues and opportunities at each service centre are discussed below.

At Barrow upon Soar, development could encroach into the surrounding countryside. However, it ought to be possible to accommodate modest growth without affecting the character of the settlement significantly. There should be no significant issues of coalescence. However, at higher levels of growth, the character of the approach to the settlement could be affected negatively. Development at certain sites could also present opportunities to deliver enhancements in a green infrastructure enhancement zone⁴.

At Quorn, there is a potential area of separation between Quorn and Loughborough. Development here could therefore have effects on the function of this land. However, this area has been identified as having medium-high landscape capacity.

At Sileby, identified development opportunities (in combination) could be of a magnitude to significantly alter the character of the surrounding landscape. Lower levels of growth could be accommodated without encroaching into the countryside substantially.

Between Mountsorrel and Rothley (and between Rothley and Birstall) there are committed developments that could already close the gap between these settlements. Further development to the north west of Cross Hedge could contribute to further narrowing, though only marginally. There is an Area of Local Separation proposed to the west of Rothley in the gap between Rothley Ridgeway, and new development has the potential to affect the setting of these two settlements.

Development at Anstey would present an opportunity to deliver enhancements in a green infrastructure enhancement area. The landscape capacity to the east, south and south west of Anstey is classified as 'medium'. Consequently, the effects here would be anticipated to be **neutral** or perhaps positive (providing that growth was relatively modest).

For options A1 and A5, no growth would occur in the service centres, and so the effects are **neutral**.

Option A2 and A4 (to a lesser extent) would deliver the most growth to the service centres, which would be more likely to lead to negative effects. However, it should be possible to accommodate growth, even at a higher level, but minor effects on the function of the landscape could be generated where there are areas of local separation such as Quorn and between Mountsorrel / Rothley. As described above, there is also potential for green infrastructure enhancement at several settlements³, which ought to offset the negative effects somewhat. Overall, options A2 and A4 are predicted to have a **minor negative effect**. Option A3 is predicted to have **uncertain minor negative effects** as the lower amount of growth would allow for greater flexibility and would minimise the need to encroach into Areas of Local Separation. Option A6 would deliver the lowest level of growth to settlements, and so the likelihood and the magnitude of effects occurring at any of the service centres would be lower, but still exist. Therefore, an uncertain minor negative effect is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B4 would deliver a much higher level of growth than any option under Scenario A. Therefore, greater amounts of greenfield land would need to be released. It may still be possible to avoid significant effects for some of the service centres given the availability of less sensitive land. However, at other settlements, significant effects could be generated. Therefore, significant negative effects are predicted. For option B6, a **minor negative effect** is also predicted, though this would be less prominent than options B2, B3 and B4.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres as there would be a very low level of growth involved for option C1. This ought to ensure better protection for these areas, which might otherwise be subject to more substantial growth. However, the potential for enhancement through new development would be lower.

⁴ Green Wedges, Urban Fringe, Green Infrastructure Enhancement Zones and Areas of Local Separation: Methodology and Assessment Findings Report (March 2016) ARUP on behalf of Charnwood Borough Council

Landscape

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

Development within the urban areas of Shepshed and Loughborough is unlikely to affect landscape character. However, each option would involve a degree of growth at the urban fringes. In Shepshed, the capacity of landscape is mixed, with the south being broadly classified as low capacity, whilst to the west along 'Black Brook' the capacity is determined to be medium⁵.

This area has also been identified as a green infrastructure enhancement zone⁶ and development could be the mechanism for achieving such improvements. Consequently, modest growth in these locations ought to have mostly neutral effects.

To the south west of the Loughborough urban area, site options that lie adjacent to the Charnwood Forest are within zones of low and low medium landscape capacity. Development here would be likely to have negative effects upon the landscape character of the Charnwood Forest. To the south east of the urban area there are parcels of land with higher landscape capacity, but these form part of a potential area of local separation between Loughborough and Quorn. Therefore, development here may also have potential for negative effects

Option A1, which involves the highest level of growth, is more likely to encroach upon land to the south of Loughborough and / or the south of Shepshed (which are of greater sensitivity to change). Consequently, the potential for negative effects is higher. There ought to be some flexibility to avoid the most sensitive areas and to deliver lower density development as well as enhancing green infrastructure. However, a precautionary approach is taken so potential **significant negative effects** are predicted (Though there are uncertainties).

For options A2, A3, A4 and A5, the effects are likely to be of a lesser magnitude, as the amount of greenfield land release required would be lower. Therefore, it ought to be possible to avoid the more sensitive areas of landscape and / or deliver more sympathetic developments. Therefore, the effects would not be predicted to be significant. A **minor negative effect** is predicted at this stage, as it is not clear which sites would be involved.

Option A6 would involve a lower level of growth than options 1-5, and could be delivered without encroaching onto the most sensitive areas. Depending upon site location, it may also be possible to enhance green infrastructure. Therefore, An **uncertain negative effect** is predicted on balance.

Scenario B (Discussion of options for delivering 15,700 homes)

Each of the options at this scale of growth would require substantial release of greenfield land around Shepshed and Loughborough. At this scale of growth it would be almost certain that the most sensitive areas of landscape could be affected and therefore **significant negative effects** are predicted. The effects would be most prominent for option B2, which involves the highest level of growth.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted as there would be a very low level of growth involved for option C1. This ought to ensure better protection for these areas, which might otherwise be subject to more substantial growth. However, the potential for enhancement through new development would be lower.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Growth within the PUA will lead to development in the urban areas of Thurmaston, Birstall and Syston. The effect on landscape as a result of such development is likely to be neutral given that the urban area is less sensitive to change. However, to meet the housing targets within options A1, A2, A3, A5 and A6, there would also be a need to release greenfield land on the urban fringes. This might include land classified as Green Wedge adjacent to the A5630 and / or land adjacent to existing residential areas at Hamilton. The loss of such landscape function is considered to be a minor negative effect for options A1, A2, A3, A5 and A6, which involve maximised growth in the PUA.

⁵ Borough of Charnwood Landscape Character Assessment – July 2012

⁶ Green Wedges, Urban Fringe, Green Infrastructure Enhancement Zones and Areas of Local Separation: Methodology and Assessment Findings Report (March 2016) ARUP on behalf of Charnwood Borough Council

Landscape

At Syston, higher levels of growth could involve a Green Wedge and potential Area of Separation between Syston and the Leicester Urban Area (Thurmaston). At higher levels of growth, it may be necessary to encroach into this area, which could effectively lead to further coalescence of settlements. This could be a significant negative effect in this location.

A smaller scale release of land to the east of the settlement (where landscape capacity is identified as medium-high) would be less of an issue. Development at certain sites could also present opportunities to deliver enhancements in a green infrastructure enhancement zone⁵.

Therefore, at this stage an **uncertain significant negative effect** is predicted overall for options A1, A2, A3, A5 and A6.

For option A4, the effects are predicted to be a **minor negative effect**, as the scale of growth is such that greenfield land loss ought to be lower and easier to avoid significant effects.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 involve the same level of growth as options A1, A2, A3, A5 and A6, therefore an **uncertain significant negative effect** is predicted. Option B4 involves a lower level of growth and so it ought to be possible to avoid the loss of sensitive land, and the overall scale of greenfield loss would be lower. Consequently, there is more uncertainty about whether negative effects would occur.

A **minor negative effect** is therefore predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres as there would be a very low level of growth involved for option C1. This ought to ensure better protection for these areas, which might otherwise be subject to more substantial growth. However, the potential for enhancement through new development would be lower.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A5 and A6 do not involve growth in other settlements, and so a **neutral effect** is predicted for each. For option A3, there would be growth across the other settlements, whilst for option A4 there would also be growth at smaller villages and hamlets, so the amount at other settlements would be lower.

Development at the other settlements would have mixed effects upon landscape. At some settlements, it ought to be possible to accommodate a modest amount of development without majorly affecting the surrounding landscapes. For example at Thrussington, Burton-on-the-Wolds and to a lesser degree at Hathern.

At other settlements though, there are site development options falling with existing Areas of Local Separation. Development here would have the potential to significantly affect landscape character and contribute to coalescence of settlements. For example, development could occur on land between Rearsby and East Goscote, closing the gap between these villages. Likewise, there are a number of site opportunities that fall within an Area of Separation between East Goscote and Queniborough, and Syston and Queniborough. In combination, growth in these areas could lead to negative effects upon landscape character in these parts of the borough.

For option A3, a **potential significant negative effect** is predicted, as it might be necessary to develop in Areas of Local Separation.

For option A4, the effects in the other settlements would be lesser, and so significant effects here might be better avoided. Consequently, only **minor negative effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 involve no growth at the other settlements and so **neutral effects** are predicted. Option B3 involves similar amounts of growth in the other settlements compared to option A3. Therefore, **uncertain significant negative effects** are predicted too. For B4 the level of growth is higher still, and therefore the potential for **significant negative effects** is more certain.

Landscape

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the other settlements as there would be a very low level of growth involved for option C1. This ought to ensure better protection for these areas, but the levels of growth here would not be anticipated to be substantial anyway under the current policy approach.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth is small under option A4, but in the context of these settlements, changes to the character of the landscape could be quite dramatic, reducing the rural feel. The effects would be dependent upon location, scale and mitigating measures, but in some villages within Charnwood Forest and the open countryside, there could be localised effects on landscape. Cumulatively, this is predicted to have **minor negative effects** with regards to the hamlets and villages. The effects are not predicted to be significant, as the wider landscape should remain untouched and a degree of openness would be retained.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth for B4 is twice as high compared to A4 and therefore there is greater potential for **significant negative effects** to be generated. However, this is not a certainty dependent upon where growth is located and designed. Therefore, uncertainties are recorded.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets and so a **neutral effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

A new settlement at Wymeswold / Hoton sits atop a plateau, and is therefore less likely to be visible from distance. Though the site sits within the countryside it is not particularly sensitive in character, and partly consists of a disused airfield. Provided that green infrastructure is incorporated into development, negative effects are unlikely to occur.

At Cotes, a large scale development would occur in the open countryside, which would be visible from a number of locations particularly along the northern parts of the River Soar Valley and could have some negative effects on landscape character. In combination with a new settlement at Wymeswold / Hoton, the rural nature of this part of the borough could be eroded. However, large areas of open space would still remain, so the effects would not be likely to be significant.

A new settlement at Barkby could have minor negative effects on landscape character, as it would alter the setting of Barkby. The landscape here is identified as broadly 'medium' capacity⁷, so significant effects ought to be possible to avoid. There are also green infrastructure enhancement zones nearby⁸ which could present opportunities for improvement.

A new settlement at Thurcaston could 'close the gap' between the village of Thurcaston and the area between Birstall and Rothley (i.e. land allocated for strategic growth). Minor negative effects are predicted.

In combination, development at the new settlements (options A5 and A6 only) is predicted to have a **minor negative effect**. This reflects the potential for minor negative effects at Thurcaston and Barkby, but the lower likelihood and magnitude of negative effects occurring in Wymeswold and Cotes.

As large scale strategic developments, each of the new settlements could also have the potential to incorporate substantial amounts of green infrastructure, which ought to help mitigate negative effects and secure enhancements.

⁷ Borough of Charnwood Landscape Character Assessment – July 2012

⁸ Green Wedges, Urban Fringe, Green Infrastructure Enhancement Zones and Areas of Local Separation: Methodology and Assessment Findings Report (March 2016) ARUP on behalf of Charnwood Borough Council

Landscape

Scenario B (Discussion of options for delivering 15,700 homes)

Option B6 involves the same level of growth as options A5 and A6 and is therefore also predicted to have a **minor negative effect**.

Options B2, B3 and B4 are predicted to have **neutral effects** as there would be no growth at new settlements.

Scenario C (Discussion of options for delivering a standalone large settlement)

The effects of a new settlement would be dependent upon the location. However, regardless of the area that a new settlement is located, there would be a substantial loss of green space and a total change in terms of the character of the area. The extent of effects would depend upon the sensitivity of the landscape to change and the potential for mitigation and enhancement. To the west of Shepshed a new settlement would only be separated from the town by the Black Brook, and so the open nature of the countryside in this location would be eroded.

To the east of Loughborough in the open countryside development would take place within 'the Wolds' character area, which is elevated and has a remote atmosphere⁶. The strength of the character and its current condition is considered moderate. The potential for the remoteness of the area to be eroded should be taken into account, as well as the elevated nature of some areas. A new settlement would be expected to be designed with extensive landscaping, but nevertheless negative effects are likely.

To the north east of the PUA in the 'High Leicestershire' character area the landscape character is considered to be strong, with a sense of remoteness and little modern expansion.

Development of a large new settlement would be likely to significantly alter the countryside in this location and so significant negative effects are possible.

Overall effects

Scenario A (Discussion of options for delivering 8,100 homes)

Option A1 is predicted to have negative effects in Loughborough / Shepshed and the PUA (which could potentially be significant in these locations depending upon sites developed). However, there are neutral effects predicted at all other settlements across the borough, which helps to 'offset' the effects at Loughborough, Shepshed and the PUA from a borough-wide perspective. Consequently, only a **minor negative effect** is predicted overall.

Option A2 is also predicted to have a **minor negative effect** overall. However, the negative effects in Loughborough would be lower, and would be generated at the service centres to a greater extent compared to option A1.

Option A3 could generate significant negative effects for the other settlements, and potentially significant negative effects at the PUA (but there are uncertainties dependent upon the sites that are developed). The likelihood of negative effects occurring at the service centres and Loughborough is lower though. Overall, the **effects are considered to be significant**, as there could be negative effects at multiple settlements across the district, and in some areas these could be significant.

Option A4 is predicted to have **significant negative effects** overall. Though no significant effects are predicted in any particular settlement, there are minor negative effects across all the settlements in the borough. Cumulatively, this is considered to be significant, as the overall character of the borough as a whole would be likely to decline.

Options A5 and A6 are predicted to have **minor negative effects** overall. The effects would be mostly neutral, or potentially minor for the majority of the borough, but potential significant effects are predicted at the PUA. On balance, the effects are predicted to be minor from a borough-wide context.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2 is predicted to have a **significant negative effect** overall. The effects in Loughborough would likely be substantial given the need to develop adjacent to Charnwood Forest and the loss of a number of sites at the urban fringe

The effects at Loughborough would still be significant for Option B3, but to a lesser extent than option B2. However, this option would also generate significant negative effects at the other settlements, and potential significant negative effects at the PUA and the service centres.

Landscape

A **significant negative effect** is predicted overall, with this option also performing worse than option B2.

Option B4 would have similar effects to option B3, though the effects at the PUA would possibly be lower. A **significant negative effect** is still predicted.

Option B6 is also predicted to have a **significant negative effect** overall. Again, effects at Loughborough would most likely be significant, but there would also be minor negative effect at the service centres and at new settlements. Given that two new settlements would be close to the PUA (Barkby and Thurcaston), there could also be cumulative effects on landscape in these areas.

Scenario C (Discussion of options for delivering a standalone large settlement)

Overall, Option C1 would avoid negative effects upon landscape character across much of the Borough. This is positive in respect of the prevention of coalescence between settlements and urban areas, the protection of Charnwood Forest and the character rural settlements. However, a large new settlement would generate negative effects on landscape character, which could be significant depending upon the location. Overall, a minor negative effect is recorded. Whilst there is potential for more profound effects in a specific area, this would be offset somewhat by protection across a range of other sensitive landscapes.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A - 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | --? | --? | 0 | 0 | 0 | - |
| 2A. Urban focus | - | - | --? | 0 | 0 | 0 | - |
| A3. Settlement Hierarchy | - ? | - | --? | --? | 0 | 0 | --? |
| A4. Proportionate growth | - | - | - | - | - | 0 | -- |
| A5. Urban intensification and new settlement | 0 | - | --? | 0 | 0 | - | - |
| A6. Urban focus and new settlement | - ? | - ? | --? | 0 | 0 | - | - |
| Scenario B - 15,700 homes | | | | | | | |
| B2. Urban focus | -- | -- | --? | 0 | 0 | 0 | -- |
| B3. Settlement Hierarchy | -- | -- | --? | --? | 0 | 0 | -- |
| B4. Proportionate growth | -- | -- | - | -- | --? | 0 | -- |
| B6. Urban focus and new settlement | - | -- | --? | 0 | 0 | - | -- |
| Scenario C - Standalone new settlement | | | | | | | |
| C1. Large scale new settlement | 0 | 0 | 0 | 0 | 0 | -- | - |

Biodiversity and nature conservation

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1 and A5 do not propose growth in the service centres, and therefore effects are predicted to be **neutral**. For option A4, and to a lesser extent options A2 and A3, there would be growth at the service centres. Assuming a relatively even distribution of growth between the service centres, there is potential for negative effects on biodiversity in some settlements. This could be localised effects on wildlife through the loss of trees and hedges for example, or could be disturbance to designated habitats and ecological networks. Whilst there would be unlikely to be direct effects on designated sites in / around any of the service centres, growth along the Soar Valley could potentially disturb species movement and / or impact the wildlife corridor function of the Soar Valley. This is more likely on developments that are closer to sites of local nature importance and SSSIs, such as close to Quorn and Mountsorrel. Conversely, growth in Sileby is less likely to have significant effects on designated sites. The quantum of growth under option A4 could lead to negative effects due to the need to release a greater number of sites for development. The effects would be less prominent for Options A2 and A3, as the overall level of growth at each settlement would be lower. Nevertheless, a **minor negative effect** is still predicted. For option A3, the level of growth is sufficiently lower, that negative effects would be less likely to occur. Therefore only an **uncertain minor negative effect** is predicted. For option A6, the effects are predicted to be **neutral** as there would be greater scope to avoid sites in close proximity to sensitive habitats, and the level of growth would be less likely to put pressure on ecological networks.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B6 would involve approximately the same level of growth as option A4, and thus a **minor negative effect** is predicted. Options B2, B3 and B4 all involve substantially more growth along the Soar Valley at the Service Centres. This could put additional pressure on biodiversity by disturbing ecological corridors. The potential for significant negative effects therefore exists, but it ought to be possible to mitigate effects by ensuring that growth implements green infrastructure. In line with the precautionary principle, options B2, B3 and B4 are therefore predicted to have **significant negative effects**.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres as there would be a very low level of growth involved for option C1. This ought to ensure better protection for biodiversity as there would be less disturbance and loss of greenspace. However, the potential for enhancement through new development would be lower too.

Loughborough / Shepshed:

Scenario A (Discussion of options for delivering 8,100 homes)

For option A1, the level of growth is the highest (for scenario A), and could potentially necessitate the release of land in the more sensitive areas. This might include sites in Shepshed and development adjacent to the Charnwood Forest (part of which is also a woodland SSSI). The potential for effects here would be significant, as there could be disturbance to species (light), increased visitor pressure and the potential to fragment habitat. However, this level of growth still allows for some flexibility in site choice and low density sensitive development. Therefore, a **minor negative effect** is predicted.

The next highest growth option under this scenario (Option A2 and A4) would allow more choice over the potential sites to be developed to meet this need. This would perhaps allow the more sensitive sites (to the south west of Loughborough) to be avoided. However, there would still be a need to develop sites in the urban area of Loughborough as well as a variety of sites around Shepshed. Development within the inner core of Loughborough would not be anticipated to have negative effects on biodiversity, as there are no major sites or ecological networks in this area. However, there are sensitivities on the urban area of Shepshed. For example, growth along the Black Brook could affect water quality and / or disturb species reliant upon the water environment. Likewise, development to the south of Shepshed is adjacent to Newhurst Quarry SSSI, and could potentially affect habitats that species utilise. It may be possible to mitigate effects at this level of growth by site avoidance, low density development with elements of green infrastructure. Therefore, **uncertain minor negative effects** are predicted.

The level of growth under options A3, A5 and particularly A6 would allow the more sensitive sites to be avoided, or lower density (more sympathetic) developments to be created. Therefore, options 3 and 5 (involving between 1750-2100 dwellings) are predicted to have **neutral effects**. For option A6, **neutral effects** are predicted as the level of growth is very low.

Biodiversity and nature conservation

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2 would involve maximising sites in Loughborough.

This would require the release of land at sensitive areas including adjacent to Charnwood Forest and along the Black Brook. It may be more difficult to implement low density sensitive design at this scale of growth, and cumulative effects would be more prominent. Consequently, a **significant negative effect** is predicted. Options B3, B4 and B6 would involve a slightly lower level of growth compared to option B2 (1500 less), but this is still substantially more than for any options under scenario A. It may be possible to achieve slightly more sensitive developments through densities and avoidance, but the effects are still likely to be significant (though less so than option B2).

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for Loughborough / Shepshed as there would be a very low level of growth involved for option C1. This ought to ensure better protection for biodiversity as there would be less disturbance and loss of greenspace. However, the potential for enhancement through new development would be lower too.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 all propose the delivery of 3350 homes. The likely location of sites would be within and adjacent to the Leicester Urban Area, such as within Thurmaston and adjacent to the City boundary adjacent to the A46. There would also be fairly substantial growth at Syston. The location of the site options in these areas is unlikely to have a significant effect upon designated sites. However, the location of some sites along the River Soar valley (near to Watermead Country Park) could potentially cause disturbance to habitats and species here. These **minor negative effects** are not predicted to be significant given the spread of sites and proximity to sensitive habitats.

Option A4 proposes a lower level of growth, which ought to allow for greater flexibility in the choice of sites, or the application of lower density development. Therefore, a **neutral effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 would have the same effects as options A1, A2, A3, A5 and A6 given that the level of growth is the same. Minor negative effects are predicted. Option B4 proposes double the amount of growth as option A4 (with both options being based on proportionate growth). This presents a greater opportunity for effects, but it is likely they could still be avoided or mitigated. Therefore an **uncertain negative effect** is predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the PUA as there would be a very low level of growth involved for option C1. This ought to ensure better protection for biodiversity as there would be less disturbance and loss of greenspace. However, the potential for enhancement through new development would be lower too.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Only options A3 and A4 involve growth in 'other settlements'. Therefore, there are **neutral effects** predicted for each of the other options (A1, A2, A5, A6). Assuming a relatively even split amongst the settlements, it is likely that growth could be accommodated in most locations without having significant effects on biodiversity. This is the case for Barkby, East Goscote, Rearsby, Wymeswold, Cossington, Thrussington and Burton on the Wolds. However, for other settlements there is potential for negative effects due to the potential to disturb habitats in the Charnwood Forest (Newton Linford, for example), or the potential to fragment ecological corridors through the Soar Valley (Thurcaston, Queniborough). For option A3 a **minor negative effect** is predicted overall.

For option A4, the level of growth at other settlements would be slightly lower, with housing dispersed further to smaller villages and hamlets. This spreads the negative effects somewhat and so it ought to be possible to better avoid negative effects. Overall, an **uncertain (negative) effect** is predicted for A4, as the avoidance of effects would be dependent upon the sites selected and the form of development.

Biodiversity and nature conservation

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 do not involve growth in these settlements, and so **neutral effects** are predicted.

Option B3 would involve similar growth to option A3 at the other settlements, and thus the effects are predicted to be the same (**minor negative effect**). Option B4 involves double the growth compared to option A4 at both the other settlements and the smaller villages and hamlets. Therefore, the effects are more likely to occur and a **minor negative effect** is predicted (rather than an uncertain effect at the lower scale of growth under option A4).

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the other settlements as there would be a very low level of growth involved for option C1. This ought to ensure better protection for biodiversity as there would be less disturbance and loss of greenspace. However, the potential for enhancement through new development would be lower too.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth is very small under option A4, and if spread across the small villages and hamlets should not have any significant effects on biodiversity. The effects would be dependent upon location, scale and mitigating measures, but in some villages within Charnwood Forest and along the Soar Valley, there could be localised effects on species and habitats. The magnitude of effects is very low though, so it is uncertain whether effects would occur in reality (as well as there being potential flexibility in the choice of sites. Consequently, a **neutral effect** is predicted in the context of the baseline position for option A4.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth for B4 is still small in the context of the overall amount of development across the borough, and so effects are unlikely to be significant. However, at a higher scale of growth, the potential for localised impacts could be increased. An **uncertain negative effect** is predicted, as it is unclear which settlements would grow.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets and so a **neutral effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Only options A5 and A6 involve new settlements. The effects are therefore **neutral** for options A1, A2, A3, A4. The effects for options A5 and A6 are the same, as each would involve the same level of growth at new settlements (i.e. 3000 dwellings). There is an assumption for options A5 and A6 that new settlements could be delivered at Cotes, Wymeswold, Thurcaston and Land East of Barkby. At Barkby and Wymeswold, effects on designated sites are unlikely given the relative distance from these sites. Whilst there could be some localised effects on wildlife, it is probably that these could be avoided or mitigated, particularly given the size of the new settlements (which would allow for an element of green infrastructure enhancement. At Thurcaston, the new settlement could potentially intersect an ecological corridor running along Rothley Brook. However, if carefully laid out and designed (with GI enhancement) it ought to be possible to avoid significant negative effects. Nevertheless, an **uncertain (negative) effect** is predicted to reflect the reliance upon these factors.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B6 involves a new settlement, and the level of growth is the same as options A5 and A6. The effects are the same (Uncertain negative effects). Options B2, B3 and B4 would have **neutral effects**.

Scenario C (Discussion of options for delivering a standalone large settlement)

The effects of a new settlement will be dependent on the location of such development. At this stage, the location has not been determined, but there are broad areas identified as potentially suitable.

Biodiversity and nature conservation

A discussion of potential effects in these areas is presented here.

To the west of Shepshed, the effects on designated sites are unlikely to be significant given their proximity and the nature of development (which would likely involve enhancement).

However, the site would most likely be adjacent to the designated area of the Charnwood Forest. There may be potential for localised effects on biodiversity here. Conversely, there may be opportunities to improve linkages to the Charnwood Forest and deliver enhancements. Should a new settlement be located to the east of the borough in the open countryside, the potential for impacts upon designated sites would be relatively low. Whilst there may be localised effects in terms of a large scale loss of greenspace and disturbance to local biodiversity, the development of a new settlement would likely incorporate garden village principles and involve enhancement measures. Therefore, the residual effects in this area may be anticipated to be neutral. To the north east of the PUA, a settlement here could similarly avoid designated habitats. Again, there would be potential for localised impacts, for example the loss of hedgerows, trees and effects on watercourses. However, there should be potential for enhancement in this location too. It is not possible to provide an accurate assessment of the effects for this option without knowing the location of the new settlement. However, by considering these broad areas, it can be concluded that the effects would most likely be minor negative at the worst, and may be minor positive. At this stage, a **neutral effect** is considered appropriate, but with the caveat of uncertainty.

Overall effects

Option A1 is predicted to have neutral effects in service centres and smaller settlements across the Borough. However, due to the focused growth at Loughborough and Shepshed there is potential for significant negative effects upon habitats and species at Charnwood Forest and Black Brook. In addition, there are potential minor negative effects upon the Soar Valley through a focus on the PUA. Overall, a **significant negative effect** is predicted for this option. Although there are neutral effects in some locations, the potential disturbance of one of the most sensitive habitats in the borough is predicted to be significant.

Option A2 is predicted to have minor negative effects at service centres in several parts of the borough. This reflects the potential for disturbance along the River Soar and severance of ecological networks. Minor effects are also predicted as there is potential for localised effects on biodiversity near Loughborough/Shepshed and the PUA. Overall, the effects are predicted to be **minor** overall. There would be no significant effects in any one part of the borough, and the effects on wildlife in each of the different areas could possibly be mitigated, and are not likely to lead to cumulative effects due to linkages between settlements.

Option A3 is predicted to have minor negative effects or uncertain negative effects across much of the district. Though there would be effects across a wider range of location, these are not predicted to be significant, nor would they be likely to generate a significant negative effect when considered in combination. Therefore, a **minor negative effect** is predicted overall.

Option A4 is predicted to have similar effects to option A3, though the dispersal of growth to other settlements could help to reduce the potential for effects at the PUA and at the other settlements. Though minor negative effects are predicted at the service centres, the effects for the rest of the district are either neutral, or potential exists to mitigate effects. Therefore, the overall picture for the Borough is an **uncertain minor negative effect**.

Options A5 and A6 are predicted to have **uncertain minor negative effects** overall. Each would have minor negative effects on the PUA but neutral effects across the rest of the borough. The effects of new settlements ought to be lower given that green infrastructure enhancements ought to be possible to attain and the sensitivity of habitats are relatively low. Therefore, the overall picture for the borough is not likely to be negative.

Options B2, B3, B4 and B6 are all predicted to have **significant negative effects** overall. The level of growth in Loughborough and Shepshed under each option could generate significant effects, particularly for option B2. Similarly, the increased level of growth along the Soar Valley at Service Centres could have significant effects in these locations for options B2, B3 and B4. Along with minor negative effects occurring in the PUA and / or other settlements, the cumulative effects are also significant. Though these options could all generate significant effects, they can be differentiated on the severity of the effects / likelihood of occurrence. Option B2 is most likely to have the greatest negative effects in Loughborough, whilst option B3 would have widespread effects across the greatest number of settlements. Option B6 perhaps performs the best as it would not involve significant effects at service centres, whilst the other three would.

The effects for C1 are difficult to predict accurately without a firmer understanding of the location of development. However, looking at potential areas for a new settlement, negative effects would be unlikely for two of the locations, and only minor for another. It is also assumed that enhancement would form a key principle of development. Consequently, a **neutral effect** is predicted at this stage (but with uncertainties).

Biodiversity and nature conservation

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | - | - | 0 | 0 | 0 | - |
| A2: Urban focus | - | -? | - | 0 | 0 | 0 | - |
| A3: Settlement Hierarchy | -? | 0 | - | - | 0 | 0 | - |
| A4: Proportionate growth | - | -? | 0 | -? | 0 | 0 | -? |
| A5: Urban intensification and new settlement | 0 | 0 | - | 0 | 0 | -? | -? |
| A6: Urban focus and new settlement | 0 | 0 | - | 0 | 0 | -? | -? |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | -- | -- | - | 0 | 0 | 0 | -- |
| B3: Settlement Hierarchy | -- | -- | - | - | 0 | 0 | -- |
| B4: Proportionate growth | -- | -- | -? | - | -? | 0 | -- |
| B6: Urban focus and new settlement | - | -- | - | 0 | 0 | -? | -- |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | ? | ? |

Water environment: Water quality

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1 and A5 do not propose growth in the service centres, and therefore effects are **neutral**. For options A2 and A4, and to a lesser extent options A3 and A6, there would be growth at the service centres and this could impact on the Soar Valley, in particular the River Soar, with Quorn, Barrow upon Soar, Mountsorrel and to a lesser extent Sileby all in close proximity. The proximity of these settlements to the corridor could increase run off into the watercourses, in particular during construction, increasing the risk of contamination and reducing water quality. Similarly with more development in option A4 in Anstey, there is pressure on Anstey and Rothley Brook, therefore the proximity of development could cause similar issues. The effects are predicted to be **minor negative** for options A2, A3 and A4 and **neutral** for option A6 (which involves the least growth).

Where actively used agricultural land is changed to residential uses, this could have positive effects upon water quality as there may be less run-off of nitrates. These effects are uncertain though.

Scenario B (Discussion of options for delivering 15,700 homes)

Option A4 would have the very similar effects as option B6, given that the level of growth would be very similar. Options B2, B3 and B4 however would lead to substantially more growth in the service centres, which could exacerbate potential effects on water quality (due to construction) in the short term. In the longer term however, the effects are unlikely to be significant as water infrastructure would need to be upgraded and the change in land use from agricultural to residential could help to reduce pollution somewhat. There would also be a need to consider SuDs in new developments. Therefore, only **minor negative effects** are predicted for options B2, B3, B4 and B6.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres as there would be a very low level of growth involved for option C1. This ought to reduce the potential for polluting activities and demand for water resources.

Loughborough / Shepshed:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1 and A4 would involve the most development, with the additional population to the area potentially having an effect on water quality in the short term, as drainage and sewage facilities may need to be upgraded to cope with additional waste water and surface water run-off. The effects are not considered to be significant, as there will be a requirement for waste water facilities and SUDs to manage the potential effects of new development. Potential contamination to watercourses during construction could also be an issue, as described for the service centres.

Where actively used agricultural land is changed to residential uses, this could have positive effects upon water quality as there may be less run-off of nitrates. These effects are uncertain though.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 (in particular), B3, B4 and B6 would all lead to substantially greater amounts of growth compared to any of the options in scenario A. The potential for short term effects on water quality due to construction could be exacerbated, though it would be expected that mitigation would be secured to ensure that effects are not significant. There is likely to be a need to enhance waste water and drainage infrastructure to support this level of growth. **Minor negative effects** are predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the Loughborough / Shepshed as there would be a very low level of growth involved for option C1. This ought to reduce the potential for polluting activities and demand for water resources.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 all propose the delivery of 3350 homes. The likely location of sites would be within and adjacent to the Leicester Urban Area, such as within Thurmaston and adjacent to the City boundary adjacent to the A46. There are waterbodies around the River Soar and in the lakes around Leicester Marina and Watermead Country Park to the east of Thurmaston.

Water environment: Water quality

Whilst these waterbodies are unlikely to be significantly affected, development of sites in close proximity such as the industrial estate or Mill Lane Car Park, would need to ensure effective mitigation. Development which changes to residential from the existing employment uses over the longer term, could potentially bring benefits to water quality as residential development once constructed is less likely to be polluting.

Where actively used agricultural land is changed to residential uses, this could have positive effects upon water quality as there may be less run-off of nitrates. These effects are uncertain though.

Overall, the effects are predicted to be **neutral** on balance.

Option A4 involves a lower amount of growth than all other options, and therefore **neutral effects** are predicted as well.

Scenario B (Discussion of options for delivering 15,700 homes)

The level of growth for options B2, B3 and B6 is the same as for A1, A2, A3, A5 and A6. Therefore, the effects are predicted to be the same (**neutral**). Though the growth for option B2 is slightly greater, the effects are still predicted to be **neutral**.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the PUA as there would be a very low level of growth involved for option C1. This ought to reduce the potential for polluting activities and demand for water resources.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Only options A3 and A4 involve growth in 'other settlements' and 'smaller villages and hamlets'. Therefore, there are **neutral effects** for each of the other options (A1, A2, A5, A6). Assuming a relatively even split amongst the settlements, it is likely that growth could be accommodated in most locations without having significant effects on existing resources and water quality. Furthermore, there would also be a need to consider SuDs in new developments. Therefore options A3 and A4 are also predicted to have **neutral effects**.

Where actively used agricultural land is changed to residential uses, this could have positive effects upon water quality as there may be less run-off of nitrates. These effects are uncertain though.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 involve no growth in the other settlements and so **neutral effects** are predicted. Option B3 involves similar levels of growth compared to options A3 and A4, and so neutral effects are predicted. Option B4 however, would double the amount of growth in smaller settlements, this could put some of the smaller waste water treatment facilities under more pressure and increase surface water run-off, having an uncertain **minor negative effect** in the short term (as waste water may be more difficult to manage in rural areas)

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for 'other settlements' as there would be a very low level of growth involved for option C1. This ought to reduce the potential for polluting activities and demand for water resources.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth is very small under option A4, and if spread across the small villages and hamlets should not have any effects on water quality in any particular location. Neutral effects are therefore predicted for A4 as well.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth for B4 is still small in the context of the overall amount of development across the borough, and so effects are unlikely to be significant.

Water environment: Water quality

Neutral effects are still predicted at this level of growth at the Hamlets, though it may be more difficult to manage waste water in rural areas due to a lack of centralised infrastructure. Therefore, there are uncertainties involved.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets and so a **neutral effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Only options A5 and A6 involve new settlements. The effects are therefore **neutral** for options A1, A2, A3 and A4. The effects for options A5 and A6 are the same, as each would involve the same level of growth at new settlements (i.e. 3000 dwellings). It is likely water quality would be unaffected as there will need to be new drainage and water treatment installed as part of any development.

Where actively used agricultural land is changed to residential uses, this could have positive effects upon water quality as there may be less run-off of nitrates. These effects are uncertain though.

Scenario B (Discussion of options for delivering 15,700 homes)

The effects are the same for scenario B, which involve the same level of growth at new settlements as for scenario A. Therefore, the effects are **neutral** for all options.

Scenario C (Discussion of options for delivering a standalone large settlement)

Effects are highly dependent upon location, which makes it hard to provide an overall conclusion.

With regards to broad areas to the east of the borough, there are a number of minor watercourses that could possibly be affected by development in the short term. However, it is likely that mitigation would manage such effects. Much of the land in this location is in use for agriculture and falls within a nitrate vulnerable zone for surface water. The change of land use from agricultural to residential, open space and other uses may therefore help to address water quality issues in the longer term.

To the north east of the PUA, the picture is similar to that described above, and therefore similar effects would be expected.

To the west of Shepshed the land is similarly agricultural. Given the proximity to Black Brook, there may be potential for effects on water quality during construction, but conversely, a change of use could help to reduce surface water run-off of nitrates.

Overall, it is concluded that significant effects on water quality would be unlikely at any of the locations, with potential improvements in the longer term. However, there could be short term negative effects. An **uncertain effect** is predicted at this stage due to the lack of detail about location and layouts (which would be important in determining more accurate effects).

Overall effects

Option A1 is predicted to have a **minor negative effect** on water quality, which is associated with higher levels of growth in Loughborough and Shepshed. Whilst growth around Loughborough and Shepshed is predominantly in existing or adjoining built up areas, there is development likely to occur around Black Brook, which could see some short term impacts, particularly during the construction phase. The currently open and rural nature would be replaced by built-up development which can increase run off likelihood into the watercourse also.

Options A2, A3 and A4 are predicted to experience **minor negative effects** due to the development within the Soar Valley corridor, which is characterised by water courses with reliant biodiversity. The associated disruption and pollution with construction could cause some short term problems. This would need to be mitigated by comprehensive drainage systems.

Options A5 and A6 are predicted to have **neutral effects** on water quality as the spread and density of developments should ensure that pressures on water quality in any one location are reduced. The new settlements will need to include comprehensive drainage and waste water treatment works in support of development. The scale of growth should provide the economies of scale to secure effective mitigation / enhancement.

Water environment: Water quality

Options B2, B3, B4 and B6 all involve double the amount of growth across the borough compared to those options in scenario A. The majority of the additional growth would be focused towards Loughborough/Shepshed and the Service Centres.

Whilst this overall increase in growth could put greater pressure on water resources by increasing the demands upon waste water treatment and drainage infrastructure, it is unlikely that development would be approved without subsequent planned upgrades. Implementing sustainable drainage systems should also help to ensure that increased hardstanding does not lead to more surface water pollution, whilst a change in use from agricultural land to residential land could also contribute to a reduction in pollution. Therefore, on balance, the effects for each of these options are only considered to be **minor negative**.

Option C could also put greater overall pressure on water resources, depending upon the level of growth delivered. This would be lower than scenario B though, and ought to be possible to manage with upgrades to infrastructure. As development would be likely to involve large amounts of agricultural land, the change in land use could contribute to a reduction in pollution in the longer term. An **uncertain effect** is predicted at this stage though.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | - | 0 | 0 | 0 | 0 | - |
| A2: Urban focus | - | 0 | 0 | 0 | 0 | 0 | - |
| A3: Settlement Hierarchy | - | 0 | 0 | 0 | 0 | 0 | - |
| A4: Proportionate growth | - | - | 0 | 0 | 0 | 0 | - |
| A5: Urban intensification and new settlement | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| A6: Urban focus and new settlement | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | - | - | 0 | 0 | 0 | 0 | - |
| B3: Settlement Hierarchy | - | - | 0 | 0 | 0 | 0 | - |
| B4: Proportionate growth | - | - | 0 | - | ? | 0 | - |
| B6: Urban focus and new settlement | - | - | 0 | 0 | 0 | 0 | - |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | ? | ? |

Water environment: Flooding

Service centres

Scenario A (Discussion of options for delivering 8,100 homes)

Though some sites are adjacent to flood zones 2/3 there are no significant flood risks at any of the potential sites for development in Anstey. There is also limited potential for effects in Mountsorrel, Rothley, Sileby and Barrow upon Soar for the same reasons.

Sites in Quorn however, fall within flood zones 3/2 and therefore potential for negative effects exists at all levels of growth.

For each of the options a **neutral effect** is predicted. Though there could be potential effects at Quorn, these could be avoided by developing elsewhere, or more appropriate uses. The overall level of growth in each settlement should not lead to an increased flood risk elsewhere, provided that suitable drainage improvements are secured. This might be more difficult to achieve at higher levels of growth such as for options A2 and A4.

Scenario B (Discussion of options for delivering 15,700 homes)

At a higher scale of growth the likelihood of sites being within areas at risk of fluvial flooding does not increase substantially, as none of the available sites present particular issues. However, the increase in growth overall could be more difficult to manage in terms of surface water drainage. Therefore, **uncertain (minor) negative effects** are predicted for each option.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres as there would be a very low level of growth involved for option C1. It would therefore be unlikely that development occurs in areas of flood risk, and the contribution to flood risk elsewhere would be minimal.

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

Sites in Shepshed are largely within flood zone 1. The exceptions are sites to the west of the settlement, where the perimeter of sites are intercepted by flood zone 2 and 3 associated with Black Brook. Within the Loughborough Urban Area, the majority of potential development sites fall within flood zone 1, with only several sites having small parts of the site falling within flood zones 2 and 3. The sites on the urban periphery (to the south) contain greater areas of flood zones 2 and 3. However, the site options are large, and it should therefore be possible to avoid areas of flood risk and introduce sustainable drainage systems.

For each of the options, the risk of flooding on development sites should be low, as the sites are largely not at risk of flooding. At higher amounts of growth (option A1 for example) were there would be a need to release more land, then there could be development on sites that involve a greater element of flood risk. This is a potential negative effect, but ought to be possible to mitigate given the nature of the sites.

In terms of the overall level of growth, and potential changes to hydrology, a large increase in development in and around Loughborough and Shepshed are most likely to contribute to increased flood risk in the longer term. Therefore, option A1 is likely to have the greatest potential for negative effects in this respect also.

Overall, option A1 is predicted to have **minor negative effects**, whilst options A2, A3, A4, A5 and A6 are predicted to have **neutral effects**.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3, B4 and B6 would all involve considerably more development in Loughborough/Shepshed compared to any option under scenario A. This would most definitely involve the development of sites that contain areas at risk of flooding. However, the nature of flood risk on available development sites ought to allow for significant effects to be avoided provided that sustainable drainage systems are implemented. A **minor negative effect** is predicted for options B3, B4 and B6. For option B2, which involves maximised growth, there would be much less flexibility in the choice of sites and layout / densities, therefore a **significant negative effect** could occur.

Scenario C (Discussion of options for delivering a standalone large settlement)

Water environment: Flooding

Neutral effects are predicted for Loughborough / Shepshed as there would be a very low level of growth involved for option C1. It would therefore be unlikely that development occurs in areas of flood risk, and the contribution to flood risk elsewhere would be minimal.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

The majority of sites potentially available for development in the PUA do not fall within Flood Zones 2 or 3. However, there are some sites within Thurmaston that fall entirely within Flood Zone 3. Sites in Syston have mixed risks of flooding. At a lower level of growth it ought to be possible to avoid areas of flood risk. At higher levels of growth the need to develop in areas at greater risk (or closer proximity) to areas of flood risk would be necessary.

To deliver 3350 homes (as per options A1, A2, A3, A5 and A6) would require development on the available sites in the PUA and upon sites in Syston. Therefore, there would be potential for development that is affected by flood risk, which is a **minor negative effect**. At a lower level of growth (option A4), these potential effects could be more easily avoided and thus a **neutral effect** is predicted.

The overall level of growth involved could also affect surface water run-off and drainage patterns. However, several sites would be brownfield, and it ought to be possible to incorporate SUDs to greenfield site options given their size.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3, and B6 all involve the same level of growth as options A1, A2, A3, A5 and A6. Therefore, **minor negative effects** are also predicted. Though option B4 involves double the level of growth compared to option A4, the effects are still predicted to be **neutral**, as there would still be a degree of flexibility in the choice of sites (to allow for areas of flood risk to be avoided).

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the PUA as there would be a very low level of growth involved for option C1. It would therefore be unlikely that development occurs in areas of flood risk, and the contribution to flood risk elsewhere would be minimal.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Sites within the 'other settlements' have mixed risk of flooding. At some settlements, potential development sites do not fall within flood risk zones at all (Rearsby, East Goscote, Cossington, Thrussington, Wymeswold), whilst in others, small parts of the sites fall within flood zones 2 and 3, but this is mostly at the edge (Thurcaston, Burton on the Wolds, Barkby).

Growth for options A3 and A4 is at a level where it ought to be possible to avoid flood risk and/or implement suitable mitigation in the form of SUDs. Therefore, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

There is no growth for options B2 and B6, so **neutral effects** are predicted. Option B3 has similar growth to options A3 and A4, and so a **neutral effect** is still predicted. For option B3, the amount of growth in the other settlements increases slightly compared to option A3, whilst the amount in the smaller settlements also increases. Despite these increases, it should still be possible to avoid flood risk, so **neutral effects** are predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the other settlements as there would be a very low level of growth involved for option C1. It would therefore be unlikely that development occurs in areas of flood risk, and the contribution to flood risk elsewhere would be minimal.

Small Villages and Hamlets

Water environment: Flooding

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth is very small under option A4, and if spread across the small villages and hamlets should not have any effects in terms of flood risk locally given the flexibility in the sites available. However, it is noted that several settlements do fall within close proximity to flood risk zone 2/3 including Swithland, Barkby, Beeby and Wanlip. However, the majority of sites available in the SHLAA do not fall outside flood zone 1.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth for B4 is still small in the context of the overall amount of development across the borough, and so effects are unlikely to be significant. **Neutral effects** are still predicted locally at this level of growth at the Small Villages and Hamlets. Although there may be a greater number of sites developed, this would not contribute to increased flood risk locally as there are sufficient sites available that do not fall into areas of flood risk. Having said this, speculative sites that come forward in certain settlements may well fall into areas of flood risk. It is expected that these would not be supported though given the need to apply the sequential test.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets and so a **neutral effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Flood risk at the new settlement in Barkby is unlikely to present a constraint to development, as there are no areas at risk of flooding on site. It ought to be possible to manage surface water run-off through the application of SUDs. Likewise, the site at Wymeswold is not at risk of fluvial flooding and is unlikely to present a constraint to development, nor increase flood risk downstream.

The site at Cotes contains small areas that fall within Flood Risk Zones 2 and 3; a small stream running through the site, as well as a small part of the River Soar flood plain. Despite this, the development of the site could be accommodated without increasing flood risk. Not least, the large nature of the site ought to allow for green infrastructure and sustainable drainage systems to be incorporated. Therefore, a neutral effect is predicted.

At the potential new settlement site in Thurcaston, there is a band of flood zone 2/3 running through the site from south-east to north-west. There is also a band of flood risk zone 2/3 to the north west of the site associated with the Rothley Brook. Development here is more greatly constrained by potential flood risk, but again it ought to be possible to incorporate green infrastructure and drainage solutions into a large development. An uncertain negative effect is predicted at this location.

Overall, the effects of development for options A5 and A6 are predicted to be **neutral** in terms of the new settlements. This reflects the neutral effects at three of the new settlements, and only uncertain negative effects at Thurcaston. There may also be the potential for enhancement to flood risk management at each of the new settlement developments.

Scenario B (Discussion of options for delivering 15,700 homes)

The effects for options B2, B3, B4 and B6 are **neutral**, as they involve no growth or the same level of growth as options A5 / A6.

Scenario C (Discussion of options for delivering a standalone large settlement)

None of the broad locations for a potential new large scale settlement fall within areas that are at a high risk of flooding. Whilst small parts of a development site might be intersected by areas at risk of flooding, it should be relatively easy to avoid areas of flooding. The large scale growth in development in one location could possibly lead to increases in surface water run-off / changes to hydrology downstream. However, the scale of growth involved should allow for mitigation measures in the form of SUDs (utilising natural systems). Consequently, the effects are likely to be neutral overall regardless of location.

Overall effects

Water environment: Flooding

Option A1 is predicted to have a minor negative effect overall. This is mainly attributable to several sites potentially being developed in Loughborough/Shepshed and the PUA that contain areas at risk of flooding. The large focus of growth in these locations could also be more likely to contribute to changes in hydrology.

Options A2-A6 are all predicted to have **neutral effects**. The spread of growth across the borough should allow for areas at risk of flooding to be avoided in the main. The more dispersed nature of growth should also lead to less pressure on drainage infrastructure in any one location. Though there are minor negative effects at the PUA, the overall picture is neutral.

Options B3, B4 and B6 are all predicted to have **minor negative effects** with regards to flooding. There would be substantially more growth at Loughborough/Shepshed, which would mean sites at partial risk of flooding would need to be developed. The overall increase in growth in this area could also affect surface water run-off. Likewise, an increase in growth at the service centres could also affect drainage, and/or lead to a need for more dense development. These are only uncertain negative effects, but in combination with the potential effects at the PUA and the minor negative effects at Loughborough, each option is likely to be negative overall. Due to the significant level of growth at Loughborough for option B2, and the lack of site flexibility, a **significant negative effect** has been identified for option B2.

Option C1 is predicted to have **neutral effects** across the borough. The effects at existing settlements would be limited given the low scale of growth involved. Though there would be substantial growth at a large new settlement, this isn't likely to be in areas of high flood risk and mitigation and enhancement ought to be possible to ensure that impacts on flood risk downstream is not increased.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | - | - | 0 | 0 | 0 | - |
| A2: Urban focus | 0 | 0 | - | 0 | 0 | 0 | 0 |
| A3: Settlement Hierarchy | 0 | 0 | - | 0 | 0 | 0 | 0 |
| A4: Proportionate growth | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| A5: Urban intensification and new settlement | 0 | 0 | - | 0 | 0 | 0 | 0 |
| A6: Urban focus and new settlement | 0 | 0 | - | 0 | 0 | 0 | 0 |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | -? | -- | - | 0 | 0 | 0 | -- |
| B3: Settlement Hierarchy | -? | - | - | 0 | 0 | 0 | - |
| B4: Proportionate growth | -? | - | 0 | 0 | 0 | 0 | - |
| B6: Urban focus and new settlement | -? | - | - | 0 | 0 | 0 | - |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Land: Soil resources

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

For the service centres, site options are mostly on the urban fringe and would therefore involve the loss of agricultural land.

Options A1 and A5 involve no development in Service Centres. Option A6 involves the lowest amount of growth.

In Sileby, presuming a need to provide approximately 125 dwellings (one 6th of the total of 750), there could be a loss of up to 4ha of land, but it would most likely be grade 2 land. At Anstey, presuming a similar level of growth, the loss of land would similarly be up to 4ha, but grade 2 land could be avoided – i.e. it would be grade 3. At Rothley, a similar amount again would be lost (4ha of grade 3 land). For Barrow upon Soar, a similar loss would be expected (4ha of grade 2 land). There would be limited loss of agricultural land at Mountsorrel. At Quorn, a loss of up to 4ha of grade 3 land is predicted.

Overall, the total loss of agricultural land under option A6 could be up to 20ha, with at least 12ha likely to be grade 2. Whilst any loss of agricultural land is considered to be negative from a soil resources perspective, the effects are predicted to be **neutral** as the magnitude of effects is small, in the context of resources at a borough scale.

For option A3, the level of growth in the service centres is double that under option A6. Given the need for additional land for development, the loss of agricultural land would be likely to be approximately 36ha in total. Again, this would be a mix of grade 2 and 3. The majority of land at Sileby is grade 2, and so a further 4 ha of grade 2 could be lost here. At Barrow, a similar loss would be expected, but it could be a mix of grade 2 and 3. A further 4ha of grade 3 land could be lost at Anstey, and similarly at Rothley. For Quorn, the additional site options do not involve agricultural land and thus, no further loss would be anticipated.

Option A2 involves a greater amount of growth in the service centres compared to option A3. Wherever this is delivered it is likely to lead to further loss of agricultural land. This could equate to approximately 18 ha of additional land lost, equating to 54ha in total. Given the quantum and quality of land likely to be lost, a **minor negative effect** is predicted.

Option A4, would deliver 2458 dwellings across the service centres, which is more than three times the amount for option A6. Wherever this additional growth is delivered, it is likely to lead to further loss of agricultural land. This could equate to approximately 60 ha in total. Given the quantum and quality (large amounts of grade 2) of land likely to be lost, a **significant negative effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B6 would involve approximately the same level of growth as option A4, and therefore 60ha of land could be lost. This is a **significant negative effect**.

Option B2 involves 4080 homes, which could lead to a loss of 110ha in total, which is also a significant negative effect.

Option B3 involves a further 270 homes which could equate to an additional 8ha (118ha total) and option B4 involves a further 220 homes still which could lead to a total loss of 125ha. All four options are predicted to have **significant negative effects** due to the scale of loss, and the greater likelihood that grade 2 land would be lost too.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres. At the scale of growth involved, it ought to be possible to avoid best and most versatile agricultural land entirely. At worst, there could be a loss of 5ha land across the Service Centres, which is minimal in the context of the Borough resources.

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

There are a number of options in the urban area of Loughborough and Shepshed that could accommodate a proportion of new growth under each of the options. There is also non-agricultural land outside the urban area in Shepshed that could accommodate growth. This would help to avoid the loss of agricultural land and it is assumed brownfield sites would be maximised as part of the spatial strategy. However, to meet the required housing targets under each option, there would be a need to release greenfield land on the fringes of Loughborough and Shepshed.

Land: Soil resources

For option A6, which involves the lowest level of growth in these areas, there ought to be greater flexibility in the choice of sites. There may be enough sites in the urban area and on non-agricultural land to deliver this option. Even if a small number of greenfield sites were selected, the total loss would be unlikely to be greater than 12ha. The effects are therefore predicted to be **neutral**, as the magnitude of loss is very small, and a large proportion of this could be Grade 3 (which may or may not be best or most versatile agricultural land).

Option A3 (2100 dwellings) involves more than double the amount of growth compared to option A6. There would therefore be a need to release further greenfield land. There would still be some flexibility in site choice though, and so grade 3 land could be targeted rather than grade 2. However, it might be expected that a further 35 ha of land would be lost. A total loss of 47 ha is considered to be a **minor negative effect**.

Option A5 involves slightly lower growth than option A3 (350 dwellings less) and therefore, would be likely to involve approximately 10ha less compared to option A3 (i.e. a total loss of approximately 37ha). This is a **minor negative effect**.

Option A1 involves the greatest amount of growth at 4750 dwellings. This would necessitate the need for further land take, of which a greater amount would be likely to be grade 2 agricultural land. In total approximately 110ha could be lost, which is predicted to be a **significant negative effect** given the higher overall loss and proportion of higher quality land.

For option A2, the loss of land would be approximately 70ha, which is considered to be a **minor negative effect**. Whilst the quantum of land affected is fairly high, it ought to be possible to mostly avoid grade 2 land.

For option A4, the loss of land would be approximately 95ha, of which a greater proportion would need to include Grade 2 land. This is considered a **significant negative effect** given the higher overall loss and proportion of higher quality land.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3, B4, B6 would all involve substantially more growth compared to options under scenario A. There would be a loss of approximately 200ha for each option, which is a **significant negative effect**.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for Loughborough / Shepshed. At the scale of growth involved, it ought to be possible to avoid best and most versatile agricultural land entirely. At worst, there could be a loss of 7ha land, but this is unlikely, and is minimal in the context of the Borough resources.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 all involve approximately 3350 dwellings. Presuming this consisted of a mix of urban sites (i.e. within Thurmaston) and sites on the urban fringe (at Thurmaston, Birstall and adjacent to the A630 for example) and at Syston (a mix of urban and mostly greenfield sites) there would be a potential loss of agricultural land classified mostly Grade 3 land. Site opportunities adjacent to Thurmaston consist of approximately 27ha of grade 3 agricultural land. This could be lost to development. Similarly, 20 ha of land adjacent to the A630 is classified as grade 3 (though this doesn't appear to be in agricultural use and may not be best and most versatile (i.e. 3a). Approximately 55 ha of land could also be lost in Syston of either grade 2 or 3 land. Overall, approximately 85ha could be lost, with the majority being Grade 3 land. This could be higher though should the brownfield sites in the urban area not be found to be deliverable. This is considered to be a **minor negative effect**.

Option A4 delivers much fewer dwellings, and would therefore be much less likely to lead to the loss of agricultural land. Given that some of the land could be met in the urban area of Birstall and Thurmaston on non-agricultural land, the total loss of grade 3 land would likely be less than 15 ha. Therefore, a **neutral effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 involve the same growth as options A1, A2, A3, A5, and A6, and therefore the effects are the same (85ha - **Minor negative**). Option B4 would involve lower growth, and the likelihood and amount of loss is therefore lower (approximately 45ha). This is considered to be a **neutral effect**.

Land: Soil resources

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the PUA. At the scale of growth involved, it ought to be possible to avoid best and most versatile agricultural land entirely. At worst, there could be a loss of 10ha land, but this is unlikely and is minimal in the context of the Borough resources.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

The majority of 'other settlements' fall within the countryside / rural parts of the Borough. Therefore, the majority of land available for development is classified as either grade 2 or grade 3. The exceptions are in Queniborough and East Goscote, which present several sites that are not agricultural in nature. Assuming a fairly even split across the settlements (*though some villages do not have the same opportunities for development as others*), there would be some loss of agricultural land in most of the settlements. In some settlements, the loss would be of grade 3 land (Wymeswold, Thrussington, Burton on the Wolds, Hathern), whilst at others it would likely be grade 2 (Rearsby). In total, approximately 27ha could be affected for option A3 and 17ha for option A4, but the majority would be grade 3 (which may or may not be best and most versatile land). Given the low magnitude of land likely to be lost, and most of this being grade 3 land, **neutral effects** are predicted for options A3 and A4 (the only options to involve growth in the 'other settlements'). All other options are also predicted to have **neutral effects** given that there is no growth involved.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B3 would involve similar growth to option A3 and therefore the effects are **neutral**. Option B4 would deliver twice the amount of growth compared to option A4 (both being proportionate approaches), and therefore a loss of up to 45ha could occur. This is a **neutral effect** given the low magnitude of effects in the context of the borough.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres. At the scale of growth involved, it ought to be possible to avoid best and most versatile agricultural land entirely. At worst, there could be a loss of 3ha land across the Service Centres, which is minimal in the context of the Borough resources.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The villages and hamlets vary in character, with some being located in Charnwood Forest, and others in more open countryside on agricultural land. The grade varies from 2 to 3 dependent upon location. Overall, the loss of agricultural land for A4 would be likely to be less than 7 ha, and perhaps lower given the flexibility in site choices across the borough. This is not considered to be significant in the context of borough-wide and regional resources. Consequently, a **neutral effect** is also predicted for A4.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. Overall, the loss of agricultural land for A4 would be likely to be less than 14 ha, with at least half of this being grade 3 land that may not actually be classified as best and most versatile. Therefore, this minor loss is not considered to be significant in the context of borough-wide and regional resources, nor at a local level with regards to the rural economy in these areas. Consequently, a **neutral effect** is also predicted for B4.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets and so a **neutral effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Land: Soil resources

The new settlement opportunity at Cotes is classified as predominately grade 2 land (132ha), which appears from field patterns to be in agricultural use. The new settlement opportunity Barkby is categorised as grade 3 land (47ha), which appears to be in agricultural use. The new settlement opportunity Wymeswold is partially an airfield plus areas of grade 2 and 3. However, much of the land does not appear to be in agricultural use, rather it is semi-natural greenspace. A loss of land here is unlikely to affect any best or most versatile land. The new settlement opportunity Thurcaston is composed of approximately 20ha of grade 2 land and 16ha of grade 3 land, which appear to be in agricultural use.

In total, the development of these sites as new settlements would be likely to result in over 200ha of agricultural land loss. This is predicted to be a **significant negative effect** for both options A5 and A6.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B4 do not involve growth at the new settlements, and so **neutral effects** are predicted. Option B6 involves the same growth at new settlements as for options A5 and A6, and so a **significant negative effect** is also predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

The loss of agricultural land would be largely dependent upon the location of a new settlement. To the east of the borough in the open countryside, it is likely that a new settlement would involve a substantial amount of agricultural land loss. This could be grade 2 or 3 land up to approximately 360ha. This would be a significant negative effect. West of Shepshed, there would also be a similar loss of agricultural land, but this would be predominantly grade 3. To the north east of the PUA the effects would be similar, with potential loss of grade 2 and / or 3 land. Therefore, significant negative effects could occur in two of these locations.

Overall effects

Each of the options is predicted to have significant effects upon soil resources. The different options involve loss in different locations, but the overall picture is that agricultural land is likely to be lost regardless. Though each option would involve a significant loss of resource. Options A5 and A6 are considered to perform the poorest under scenario A, as they would lead to substantially more loss compared to the other options. For scenario B, all of the options would involve greater loss compared to Scenario A, with Option B6 performing the worst. Option C1 would also have significant negative effects, focused almost entirely at a new settlement.

The total amount of land lost under the options is estimated as follows; Option A1 = 195ha, Option A2 = 218 ha; Option A3 = 195ha, Option A4 = 194ha, Option A5 = 322ha, Option A6 = 317ha, Option B2 = 395ha, Option B3 = 448ha, Option B4 = 415ha, Option B6 = 545ha, Option C1 = 360ha?

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | -- | - | 0 | 0 | 0 | -- |
| A2: Urban focus | -- | - | - | 0 | 0 | 0 | -- |
| A3: Settlement Hierarchy | - | - | - | 0 | 0 | 0 | -- |
| A4: Proportionate growth | -- | -- | 0 | 0 | 0 | 0 | -- |
| A5: Urban intensification and new settlement | 0 | - | - | 0 | 0 | -- | -- |
| A6: Urban focus and new settlement | 0 | 0 | - | 0 | 0 | -- | -- |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | -- | -- | - | 0 | 0 | 0 | -- |
| B3: Settlement Hierarchy | -- | -- | - | 0 | 0 | 0 | -- |
| B4: Proportionate growth | -- | -- | 0 | 0 | 0 | 0 | -- |
| B6: Urban focus and new settlement | -- | -- | - | 0 | 0 | -- | -- |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | -- | -- |

Air quality

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Existing services and road networks would be used to support development in the service centres, with the level of growth involved not likely to require strategic infrastructure upgrades. Though increased growth could contribute to transport along routes into Leicester and Loughborough, the effects on air quality locally are not likely to be significant at this level of growth due to the spread of development and the absence of air quality management areas (AQMA) or areas of concern at the Service Centres.

Consequently, each of the options is predicted to have **neutral effects** with regards to air quality in the service centres.

Scenario B (Discussion of options for delivering 15,700 homes)

At a higher scale of growth, air quality is still not anticipated to be significantly affected in the service centres themselves, but could lead to a worsening of quality in town centres due to increased traffic, congestion and car usage. Furthermore, the overall increase in housing would lead to increased car trips, which could contribute to air quality issues in more sensitive areas such as Loughborough and Leicester City. For options B2, B3 and B4 a potential **minor negative effect** is predicted, with a **neutral effect** for option B6 which involves lower growth.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres. At the scale of growth involved, the number of additional trips generated would be minor and unlikely to contribute to air quality issues.

Loughborough / Shepshed:

Scenario A (Discussion of options for delivering 8,100 homes)

Data for Loughborough from 2015 indicates that there has been a significant reduction in the concentration of NO₂ levels around the town centre since the opening of the Inner Relief Road in November 2014⁹. The AQMA however still remains within Loughborough (Nitrogen Dioxide (NO₂)) and there is potential for this area to be worsened by concentrated development resulting in more congestion and car journeys. The AQMA around the railway station is particularly sensitive to being affected.

For options A3, A5 and A6, which involve lower levels of growth, development could be contained mostly within the urban areas, and therefore, the need to travel would be somewhat reduced. The overall level of growth would be less likely to have significant negative effects upon air quality, and so **neutral effects** are predicted. Options A2 and A4 would involve a higher amount of growth and so there may be potential for **negative effects** on air quality, but there is uncertainty. Option A1 is most likely to have effects on air quality due to the higher concentration of growth in and around Loughborough and Shepshed. However, the effects are not predicted to be significant given the spread of development and choice of sites. It may also be possible to secure infrastructure improvements for larger developments. A **minor negative effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

At a higher scale of growth, there would be a need to release the majority if not all available sites, which could lead to increased trips to, from and through Loughborough and Shepshed. This could lead to worsening air quality, possibly in AQMAs. Consequently, a **significant negative effect** is predicted for options B2, B3, B4, B6-10 (with option B2 performing worst). The potential to secure strategic road improvements might help to reduce air quality pressures, but this has not been factored into the assessment given that there are no specific schemes planned.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for Loughborough / Shepshed. At the scale of growth involved, the number of additional trips generated would be minor and unlikely to contribute to air quality issues.

⁹ LAQM Annual Status Report 2016 – Charnwood Borough Council

Air quality

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Travel into and out of Leicester often suffers peak time congestion along the main arterial routes. This is highlighted by the AQMA in Syston (NO₂), and within Leicester City itself. Increased development on the urban periphery is likely to increase traffic along these routes, which could impact upon air quality in these areas. Monitoring data suggests that annual mean objective of 40µg/m₃ is not close to being exceeded in Syston, or in locations around the PUA. Therefore, whilst the level of increased growth involved could lead to a worsening of air quality, the effects would not be expected to be significant.

A **minor negative effect** is predicted for options A1, A2, A3, A5 and A6. For option A5, a **neutral effect** is predicted as the amount of growth focused in these areas is much lower.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 involve the same growth as options A1, A2, A3, A5 and A6 and therefore **minor negative effects** are predicted. Option B4 involves a lower level of growth, and so the effects are less likely to occur. An **uncertain negative effect** is predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the PUA. At the scale of growth involved, the number of additional trips generated would be minor and unlikely to contribute to air quality issues.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Given the more rural nature of some of the 'other settlements' and hamlets, growth in these locations is likely to increase the number and length of car trips. However, the dispersed nature of growth and lack of existing air quality issues in the other settlements (and hamlets for option A4) means that significant effects upon air quality would not be anticipated in these areas. **Neutral effects** are predicted for all options, though it is possible that growth in these areas could contribute to traffic along major routes.

Scenario B (Discussion of options for delivering 15,700 homes)

Despite a higher level of growth at the other settlements and hamlets under option B4, the effects are still predicted to be **neutral** for each of the options.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the other settlements. At the scale of growth involved, the number of additional trips generated would be minor and unlikely to contribute to air quality issues.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth under A4 would be low in the context of overall development across the borough. Though this is likely to encourage car trips, the effects on air quality would be **neutral** as new homes would not be placed in sensitive areas or generate significant emissions.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth under B4 would be low in the context of overall development across the borough. Though this is likely to encourage car trips, the effects on air quality would be **neutral** as new homes would not be placed in sensitive areas or generate significant emissions.

Air quality

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets and so a **neutral effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Only Options A5 and A6 propose development in new/expanded settlements. New development here would need to include accessible services, a well-designed infrastructure network and effective public transport to ensure that car journeys are minimised and that congestion into the main towns in the Borough and surrounding areas is minimised. However, it is anticipated there will be a **minor negative effect** on air quality given that the new settlements at Cotes / Wymeswold could lead to higher levels of traffic on routes towards Loughborough and settlements at Thurstaston and Barkby could contribute to air quality issues in the PUA.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B6 involves the same level of growth as options A5 and A6, and therefore **minor negative effects** are predicted also.

Scenario C (Discussion of options for delivering a standalone large settlement)

The effects of option C1 would be largely dependent upon the location of a large new settlement.

Common to all three broad opportunity areas is the very large scale of growth in one location which could put pressure on local road networks and subsequently increase the emissions of air pollutants. A large settlement to the west of Shepshed could potentially increase the amount of traffic travelling through Loughborough compared to more modest growth in this area. Consequently, there could be potential to affect the AQMA in this area and also activity at Junction 23 of the M1. Though a development of such size would be expected to make substantial contributions to highways network improvements, a significant negative effect could still potentially occur in this location. Likewise, growth to the north east of the PUA could lead to substantially more car trips to and from Leicester and possibly through Syston AQMA. This could also potentially have significant negative effects. A development to the east of Loughborough in the open countryside would be further away from urban areas with higher concentrations of pollutants. Additional car trips may therefore be less likely to contribute to air quality issues in one particular area that is already sensitive to additional emissions. As the location of a new settlement and supporting infrastructure is not known at this time, a precautionary approach is taken and a potential **significant negative effect** is recorded for option C1.

Overall effects

Option A1 focuses growth purely at Loughborough and Shepshed and the PUA. Growth in these areas could both potentially affect air quality in AQMAs, though the effects would not be anticipated to be significant in either location. Overall, the effects are predicted to be **minor negative**.

Option A2 shows a similar pattern of development as option 1, with a concentration around the PUA, Loughborough and Shepshed, but more growth is diverted from Loughborough to the Service Centres. This is likely to lead to less pressure on the AQMAs at Loughborough, and so effects here are likely to be lower. The effects in the Service Centres are not expected to be significant either, but growth here could still generate trips to and from areas of greater sensitivity. A **minor negative effect** is predicted overall.

Option A3 disperses growth further to the other settlements, lowering the amounts focused at Loughborough and the Service Centres. As a result, effects on air quality in any particular location are predicted to be lower. Though the overall increase in growth could still lead to increases in traffic, the effects are not expected to be significant. Minor negative effects could still be generated in the PUA though. Overall, an **uncertain negative effect** is predicted.

Option A4 takes a proportionate approach which should enable a more even spread of development throughout the Borough. This approach would lead to the lowest level of growth at the PUA, and so effects here could be better avoided. Neutral effects are predicted in the majority of areas, though there are potentially negative effects in Loughborough. Despite there being less of a focus in any one area, increased traffic and patterns of travel could still contribute to air quality issues in sensitive locations. An **uncertain (minor) negative effect** is predicted overall.

Air quality

Options A5 and A6 propose similar amounts of development, focused largely at the PUA and new settlements. This pattern of growth could lead to minor negative effects in these locations. In combination with growth at the PUA, two of the new settlements nearby (Barkby and Thurcaston) could exacerbate the effects in the PUA. It is uncertain whether these effects would be significant without transport modelling. **Minor negative effects** are predicted at this stage.

Options B2, B3, B4, B6 all propose substantially higher levels of growth to Loughborough. This would lead to an increase in traffic, which could potentially affect air quality. Though the inner link road has reduced air quality problems in the centre somewhat, it is unclear whether the additional level of growth could be accommodated without a worsening of air quality. An increase in growth would also occur at the service centres for options B2, B3 and B6, which could generate minor negative effects in these locations, and also contribute to traffic heading towards more sensitive areas. Overall a **significant negative effect** is predicted for each option.

Option B6 would have fewer effects at the service centres, but greater effects as a result of new settlements. Overall, the effects are still significantly positive.

Overall, option C1 is predicted to have a potential **significant negative effect** with regards to air quality. Placing a substantial amount of growth in one location could potentially increase air pollutants. Should this be within close proximity to urban areas with designated AQMAs the additional traffic could potentially contribute to a worsening in air quality. The effects across the rest of the district would be minimal, with the exception of those settlements that are located within close proximity to a new settlement.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | - | - | 0 | 0 | 0 | - |
| A2: Urban focus | 0 | -? | - | 0 | 0 | 0 | - |
| A3: Settlement Hierarchy | 0 | 0 | - | 0 | 0 | 0 | -? |
| A4: Proportionate growth | 0 | -? | 0 | 0 | 0 | 0 | -? |
| A5: Urban intensification and new settlement | 0 | 0 | - | 0 | 0 | - | - |
| A6: Urban focus and new settlement | 0 | 0 | - | 0 | 0 | - | - |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | - | -- | - | 0 | 0 | 0 | -- |
| B3: Settlement Hierarchy | - | -- | - | 0 | 0 | 0 | -- |
| B4: Proportionate growth | - | -- | -? | 0 | 0 | 0 | -- |
| B6: Urban focus and new settlement | 0 | -- | - | 0 | 0 | - | -- |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | --? | --? |

Climate change

Overall effects

The ability to deliver resource efficient and resilient developments ought not to be dependent upon location. Therefore, the distribution of homes to different levels of the settlement hierarchy should have the same effects on emissions from the built environment regardless of location. Development in any location should also provide opportunities to introduce resilience measures such as green infrastructure, green roofs, SUDs. The effect of scenario A on emissions is predicted to be neutral with regards to the built environment; as such growth might be expected to occur anyway in the absence of the plan (albeit in a less strategic manner). For scenario B, the level of growth is higher, and thus the overall emissions on the Borough may be expected to increase (though this could correspond in a decrease elsewhere).

Location can also lead to differences in the amount of emissions from transport, and certain locations or types of sites (larger mixed use) may also be more likely to support decentralised energy schemes. These factors are discussed below with regards to each option. The effects have not been broken down by different levels of the settlement hierarchy, as impacts in one area could offset those in another. Therefore, it is more appropriate to discuss the overall implications of each option with regards to emissions and resilience.

Option A1 focuses the majority of growth in Loughborough / Shepshed and the principal urban area. Both these locations have good access to jobs, services and public transport. Therefore, new development should be less likely to generate long car trips (and associated emissions). This option would also not lead to further growth in less accessible locations. Whilst there is no solid evidence to support decentralised energy schemes, the scale of some site options in Loughborough, and the higher heat demand in the urban area could make these locations more suitable for such schemes.

Larger site options may also be more appropriate for delivering strategic green infrastructure improvements, which can help with climate change resilience for wildlife and for human health. This could be particularly beneficial for more built up areas such as Loughborough, Shepshed and Syston, in terms of helping to reduce a potential heat island effect.

On balance, a **major positive effect** is predicted in terms of climate change emissions.

Option A2 still focuses a large proportion of growth to the PUA, but slightly less to Loughborough and Shepshed, whilst including growth at the service centres. Whilst access to services, facilities and jobs are more accessible in Loughborough compared to the service centres; these settlements still offer reasonable accessibility. Therefore, anticipated trips by car ought not to be significantly higher compared to Option A1.

With regards to resilience, growth at some of the service centres would be on smaller scale sites, and so strategic improvements may be more difficult to secure. The lower demand for heat and the smaller scale of sites could also make decentralised energy opportunities less feasible. On balance, a **minor positive effect** is predicted.

Option B2 involves the same distribution of growth as Option A2, but delivers double the amount of housing. The effects would therefore be exacerbated. The increased amount of growth at the service centres in particular could help to create a critical mass to support new facilities that improve accessibility and reduce the need to travel. However, the overall increase in growth could lead to greater emissions overall. Therefore, the positive effects are somewhat dampened. A **minor positive effect** is predicted.

Option A3 disperses growth further, with slightly less growth at Loughborough and the service centres, but more at 'other settlements' at a lower level of the settlement hierarchy. Given that some of these settlements have poorer access to services, facilities and public transport, this option is more likely to lead to an increase in car trips and associated emissions. The opportunities for strategic resilience measures or low carbon energy schemes are also likely to be more limited for the smaller-scale site options at these settlements. On balance a **neutral effect** is predicted. In the absence of a Plan, one might expect some growth at different levels of the settlement hierarchy anyway. This option would not lead to substantial differences in travel pattern and emissions compared to the baseline situation.

Option B3 proposes a similar distribution to option A3, but with increased growth in Loughborough/Shepshed and the Service centres. The effects are therefore likely to be a **minor positive** to reflect the location of a critical mass of people in accessible locations. As for option B2 though, the higher level of growth dampens the positive effects somewhat.

Option A4 would see the bulk of growth in Loughborough. Unlike the other 5 options, there would be much lower growth in the PUA, but a more dispersed pattern of growth across the borough. Growth in the PUA could help to reduce the length of trips made to access jobs (with many opportunities in the City Centre), and therefore redistribution of these to smaller settlements (other settlements / small villages and hamlets) across the district might lead to an increase in emissions from transport overall. Consequently, a **minor negative effect** is predicted.

Climate change

Option B4 involves a higher amount of growth in the other settlements and smaller villages compared to any option. This will lead to a greater amount of homes in areas that are more reliant on the private car. This could lead to an increase in emissions. Whilst the increase in growth at the service centres and Loughborough/Shepshed could be positive in respect of supporting new services, and placing homes in accessible locations, the overall increase in growth offsets this somewhat. A **minor negative effect** is predicted.

Options A5 and A6 involve the same level of growth at the PUA as options A1, A2 and A3. Growth here ought to have relatively good access to facilities and jobs and help minimise increases in transport emissions. Both options also involve a modest amount of growth in Loughborough, whilst option A6 involves growth in the service centres too. The growth in these locations and the PUA is predicted to have a minor positive effect in terms of emissions. However, there would also be substantial growth at new / expanded settlements. The location of these settlements is not ideal with regards to accessibility. Therefore, without securing new services and facilities to serve new communities, there is likely to be an increase in car travel associated with growth in these locations. This offsets any positive effects that could be achieved through a focus on the PUA and Loughborough. On balance a minor negative effect is predicted for both options. There is uncertainty though, as new settlements of this scale ought to be more suitable for securing improved services and facilities.

Option B6 involves a new settlement, with the level of growth at these locations the same as options A5 and A6. The effects associated with these (i.e. potentially negative) therefore remain. As per the other options under scenario B which involve increased growth in Loughborough and the Service centres, there are some positives with regards to locating people in accessible areas. However, the overall increase in growth offsets this somewhat. An **uncertain negative effect** is predicted.

The effects of option C1 will be dependent upon the location of a new settlement. Generally speaking, the settlements should have good access to local services, facilities and open green space because this would be an integral part of development at such a scale. This ought to help reduce emissions from this form of travel. However, access to jobs may be reliant upon private cars unless expanded bus facilities are established as part of development. This could therefore lead to an increase in carbon emissions. Overall, it is likely that the emissions generated would be minor taking these different factors into account. With regards to the potential for low carbon energy generation and sustainable design, it ought to be more feasible to establish viable schemes for larger scale developments. However, viability would also depend upon there being a suitably varied range of uses and anchor loads for heat. It is unclear whether new settlements would involve such features. Therefore effects are uncertain in this respect. With regards to resilience, large new settlements should provide good opportunities to incorporate multi-functional green infrastructure which can help manage flood risk and other effects of climate change. Overall, an **uncertain (minor) negative effect** is predicted.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | / | / | / | / | / | / | ++ |
| A2: Urban focus | / | / | / | / | / | / | + |
| A3: Settlement Hierarchy | / | / | / | / | / | / | 0 |
| A4: Proportionate growth | / | / | / | / | / | / | - |
| A5: Urban intensification and new settlement | / | / | / | / | / | / | -? |
| A6: Urban focus and new settlement | / | / | / | / | / | / | -? |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | / | / | / | / | / | / | + |
| B3: Settlement Hierarchy | / | / | / | / | / | / | + |
| B4: Proportionate growth | / | / | / | / | / | / | - |
| B6: Urban focus and new settlement | / | / | / | / | / | / | -? |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | / | / | / | / | / | / | -? |

Historic Environment

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1 and A5 are predicted to have **neutral effects** in terms of the service centres, as there would be no focused growth. The effects for options A2, A3, A4 and A6 would vary, as growth at each of the service centres would be different, and could give more or less flexibility in the choice of sites, and / or ability for mitigation.

As a general point, growth throughout the Soar Valley is likely to have greater potential to affect areas of potential archaeological importance, as these locations are where human activity has been focused. In terms of effects on the historic built environment, this varies for each settlement.

At Barrow-upon-Soar, none of the site development options are in locations that would lead to significant effects upon the character of the settlement or any historic assets. However, several of the sites are not logical extensions to the urban area, so could affect the feel of the urban fringes.

At Quorn there is sufficient development capacity in non-sensitive locations alongside the A6. Therefore, neutral effects for each option would be anticipated.

There are a variety of site options in Sibley. Effects upon cultural and natural heritage would be dependent upon which sites were developed. There are sizeable development opportunities at the urban fringe that ought to be possible to deliver without having a negative effect upon the character of the settlement. However, as arable land, these areas could be of importance for archaeology. At lower levels of growth such as for option A6, effects ought to be neutral, whilst they could be negative at the highest levels of growth such as for option A4.

At Rothley, the potential for negative effects is higher, as development could cut into Rothley Park, which provides the setting for a range of historic assets. Other development opportunities, such as at Woodcock Farm, would have the potential to affect the setting of a listed building (Woodcock Farm Barn). For option A4, the level of growth required would be higher, and so a negative effect could occur, whilst for option A6, it ought to be possible to avoid negative effects. For options A2 and A3 a minor negative effect is more likely.

For Anstey, growth opportunities could potentially sit to the south of the Conservation Area, affecting the open nature of this area. Development here could potentially have minor negative effects, but could probably be avoided at lower growth options. Other site options on the urban fringe are unlikely to have adverse effects on the character of the settlement, as they would likely be an extension to existing suburban housing development which has already shaped the character of these areas.

Overall, the effects on the service centres is not predicted to be significant for any of the options. Option A4, which proposes the most growth in these settlements, has the potential for negative effects, but only in Rothley and Sibley. Therefore, only a **minor negative effect** is predicted overall.

Options A2 and A3 would involve lesser growth, and so the effects could potentially be better managed. Consequently, an **uncertain negative effect** is predicted to reflect greater flexibility.

Option A6 would allow for growth to be delivered at suitable locations and densities to allow for negative effects to be avoided. Therefore, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B6 involves similar growth to option A4, and therefore a **minor negative effect** is also predicted. Options B2, B3 and B4 involve much more growth in the service centres. In some of the settlements, this would be unlikely to have a substantially different effect given the location of potential development sites. However, at others such as Rothley and Sibley, there could be potential for more pronounced negative effects.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres with regards to heritage. At the scale of growth involved, it is unlikely that the character of settlements would be adversely affected. It should be possible to avoid sensitive sites and implement suitable mitigation.

Historic Environment

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

For each of the options, it is likely that there would be maximisation of brownfield sites in the urban areas. For Shepshed, the majority of sites do not contain nor are adjacent to designated heritage assets. Development here would not be expected to affect the setting of more distant heritage assets either as they are relatively well screened or have no major bearing on the character of the area.

For Loughborough, there are several sites that fall within or adjacent to the Conservation Area and/or contain listed buildings. At some sites, it ought to be relatively easy to avoid harm to the historic environment, and perhaps achieve enhancement (for example, 45-54 Pinfold Gate falls within a site option, but this frontage could be retained and the surrounding built environment improved). There are sites adjacent to Conservation Areas that do not add to their character, and redevelopment ought to improve the built environment (for example, site options at Lemington Street, Land at True Lovers Walk / Frederick Street, Station Avenue, Leicester Road/Aumbery Gap). At other sites though, there could be potential negative effects on heritage that are difficult to avoid (for example; Rosebury School site - which could involve the loss of a listed building, or Land off Leicester Road – which could change the open nature of Loughborough Chapels). Overall, the effects in the urban areas of Loughborough and Shepshed would be anticipated to be neutral. There may be some minor negative effects at certain sites in Loughborough, but positive effects / enhancements at others. The effects in Shepshed urban area would not be substantial.

For each option there would also be a need (to differing extents) to release site options on the urban fringes of Shepshed and Loughborough.

The scale of growth involved for option A1 would necessitate most of the site options at Shepshed and / or one of the larger site options to the south of Loughborough. The effects on heritage assets from expansion at Shepshed would not be anticipated to be significant, given that there are very few designated heritage assets at the urban fringe. At Loughborough, the potential for effects is somewhat higher, as there are a number of heritage assets close to the Charnwood Forest. Development here would likely change the setting of these assets. At this level of growth, it may be possible to avoid the most sensitive locations through site choice or lower density development. A **significant negative effect** is predicted at this stage, though there is potential for this to be avoided dependent upon the sites involved.

For options A2, and A4, the level of growth is less compared to option A1, and it ought to be possible to avoid growth in areas of greatest sensitivity. A **minor negative effect** is therefore predicted.

For options A3 and A5, the growth would be lesser still, and therefore it ought to be possible to avoid sensitive areas. An **uncertain negative effect** is predicted though as effects could still occur be dependent upon the sites that were allocated.

For option A6, the level of growth would be lower than options A1, A2, A3, A4 and A5, and thus even greater flexibility would be afforded. Therefore, the effects are predicted to be **neutral**.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3, B4 and B6 all involve substantially greater growth than any option under scenario A. The effects upon sites on the rural fringes are therefore more likely to occur. **Significant negative effects** are predicted, which may be more difficult to avoid, especially for option B2.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for Loughborough / Shepshed with regards to heritage. At the scale of growth involved, it is unlikely that the character of the built environment would be adversely affected. It should be possible to avoid sensitive sites and implement suitable mitigation.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Effects of development in Thurmaston and Birstall are predicted to be neutral. The site options are either industrial in nature, or on the edge of established housing estates. Neither contains important heritage assets, nor do they contribute positively to the character of the settlements. Likewise, site options adjacent to the A5630 are not likely to have effects upon the historic environment.

Historic Environment

However, site options to the north of Keyham Lane West (at Hamilton Grounds Farm), could have significant negative effects upon the Deserted village of Hamilton Scheduled Monument. An open rural setting is important to the Scheduled Monuments, and thus development in this location (particularly on the adjacent site option) could alter its setting.

There are a mix of smaller scale site opportunities in the urban area of Syston, and larger greenfield site options to the urban fringes. Though some of the urban options fall within the conservation area it should be possible to secure sensitive design that brings about improvements to the built environment. For options A1, A2, A3, A5 and A6 there would also be a requirement to release land at the urban fringes. The scale of growth required should be possible to accommodate without having substantial effects on the character of Syston.

For options A1, A2, A3, A5 and A6, there would be a need to release the majority of available sites at the principal urban area and some sites within Syston. Whilst this would have neutral effects in the most part, it could have effects upon the deserted village of Hamilton Scheduled Monument. Avoiding development at the Hamilton Grounds Farm site ought to be possible at this level of growth though, which should minimise the potential for negative effects. Overall, an **uncertain negative effect** is predicted.

For option A4, the level of growth is lower, and it would therefore be much more possible to avoid growth at the Hamilton Farm sites. Therefore a **neutral effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 involve the same level of growth as options A1, A2, A3, A5 and A6. Therefore an **uncertain negative effect** is also predicted. Despite option B4 involving double the amount of growth as option A4, the effects are still predicted to be **neutral** as there is sufficient flexibility to avoid effects.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the PUA with regards to heritage. At the scale of growth involved, it is unlikely that the character of the built and natural environment would be adversely affected. It should be possible to avoid sensitive sites and implement suitable mitigation.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A5, A6 and A7 involve no growth in the 'other settlements' and so neutral effects are predicted.

Options A3 and A4 both involve growth at the other settlements, with option A4 also involving some growth at smaller villages and hamlets (but less at the other settlements compared to option A3). Modest growth at some of the other settlements ought to be accommodated without having significant effects upon the character of the settlements or the historic core. For example, site options in Queniborough are unlikely to lead to major changes to the approach to the settlement or having negative effects on historic features. Likewise, site options in East Goscote and Hathern should not be particularly sensitive to change.

At other settlements, the potential for effects is higher. For example, Thrussington as a relatively small settlement with a rural character could potentially be adversely affected by growth. The extent of the settlement would be increased, and this could affect approaches into the village. At higher scales of growth, significant negative effects could be generated.

At Wymeswold, development of sites could affect the rural 'feel' of approaches into the village along East Road and narrow Lane. Whilst low density, sensitive schemes could possibly be delivered, a change to the character of the settlement is likely. And so minor negative effects could be anticipated.

There are several site options in Rearsby, and the effects would be dependent on those which were allocated. Potentially, the character of the Conservation Area could be affected at higher levels of growth.

At the smaller villages and hamlets, the potential to affect the character of settlements is likely to increase given their smaller size, rural nature and in some instances sensitive locations (for example Newton Linfield). However, the scale of growth would be fairly low if spread across the Borough. Therefore, the effects would not be anticipated to be significant overall.

Overall, option A3 is predicted to have a **minor negative effect**. Growth at the other settlements could be accommodated in the main, without having a significant effect upon settlements.

Historic Environment

However, in some instances, negative effects would need to be managed. This ought to be feasible though by reducing growth to sensitive settlements and / or delivering low density, sympathetic design to emulate the rural feel of these settlements. An uncertain effect is recorded in line with the precautionary principle.

Option A4 is predicted to perform similarly. Though the more dispersed nature of this option would mean that smaller villages and hamlets could be adversely affected, the effects ought to be minor overall for the other settlements. The lower level of growth at the 'other settlements' compared to option A3, should also allow for effects in these locations to be better managed too, and so the negative effects are less certain.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 involve no growth in the 'other settlements' and so **neutral effects** are predicted. The growth for option B3 is broadly the same as option A3 and so a **minor negative effect** is predicted. Option B4 involves double the growth at the other settlements and smaller villages compared to option A4. Therefore, the likelihood that sensitive sites could be affected increases, and it may be more difficult to avoid or mitigate effects. Consequently, the negative effects are more certain. A **minor negative effect** is still predicted for the other settlements though as the level and spread of growth should still allow for significant effects to be avoided.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the other settlements with regards to heritage. At the scale of growth involved, it is unlikely that the character of the built and natural environment would be adversely affected. It should be possible to avoid sensitive settlements, sites and implement suitable mitigation.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth under A4 would be very low in the context of overall development across the borough. However, housing development in such settlements could be substantial in the context of their scale and form. The majority of hamlets / small villages are designated as Conservation Areas and contain a number of listed buildings. Even a small amount of growth in these locations may alter the setting of the listed buildings as well as encroaching into the Conservation Areas. There should be some flexibility in the choice of sites and the spread of development to avoid significant effects in most locations and therefore only **minor negative effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth under B4 would still be relatively low in the context of overall development across the borough. However, the increased growth at the small villages and hamlets could lead to more notable effects on the character of these settlements and the setting of listed buildings. There is therefore potential for **significant negative effects** at some of these settlements.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at small villages and hamlets and so a **neutral effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

The new settlement at Barkby is adjacent to the conservation area. Whilst there are no heritage assets on site as such, a development of this scale next to Barkby has the potential to alter the setting of the village. It may be possible to retain a rural feel to the development, but this would require a much lower density development.

A new settlement at Wymeswold / Hoton sits adjacent to Hoton village conservation area. Development of the scale proposed could therefore alter the setting of this village substantially. A negative effect is predicted, but it is acknowledged that the inclusion of buffer zones between the village and the airfield part of the site could mitigate adverse effects and help to ensure that the character of the village is better protected.

Cotes is a small village with several listed buildings and an adjacent Scheduled Monument (Cotes deserted medieval village). An application for a large scale mixed use development was submitted (P/13/1842/2) to the

Historic Environment

Council and Historic England considered that there could be substantial harm to the Scheduled Monument on the basis of the plans submitted. Though a new scheme here could be designed and laid out differently so as to reduce harm, the potential for negative effects clearly exists.

A new settlement at Thurcaston would expand the built form of the settlement. However, this would be unlikely to be visible from the existing village centre, or along most routes through the village. The exception would be along Thurcaston Lane, where a new settlement could be visible and potentially affect the rural feel of the village approach. The edge of the site to the north west would also be adjacent to Mill House Farmhouse (Grade II Listed Building). The setting of the building could be adversely affected, given that it has a rural context.

Overall, options A5 and A6 (which involve the new settlements) have the potential to have negative effects upon the historic environment (as discussed above). However, despite the scale of development involved, it ought to be possible to mitigate effects by ensuring development incorporates green infrastructure, buffer zones and sympathetic design. At the Cotes location however, there is evidence that development could cause substantial harm to heritage assets, and so the potential for significant negative effects is greater. Overall, a **minor negative effect** is predicted reflecting the potential for mitigation and the lower magnitude of effects at three of the four locations.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B4 do not involve growth at new settlements and therefore **neutral effects** are predicted. Option B6 involves the same level of growth as options 5 and 6, and so a **minor negative effect** is predicted also. As per options A5 and A6 there are uncertainties as to whether the effects could be significant.

Scenario C (Discussion of options for delivering a standalone large settlement)

The effects on the historic environment will be largely dependent upon location. As this is not known for certain at this stage, there is an inherent degree of uncertainty in the assessment. Commentary is provided for the three broad areas of opportunity. To the west of Shepshed, a new settlement would not be likely to lead to a direct loss of heritage assets, nor should it affect the setting of heritage assets in Shepshed. Although there is a scheduled monument over the local authority boundary, it ought to be possible to mitigate effects on the setting of this asset. A new settlement to the east of Loughborough in the open countryside ought to be able to avoid direct effects upon designated heritage assets. Though the character of the landscape would be affected in this location, which could change the character of smaller settlements nearby, it should be possible to avoid significant effects on heritage. To the north east of the Leicester urban area a new settlement would likely be in the open countryside, and it ought to be possible to avoid the direct loss of heritage assets. However, there could potentially be effects on the setting of nearby assets and settlements. Overall, it is likely that significant negative effects could be avoided regardless of location. However, it is not possible to rule out adverse effects at this stage, and so a **minor negative effect** is recorded.

Overall effects

Option A1 is predicted to have a **minor negative effect** overall across the district. Adverse effects would be avoided at the service centres and other settlements and there would be no new settlements. Whilst the effects at the PUA could potentially be avoided (hence an uncertain negative effect), there could be significant negative effects in Loughborough both within the urban area and at the urban fringes. Nevertheless, the lack of effects in sensitive locations throughout the Soar Valley, and the potential to minimise effects in Loughborough means that the effects are not significant overall across the borough when considered holistically.

For option A2, a **minor negative effect** is also predicted. However, the effects would be generated in different areas compared to option A1. Due to the scale of growth at the service centres, it might be difficult to avoid effects upon heritage assets in some settlements. There may also be greater potential to affect areas of archaeological value given past activity along the Soar Valley. The effects in Loughborough are less likely to be negative (compared to option A1), but there is some uncertainty for the PUA. Overall, a minor negative effect is predicted.

Option A3 could have potential negative effects at multiple locations across the district. However, it could be possible to avoid effects at the PUA, Service Centres and Loughborough/Shepshed. The effects upon other settlements are more likely to occur, but these are only minor. Overall, the effects are predicted to be **uncertain negative** as it may well be possible to minimise effects in the majority of the settlements.

Option A4 would have similar effects to option A3, but a lower growth in the PUA would mean that negative effects here were less likely. However, the effects at service centres and Loughborough would be more certain to occur. Overall, a minor negative effect is still predicted, reflecting effects on the character of a number of settlements across the district.

Historic Environment

Option A5 is predicted to have an **uncertain minor negative effect** overall. There could be negative effects associated with the new settlements. However, the minor effects at Loughborough and the PUA, could probably be mitigated or avoided depending upon the location of sites involved and design. Neutral effects are also predicted for service centres and smaller settlements, which have sensitive character. The overall picture is therefore likely to be mostly neutral, but in line with the precautionary principle an uncertain effect is identified overall.

Option A6 is predicted to have similar effects to option A5, though the focus on service centres instead of Loughborough would be less likely to have negative effects. Overall an uncertain **minor negative effect** is predicted.

Options B2, B3, B4 and B6 are all predicted to have **significant negative effects** overall. Each option could have major effects in Loughborough, as well as at the service centres for B2, B3 and B4. Generally, the effects are lower at the other settlements and the PUA. Option B6 would have fewer effects across the district compared to options B2, B3 and B4, but still generate significant effects in Loughborough. Overall, the effects on multiple settlements, although minor is considered to be significant at the borough level when considered alongside the effects at Loughborough.

Though each of these options could generate significant negative effects, it is important to acknowledge that mitigation, avoidance (though more difficult at this scale of growth) and enhancement could be secured through accompanying plan policies. Therefore, this level of growth is not inherently significant with regards to the historic environment.

At this stage however, uncertainty about sites and the policies that would support the strategy means that a significant effect ought to be predicted.

Option C1 is predicted to have mostly neutral effects on heritage across the district due to the low levels of growth at existing settlements. Whilst a large new settlement would undoubtedly change the character of the countryside in whichever area it was located, it ought to be possible to avoid significant effects on heritage. There is potential for minor negative effects at a new settlement, but this is offset by the protection of assets throughout the rest of the borough. The overall impacts are therefore **uncertain minor negative effects**.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | -- | -? | 0 | 0 | 0 | - |
| A2: Urban focus | -? | - | -? | 0 | 0 | 0 | - |
| A3: Settlement Hierarchy | -? | -? | -? | - | 0 | 0 | -? |
| A4: Proportionate growth | - | - | 0 | -? | - | 0 | - |
| A5: Urban intensification and new settlement | 0 | -? | -? | 0 | 0 | - | -? |
| A6: Urban focus and new settlement | 0 | 0 | -? | 0 | 0 | - | -? |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | -- | -- | -? | 0 | 0 | 0 | -- |
| B3: Settlement Hierarchy | -- | -- | -? | - | 0 | 0 | -- |
| B4: Proportionate growth | -- | -- | 0 | - | --? | 0 | -- |
| B6: Urban focus and new settlement | - | -- | -? | 0 | 0 | - | -- |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | - | -? |

Population: Poverty and deprivation

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1 and A5 do not propose growth in the service centres, and therefore the effects upon deprivation are not likely to be significant. The service centres are broadly characterised by low levels of multiple deprivation (with the exception of small pockets at Mountsorrel and Sileby that fall within the 20-40% most deprived areas. In the absence of growth, it is therefore unlikely that deprivation would worsen or improve to a significant degree. However, a lack of growth does not allow for the support of new social / community infrastructure. **Neutral effects** are predicted.

For option A2, and to a lesser extent option A4, there would be moderate growth at the service centres. Assuming a relatively even distribution of growth between the service centres, there is potential for positive effects in tackling pockets of deprivation through development contributions to schools, play areas and open space. This would be most beneficial in Mountsorrel and Sileby, where deprivation is slightly worse than at other service centres. Whilst increased growth could (conversely) have negative effects by increasing traffic congestion and putting pressure on services, the level of growth involved for these options is fairly modest, and so such issues ought to be avoided. On balance, the effects are likely to be **uncertain (minor) positive**, as the benefits in areas of greatest need would not be assured.

The slightly lower growth options A3 and A6 are unlikely to have a notable effect on levels of deprivation, and therefore **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B4 proposes 4,579 dwellings at service centres. Option B2 and option B3 propose similar, but slightly lower levels of growth. All three options would require maximisation of sites for development, which would result in less flexibility on deciding which sites should be brought forward. Whilst the increased level of growth would bring with it higher levels of traffic and potential amenity issues for existing communities, it should also bring more affordable housing and greater contributions to community infrastructure improvements that can help to tackle deprivation. On balance, a **minor positive effect** is predicted.

Option B6 proposes a similar level of growth at the service centres as option A4, therefore **uncertain minor positive effects** are predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

At very low levels of growth it is unlikely that deprivation would worsen or improve to a significant degree. However, a lack of growth does not allow for the support of new social / community infrastructure. The service centres are generally characterised by low levels of deprivation though and so **neutral effects** are predicted.

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

Option A (4,750 dwellings) and to a lesser extent option A4 (3,590) would bring the most growth to Loughborough and Shepshed and therefore have the greatest potential to impact upon poverty and deprivation in these areas. This level of growth could bring forward development on a more strategic level and potentially be able to tackle areas that fall within the top 10% most deprived areas in the UK, including Loughborough Storer and Loughborough Hastings ward that lie to the east of the city. If growth can be considered on a larger scale then the incorporation of enhanced or new facilities and schools could be brought forward alongside developments. There are a small number of sites available within the most deprived areas surrounding Loughborough and Shepshed which could be developed to help alleviate some of the issues relating to poverty and deprivation (i.e. affordable housing, play space). However, greater benefits could be derived if growth includes larger sites to the edge of the current built up area. These larger sites currently have low levels of deprivation, but in some places (e.g. to the south east of Loughborough) adjoin areas that have a higher level of deprivation. Therefore growth on a larger scale could provide greater opportunities to deliver the required infrastructure to support improvements that deprived communities can benefit from. A **significant positive effect** is predicted for option A1 and a **minor positive effect** for option A4.

Options A2, A3 and A4 all look to deliver between 2,000 – 3,000 dwellings split between both Loughborough and Shepshed. This level of growth would help to provide affordable housing and associated improvements to facilities, but at a lesser extent compared to option A1. The necessity to develop larger strategic sites would be lower for these options, and therefore, the benefits accrued may not be as substantial. Therefore, only **minor positive effects** are predicted. The increase in traffic generated as a result of growth would be unlikely to have significant effects upon deprived communities.

Population: Poverty and deprivation

Option A5 (1,750) and to a greater extent option A6 (1,000) would bring forward the least amount of growth, which could be mainly accommodated by the smaller sites that sit within the urban area. Developing these sites could lead to small scale improvements in deprived areas by provision of affordable housing and community facilities such as play space. However, the scale of the sites and growth overall is unlikely to support strategic improvements to infrastructure. Therefore, the effects are likely to be very focused and it is uncertain if tangible benefits would be accrued. Conversely, a lack of substantial growth in Loughborough and Shepshed could help to alleviate pressure on existing services and infrastructure. On balance, **uncertain positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2 proposes the highest level of growth to Loughborough and Shepshed (8,270 dwellings). This level of growth reaches the maximum SHLAA capacity, therefore all sites identified would have to be brought forward for development. This growth would help to secure more affordable homes, and would also be required to contribute towards enhancements to services and facilities including health, education and recreation. As well as the jobs created through growth, this option would therefore be likely to have positive effects in terms of helping to tackle deprivation. Sites adjacent to deprived areas would most certainly need to be developed, which could have particular benefits, if on-site facilities are accessible to existing communities. However, at this scale of growth there is also potential for more traffic and congestion in the urban area, which could affect deprived communities. A loss of open space at the urban fringe could also be perceived as negative by residents who access this land for recreation. In particular, there would be a loss of land adjacent to the Charnwood Forest. On balance a **minor positive effect** is predicted. It would be important to ensure that phasing of development took account of the capacity of facilities, or there may be potential for short term negative effects in terms of access to education and health facilities.

Options B3, B4 and B6 all propose around 7,000 new dwellings to Loughborough and Shepshed. These options would have similar effects to option B2 in terms of bringing new housing and infrastructure. As the level of growth is slightly lower, there would be less pressure to develop all sites, but the potential for negative effects would still exist given the need for the loss of open space, and an increased pressure on services and infrastructure (at least in the short term). Consequently, the effects are predicted to be positive, but not significant.

Scenario C (Discussion of options for delivering a standalone large settlement)

At a low level of growth it is unlikely that deprivation would worsen or improve to a significant degree. However, a lack of growth does not allow for the support of new social / community infrastructure. Given that some parts of Loughborough fall within the top 20% deprived communities in the country, this could be viewed as a missed opportunity. Therefore, **uncertain negative effects** are predicted.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

There are a number of sites that could accommodate growth on the edge of Leicester. Whilst the majority of these do not fall directly within areas of high multiple deprivation, they are adjacent to areas in the City that fall within the top 10 % deprived nationally (for example Stocking Farm ward in Leicester City is within the top 10%, also Rushley mead ward falls within the top 20% most deprived wards). Sites to the south-west of Syston and East Syston also fall within the top 30% most deprived wards in the country. Growth in these locations has the potential to benefit nearby communities through contributions to infrastructure improvements (social and physical), and greater availability of affordable housing. However, these areas are also in areas that could suffer negative implications. For example, traffic is expected to increase along the A563 and is likely to have the greatest impact on the deprived areas which are in the closest proximity to the road network. Therefore, positive effects are likely to be offset slightly by a loss of open space, increased traffic and short term pressure on existing services.

Options A1, A2, A3, A5 and A6 all propose a fairly modest amount of growth in the PUA. Though there could be some minor negative effects (as identified above), the positives should outweigh these and target growth to areas that are most in need of investment. Therefore, overall, a **significant positive effect** is predicted.

Option A4 (1,067 dwellings), would bring a lower level of growth to the edge of Leicester. Therefore, the effects (positive and negative) on deprivation would be less significant. An **uncertain minor positive effect** is predicted.

Population: Poverty and deprivation

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2, B3 and B6 all propose the same level of growth as options A1, A2, A3, A5 and A6 discussed above. Therefore **significant positive effects** are also predicted.

Option B3 proposes a slightly lower level of growth (2,068). This is predicted to have a **minor positive effect**.

Scenario C (Discussion of options for delivering a standalone large settlement)

Given the low level of growth involved, it is unlikely that deprivation would worsen or improve to a significant degree. However, lower levels of growth do not allow for the support of new social / community infrastructure. Given that some parts of the Leicester urban area fall within the top 20% deprived communities in the country, this could be viewed as a missed opportunity. **Neutral effects** are predicted.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A5 & A6 propose no development at other settlements and smaller settlements. These areas are mostly located in areas with low levels of multiple deprivation. Therefore, the need for regeneration and growth to tackle deprivation is not a priority here. Whilst a lack of growth would not help to tackle rural accessibility issues, it would be expected to have a **neutral effect** with regards to deprivation.

Option A3 and to a lesser extent option A4 propose a small level of growth to other settlements and villages. As these areas are generally characterised by low levels of deprivation, this growth would not be anticipated to have significant effects as it is small scale and not in priority areas. However, if increased growth is not matched sufficiently with enhancements to local facilities and services, levels of deprivation could perhaps decline in some domains. On balance, the effects are likely to be **neutral** in terms of levels of deprivation.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 propose no growth and thus a **neutral effect** is predicted as per options A1, A2, A5 and A6.

Whilst options B2 and B4 propose growth at the other settlements, the effects are also predicted to be **neutral** with regards to deprivation for the reasons discussed above for options A3 and A4.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 proposes limited development at other settlements and smaller settlements. These areas are mostly located in areas with low levels of multiple deprivation. Therefore, the need for regeneration and growth to tackle deprivation is not a priority here. Whilst a lack of growth would not help to tackle rural accessibility issues, it would be expected to have a **neutral effect** with regards to deprivation.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth under A4 would be low in the context of overall development across the borough. The smaller villages and hamlets are broadly located in areas of low deprivation, and so positive effects in this respect are unlikely to occur by locating small amounts of growth in these areas. Conversely, the amount of growth directed from other areas that could benefit more from growth is minimal. Therefore, **neutral effects** are predicted overall.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Therefore, **neutral effects** are predicted for all other options under this scenario. Though higher than growth under A4, the level of growth for B4 would still be low in the context of overall development across the borough. Therefore, **neutral effects** are still predicted overall.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets and so a **neutral effect** is predicted for C1.

Population: Poverty and deprivation

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

With the exception of Barkby, the new settlements are not located in areas that could be accessed by nearby communities with high levels of deprivation. Given that options A1, A2, A3, and A4 do not propose growth in new settlements, the effects are therefore likely to be **neutral** as no existing communities would be likely to be affected (positively or negatively).

Options A5 & A6 (3,000 homes) would look to bring forward growth to new settlements within Charnwood. A new settlement at Barkby, Wymeswold / Hoton, Thurcaston and Cotes could incorporate opportunities for new facilities to be provided alongside housing growth in order to create sustainable communities. Whilst this would not necessarily help to tackle deprivation in existing communities, it ought to ensure that future communities are less likely to become deprived (by ensuring they are sustainable to begin with). Growth at Barkby may also benefit deprived communities at Syston and Thurmaston, through improved access to associated services and facilities such as health care and formal open space. An **uncertain minor positive effect** is predicted as access is not immediate and might not be taken up by residents without access to a car.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B4 do not proposed any growth at new settlements, therefore effects are **neutral**.

Option B6, proposes the delivery of 3,000 dwellings to new settlements, the same as option A5 and A6 discussed above, therefore **uncertain minor positive effects** are also predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

A new settlement is unlikely to have direct benefits for deprived communities through the delivery of social infrastructure or access to facilities. However, the provision of new affordable homes with mixed tenures could present opportunities for some residents to access better quality housing. Whilst this would not necessarily help to tackle deprivation in existing communities, it ought to ensure that future communities are less likely to become deprived (by ensuring they are sustainable to begin with). An **uncertain minor positive effect** is predicted.

Overall effects

Option A1 proposes the majority of growth to the PUA and Loughborough / Shepshed. Due to there being areas of deprivation in both these locations, there is potential to have significant positive effects. Though no growth is focused at other settlements across the borough, the levels of deprivation in these areas is broadly low, so the effects would be mainly neutral. The overall effects are still considered to be **significantly positive**.

For Option A2 the effects at the PUA would likely to be significantly positive too, but the positive effects in other locations are more uncertain. Therefore, a **minor positive effect** is predicted overall.

Option A3 proposes further dispersal away from the service centres to the other settlements. As deprivation is not a prevalent issue in the other settlements, the effects of growth in these locations is broadly neutral. Diverting growth from the service centres would reduce the potential positives in this area too. A **minor positive effect** is predicted overall reflecting the significant effects that would be generated at the PUA.

Option A4 proposes proportionate growth. This would direct less growth to the PUA and Loughborough and therefore lacks the positive effects in these locations. There is greater uncertainty about the positive effects in the PUA and the Service Centres too. Overall, this constitutes an **uncertain minor positive effect**.

Option A5 would also generate significant positive effects at the PUA. However, due to lower levels of growth in Loughborough, the positive effects are only minor. There could also be neutral effects at the service centres and other settlements. This creates a less positive picture across the borough overall, but there could also be some positive effects by creating new sustainable settlements. Therefore a **minor positive effect** is predicted.

Option A6 is similar to option A5, but the implications for the service centres would be neutral rather than potentially negative. This still equates to a **minor positive effect** overall.

Whilst Options B2 and B3 would have similar benefits with regards to the PUA, they both propose a substantial additional amount of growth at the service centres and Loughborough / Shepshed. The increased benefits from growth include more affordable housing and infrastructure investment. However, this large increase in growth could also have negative implications in terms of increased traffic and a loss of open space.

Population: Poverty and deprivation

Therefore, the positive effects are only considered to be minor for Loughborough and the Service Centres. Overall, a **significant positive effect** is predicted as there would be benefits across most of the Borough, including in the most deprived areas.

Option B4 proposes proportionate growth, which would not achieve the same positive effects at the PUA compared to options B2, B3 and B6. The effects overall are predicted to be a **minor positive**.

Option B6 is similar to option A6, but a greater amount of growth at Loughborough would lead to more certain positive effects, and there would also be greater potential for positive effects at the service centres. Combined with a significant positive effect at the PUA and minor positives at new settlements, the overall effects are considered to be **positive significant effects**.

Option C1 is predicted to have neutral effects for most parts of the Borough owing to the large focus on one new settlement. At a new settlement, new communities ought to benefit from higher quality design and access to facilities and services, hence making it less likely that these areas will become deprived in the future. However, the benefits for existing communities are likely to be limited (i.e. to those moving into the area). Consequently, the overall effects are predicted to be **neutral**.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|----------------|----------------|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | ++ | ++ | 0 | 0 | 0 | ++ |
| A2: Urban focus | + [?] | + [?] | ++ | 0 | 0 | 0 | + |
| A3: Settlement Hierarchy | 0 | + [?] | ++ | 0 | 0 | 0 | + |
| A4: Proportionate growth | + [?] | + | + [?] | 0 | 0 | 0 | + [?] |
| A5: Urban intensification and new settlement | 0 | + [?] | ++ | 0 | 0 | + [?] | + |
| A6: Urban focus and new settlement | 0 | + [?] | ++ | 0 | 0 | + [?] | + |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | + | + | ++ | 0 | 0 | 0 | ++ |
| B3: Settlement Hierarchy | + | + | ++ | 0 | 0 | 0 | ++ |
| B4: Proportionate growth | + | + | + | 0 | 0 | 0 | + |
| B6: Urban focus and new settlement | + [?] | + | ++ | 0 | 0 | + [?] | ++ |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | + [?] | 0 |

Population: Healthy and active lifestyles

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1 and A5 do not propose growth in the service centres. Consequently, the loss of open space from new development would be less likely to occur. There are health facilities in these locations which are accessible, and a lack of further growth would mean that additional pressure on these services would be reduced. Conversely, a lack of growth does not allow for improvements to be made through development contributions to new or enhanced services, nor green infrastructure and recreational improvements. The effects are therefore predicted to be **neutral**.

Option A6 proposes the lowest level of growth to the service centres. The choice of sites ought to be flexible, and those with good access to health and recreational facilities could be developed. The effects on open space and recreation would be limited given the scale of growth at each Service Centre, but likewise, the effects on services and facilities would be less pronounced. Overall, **neutral effects** are predicted.

Option A3 proposes double the amount of growth compared to option A6, and so there could be increased pressures on open space and health facilities. Most of the service centres have at least one GP surgery, with the exception of Rothley, whereby increasing pressure would be put on nearby services at Mountsorrel. At this scale of growth, there may not be a critical mass to support new facilities. Where it is not possible to expand sites, residents may therefore need to travel further to access facilities and services, which is an **uncertain minor negative effect**. Conversely, a higher level of growth could (particularly on larger sites) present opportunities to secure local improvements to green infrastructure and open space provision. These are **uncertain minor positive effects**. Overall, a mixed effect is predicted.

Options A2 and A4 involve slightly higher growth compared to option A3. The increase in population would have the potential to put increasing pressure on existing health and leisure services, unless new / enhanced services were brought forward along with this proposed level of growth in housing. There would also be greater pressure to release greenfield land, which could be used for recreation. Consequently, **minor negative effects** could occur. However, growth also brings potential for enhancement, and the service centres are broadly well located in terms of access to recreation opportunities. **Minor positive effects** are also predicted. Overall, the effects are mixed.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B4 at the higher growth level proposes 4,579 dwellings at service centres. Option B2 and option B3 propose similar, but slightly lower levels of growth. Each of these options could have negative effects by putting substantial pressure on existing services. However, at the level of growth involved, it ought to be possible to support new facilities which would benefit new and existing communities. The larger sites that may be involved could also present more opportunities for strategic improvements to open space and green infrastructure. Consequently, a **significant positive effect** is predicted in the long term. However, **minor negative effects** are also predicted, as some residents may perceive a loss of open space as negative, and may suffer from poorer access to facilities in the short term.

Scenario C (Discussion of options for delivering a standalone large settlement)

A low level of growth is predicted at the service centres. With regards to a loss of open space and recreational facilities, the effects are therefore likely to be neutral. Conversely, there are low chances of securing enhancement to green infrastructure. As the level of growth is low, the pressure on health facilities and other services would also be minor, and so **neutral effects** are anticipated.

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

Currently, there are two GP surgeries located in Shepshed, 4 within the built up area of Loughborough and an additional three GP surgeries dispersed between the two areas.

By locating growth in locations close to the centre of town in Loughborough and Shepshed there is the opportunity to ensure good access to current health and leisure facilities, along with opportunities to improve access to open space, including green linkages throughout the built up area.

Sites able to accommodate larger growth are on the edges of the built up area. Therefore access to health services in these locations would be more distant unless new facilities were secured alongside development.

Option A1 (4,750) proposes the highest level of growth and some of the larger sites would need to be developed to achieve this target.

Population: Healthy and active lifestyles

This could lead to a loss of open green space on the urban fringes, some of which is valuable as recreational space and is a gateway to the Charnwood Forest. Though enhancements might be delivered as part of development, the potential for negative effects exists. The pressure on health services would also be substantial at this level of growth, so enhancement or new facilities would be required. At this scale of growth, there remains some flexibility in the choice of sites and densities, so it ought to be possible to plan for health and recreation positively. However, a potential **minor negative effect** is predicted to reflect these issues. **Significant positive effects** are recorded relating to good accessibility in the urban centre to health facilities and enhancement opportunities at the urban fringe.

Options A2 and A4 have the potential to direct development to some of the smaller more accessible sites within the built up urban areas, alongside a smaller number of large sites on the edge of Loughborough and Shepshed, which could create the critical mass for new facilities. The larger sites could also bring opportunities to create new recreational spaces, which could encourage participation in recreation without resulting in wholesale development of open space at the urban fringes. Whilst these are positive effects, they are less likely to be significant compared to option A1. However, the negative effects are also less likely to be prominent.

Options A3 and A5 propose slightly lower growth than options A2 and A4, and so it ought to be possible to avoid negative effects. However, the likelihood of positive effects occurring is also more uncertain.

Option A6 proposes the least growth to sites located close to Loughborough and Shepshed. If development was focused on the smaller sites within the current built up urban area, there would be good access to existing health facilities, and avoidance of the loss of open space. Whilst there may be additional pressure put upon the existing services, they should be able to accommodate this level of growth dispersed across the urban area. Conversely, there are less opportunities to provide new services, or to improve access to open space and promote/provide recreational facilities at the urban fringe. Consequently, **neutral effects** are predicted overall.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2 would deliver the highest level of growth to Loughborough and Shepshed (8270 dwellings). To a lesser extent option B3, B4 and B6 propose around 7,000 new dwellings. The effect this could have on healthy and active lifestyles in the area could be significant as large amounts of greenfield land would be needed to deliver this growth, along with increasing pressures on existing health services and recreational facilities. There would be a need to deliver development on large sites for each of these options, which ought to support new health and recreational facilities if planned strategically. This could have **significant positive effects** for new communities, but also for those in surrounding areas (some of which have high levels of deprivation) that could access these new facilities and also improve links into the Charnwood Forest if well designed. Conversely, in some areas, there would be a loss of open space and a lack of new health and leisure facilities, meaning that communities in these areas could be negatively affected.

The strategic nature of development that would be required to deliver these levels of growth could also mean that new services and facilities are not delivered in the early phases. This could generate short term negative effects. Overall mixed effects are predicted, with both the positives and negatives being significant.

Scenario C (Discussion of options for delivering a standalone large settlement)

At the level of growth proposed, the likelihood of effects upon health services are minor, and so neutral effects would be anticipated. Likewise, there would be minimal loss of open space and recreation. However, opportunities to secure enhancements to public facilities and green infrastructure through development would be limited. Therefore, the overall effects in this area are likely to be neutral.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 (3,350 dwellings) all focus growth to the edge of Leicester into the urban area of Thurmsaston, Birstall and Syston. These areas all have reasonable access to health facilities and recreational facilities (for example Watermead Country Park), so new development ought to be well located in this respect, which is positive. The level of growth involved however could put pressure on these facilities unless supported by enhancements, which is a potential negative effect. The level of growth and sites involved ought to allow for such enhancements, though some existing facilities could be unable to expand. An **uncertain negative effect** is predicted in this respect.

Development on some sites which are currently privately owned could lead to improved access to open green space if enhancements are secured to green infrastructure. This could help to increase participation of

Population: Healthy and active lifestyles

physical activity helping to improve health and wellbeing. Therefore; **minor positive effects** are also predicted.

Option A4 proposes 1,067 new dwellings at the edge of Leicester. This level of growth could also put pressure on existing services, but would be less likely to impact upon open green space. Therefore, it ought to be possible to avoid negative effects for this option. The likelihood of positive effects occurring would be lower though, so a **neutral effect** is predicted overall.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 all propose the same level of growth at options A1, A2, A3, A5 and A6 discussed above; therefore mixed effects are predicted also.

Option B2 proposes to deliver 2,068 dwellings to the PUA. This could put pressure on health services in the area, and may involve a greater risk of open green space being affected (compared to option A4). However, there is also a greater potential for enhancements to green infrastructure being secured. Compared to options B2, B3 and B6, the certainty of positive effects occurring would be lower, so an **uncertain positive effect** is predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

A low level of growth is predicted at the urban fringes of Leicester. With regards to a loss of open space and recreational facilities, the effects are therefore likely to be neutral. Conversely, there are low chances of securing enhancement to green infrastructure. As the level of growth is low, the pressure on health facilities and other services would also be minor, and so **neutral effects** are anticipated.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A5 and A6 involve no growth in the 'other settlements' and so **neutral effects** are predicted with regards to healthy lifestyles. Without substantial growth in these areas, the critical mass for new health facilities would not be generated, and so it would only lead to more people having to travel further to access facilities if additional growth was located here. The lack of development would also help to protect green and open space, which is used for recreation.

Options A3 and A4 involve growth at the other settlements, with option A4 also involving some growth at smaller villages and hamlets (but less at the other settlements compared to option A3). Modest growth at some of the other settlements ought to be accommodated without having significant effects upon the health and active lifestyles of the population. However, an increase in the population at settlements that current have no GP surgery and leisure facilities would mean that access to services was poor for some new residents. This would lead to a need to travel to higher order settlements (For example, residents at Queniborough, East Goscote and Thrusington may need to use GP services at Syston). A **minor negative effect** is recorded in this respect for both options.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 involve no growth in the 'other settlements' and so **neutral effects** are predicted.

Options B3 and B4 pose a similar level of growth to other settlements as option A3 discussed above, therefore **minor negative effects** are predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

A low level of growth is predicted at the other settlements. With regards to a loss of open space and recreational facilities, the effects are therefore likely to be neutral. Conversely, there are low chances of securing enhancement to green infrastructure. As the level of growth is low, the pressure on health facilities and other services would also be minor, and so **neutral effects** are anticipated.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Only option A4 would involve growth at the hamlets and small villages. Development here would have poor access to health facilities and other services and would not generate the demand for local improvements.

Population: Healthy and active lifestyles

Therefore, access to health for new residents would be reliant on car travel. The loss of open space is also likely to occur, but this should not affect the wider accessibility to the countryside given the location of such settlements.

Overall, the effects are likely to be **neutral** given the very low level of new development involved.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option B4 would involve growth at the hamlets and small villages. Development here would have poor access to health facilities and other services and would not generate the demand for local improvements. Therefore, access to health for new residents would be reliant on car travel. The loss of open space is also likely to occur, but this should not affect the wider accessibility to the countryside given the location of such settlements. Overall, the effects are likely to be **minor negative** for B4 on a local basis.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets and so a **neutral effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, and option A4 do not propose growth at other settlements, and therefore effects are **neutral**. There are no existing communities likely to be affected.

Option A5 and A6 (3,000 dwellings) could deliver a significant amount of growth to new settlements. There are limited health and leisure services within the close vicinity of the new settlements at present, with nearby settlements mostly reliant on the service centres for health and leisure facilities. However, at such a scale of growth it ought to be possible to create the critical mass for new satellite health facilities to serve new communities (and any nearby lower order settlements such as Barkby, Wymeswold, Hoton). Therefore, the new communities ought to be well served by health and community facilities.

The scale of the sites should also help to secure accessible green infrastructure for new residents, and for nearby communities if good links are created. Given that these areas are not specifically used for recreation at present, this could be an improvement on the baseline position and could be a significant positive effect. However, without scheme details, it is not possible to be certain about the extent of positive effects, so a **minor positive effect** is predicted at this stage.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B4 do not propose growth at new/expanded settlements, and therefore effects are **neutral**.

Options B6 proposes the same level of growth as options A5 and A6, therefore a **minor positive effect** is predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 would involve a significant amount of growth at one new settlement. At the scale of growth involved, there would be a requirement to deliver new education and health facilities. Therefore new communities would be likely to be well served.

Nearby settlements may also benefit from access to new improved facilities (though it is unclear which these would be at this stage). There would be a loss of large amounts of open countryside, but it is less likely that this would be used by communities (such as open space on the fringes of larger settlements).

A new settlement would also be expected to incorporate garden village principles and so green infrastructure improvement should be a key element of the development(s). Consequently, access to quality greenspace for recreation ought to be good for residents in these areas. A **significant positive effect** is predicted overall to reflect the likelihood of new facilities being established and enhancements to green infrastructure. The benefits would only be likely to accrue in the longer term though as a new settlement of this scale would require considerable planning.

Population: Healthy and active lifestyles

Overall effects

Option A1 is predicted to have a **minor positive effect** overall across the borough. Whilst the effects across much of the borough would be neutral, there could be significant positive effects in Loughborough and minor benefits at the PUA. However, there may also be negative effects for some communities in Loughborough which offset the positives somewhat.

Option A2 is less likely to generate a significant positive effect in any one location, and there may be mixed effects at the service centres, Loughborough/Shepshed and the PUA. However, the positives are more pronounced and are likely to outweigh the negatives overall. A **minor positive effect** is predicted overall.

Option A3 is likely to have less prominent and more uncertain effects due to the dispersal of growth, both positive and negative.

Whilst the loss of open space in any one location would be lower, opportunities to deliver new facilities along with population growth could be more limited due to the growth being dispersed.

Growth at the other settlements would also lead to negative effects by placing people in less accessible areas. Overall, a **neutral effect** is predicted, as there could be gains and losses in different areas, but no significant change Borough trends.

Option A4 is predicted to have similar effects to option A3, though there would be less potential for positive effects at the PUA, and greater potential for negative effects at the service centres. Conversely, the positive effects are more certain at the service centres and Loughborough / Shepshed. Overall, a **neutral effect** is predicted, as there could be gains and losses in different areas, but no significant change to Borough trends.

Options A5 and A6 are both predicted to have **minor positive effects** overall. Neither option is likely to generate significant negative effects, and in the main, the effects would be neutral across the borough with the exception of the PUA and at new settlements. In particular, the new settlements could create new facilities and enhancements to green infrastructure that benefit new and existing communities.

Option B2 delivers a substantial amount of growth to Loughborough / Shepshed and the Service Centres. This would necessitate the development of larger sites in these areas and could create the critical mass to support new health facilities. Though there would be significant loss of open space, there could be enhancement to recreational facilities, and overall the positive effects should outweigh the negatives in these locations. Overall, a **minor positive effect** is predicted.

Option B3 would have similar effects to option B2, but there could be negative effects at the other settlements associated with poor access to facilities. Overall, a **minor positive effect** is predicted.

Option B4 proposes proportionate growth, which also involves substantial growth at Loughborough/Shepshed. The effects here are therefore similar to options B2, B3 and B6. However, the positive effects at the service centres and the PUA would be less pronounced due to fewer opportunities to support new and enhanced facilities. Minor negative effects are also predicted for the other settlements and the small villages and hamlets. An **uncertain positive effect** is predicted overall, as it is more likely, but unclear whether the positives would outweigh the negatives.

Option B6 is likely to have similar effects to option B2, but with the additional benefits that could be generated at the PUA. Consequently, a **significant positive effect** is predicted overall.

Overall, option C1 is predicted to have a minor positive effect with regards to health and wellbeing. There would be mostly neutral effects across much of the borough due to low levels of planned development. Whilst this would reduce pressure on facilities and open space, it would not help to instigate improvements.

Significant growth at a new settlement would ensure new communities have good access to health and educational facilities, open space and perhaps other leisure facilities. This would have significant benefits in this location, but only in the longer term. On balance a **minor positive effect** is predicted across the borough as a whole as the significant positive effects would be concentrated in one location and only accrue in the long term, possibly beyond the plan period.

| | Service centres | | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|----|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | | |
| A1: Urban intensification | 0 | - | ++ | -? | + | 0 | 0 | + |
| A2: Urban focus | - | + | -? | + | -? | + | 0 | + |
| A3: Settlement Hierarchy | -? | +? | 0 | +? | -? | + | - | 0 |
| A4: Proportionate growth | - | + | -? | + | 0 | - | 0 | 0 |
| A5: Urban intensification and new settlement | 0 | 0 | +? | -? | + | 0 | 0 | + |
| A6: Urban focus and new settlement | 0 | 0 | 0 | -? | + | 0 | 0 | + |
| Scenario B – 15,700 homes | | | | | | | | |
| B2: Urban focus | - | ++ | -- | ++ | -? | + | 0 | + |
| B3: Settlement Hierarchy | - | ++ | -- | ++ | -? | + | - | + |
| B4: Proportionate growth | - | +? | -- | ++ | -? | +? | - | +? |
| B6: Urban focus and new settlement | - | ++ | -- | ++ | -? | + | 0 | ++ |
| Scenario C - Standalone new settlement | | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + |

Population: Housing

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Should the objectively assessed housing need be achieved, this would lead to positive effects on housing. However, setting a target in line with the OAN, does not necessarily mean it will be achieved if there are issues of deliverability and phasing. Therefore, at this scale of growth, the potential for significant positive effects could be reduced somewhat.

The distribution of housing is also important to ensure that a wide range of communities benefit from growth, and that development occurs in appropriate, attractive locations.

Options A1, A5 and B2 do not propose growth in the service centres, and therefore **minor negative effects** could occur here as it would not support a growth in population for these settlements. As higher-order settlements with good access to services and jobs, having no planned growth in these areas may not help to tackle local needs and market demands.

For option A4, and to a lesser extent options A2 and A3, there would be growth at the service centres. Therefore larger levels of growth around these service areas is likely to make a positive contribution to delivery and affordability, although in the more rural locations, there would be less opportunity to address affordability. There is likely to be sufficient land capacity to deliver all the options due to the level of growth being below the SLHAA capacity, however the higher levels of growth there could be particular needs for supporting infrastructure to make such growth deliverable. Due to these peripheral locations typically having higher house prices than areas within the surrounding larger settlements within Charnwood, growth here could help to impact affordability. Option A4 is predicted to have a **significant positive effect** on housing provision and at the slightly lower level of growth, option A2 and A3 could provide **moderate positive effects**.

The lowest level of growth would be through option A6 (750 dwellings), which once dispersed across all the service centres would not bring forward a significant number of homes to each area, therefore only **minor positive effects** could be realised.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B4 at the higher growth level proposes 4,579 dwellings at service centres. Option B2 and option B3 propose similar, but slightly lower levels of growth. Therefore, **significant positive effects** in terms of housing numbers for service centre, as a greater mix in housing types could be delivered on a range of sites.

Option B6 proposes a similar amount of growth as option A4, therefore, it could be predicted that **significant positive effects** could also be felt.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves a very limited amount of growth in the Service Centres, therefore **minor negative effects** could occur as it would not support a growth in population for these settlements. As higher-order settlements with good access to services and jobs, having no planned growth in these areas may not help to tackle local needs and market demands.

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

There are a number of sites able to accommodate growth around Loughborough and Shepshed. The SHLAA capacity is 8,270, which none of the options for growth put forward, therefore there ought to be good flexibility in the choice of sites for allocation. This increased flexibility could help provide homes that meet the need of the community in specific locations, resulting in an adequate supply of housing and ensuring an appropriate mix of dwelling size, type and tenure. Sites within the current built up area could present opportunities to make better use of the current building stock.

Option A1 proposes the highest level of growth, which ought to be most positive with regards to the contribution to deliverability and affordability. This option should best help to meet the needs of the community in this location and therefore, **minor positive effects** are predicted.

Option A4 and to a lesser extent options A2 and A3 would deliver a moderate amount of additional housing to the current stock at Loughborough and Shepshed, contributing to additional affordable and specialist housing. This contributes to a **minor positive effect** in these locations.

Population: Housing

Options A5 and to a lesser extent option A6, could also deliver additional housing, but due to the lower level of growth the effects would be less prominent.

Given the potential for some sites to only be deliverable in the longer term, the effects are predicted to be **uncertain positive effects**.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2 would deliver the highest level of growth to Loughborough and Shepshed. To a lesser extent options 8, B4 and B6 propose around 7,000 new dwellings. Therefore, the extent of opportunities for mixed housing to the area is high, resulting in **significant positive effects** for Loughborough and Shepshed. The flexibility afforded by the wide range of sites available ought to ensure that opportunities for growth exist throughout the plan period.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves a very limited amount of growth at Loughborough / Shepshed; therefore **minor negative effects** could occur as it would not support a growth in population for these settlements. As the largest settlements in the borough with good access to services and jobs, having no planned growth in these areas may not help to tackle local needs and market demands.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Option A1, A2, A3, A5 and A6 (3,350 dwellings) all propose growth to the edge of Leicester. Given that there is a demand for housing in Leicester City, meeting needs on the periphery is likely to have benefits for communities in these locations, and also those looking to maintain a connection to the City. **Minor positive effects** are predicted.

Whilst option A4 proposes a lower level of growth of 1,067 dwellings. This option would not take the opportunity to help meet needs where they are arising (i.e. within close proximity to Leicester), and therefore, a **neutral effect** is predicted with regards to housing (this level of growth may be anticipated anyway given it represents a proportionate approach).

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2, B3 and B6 all propose the same level of growth at options A1, A2, A3, A5 and A6 discussed above, therefore **minor positive effects** are predicted.

Option B4 proposes to deliver 2,068 dwellings to the PUA. This level of growth ought to help to contribute towards meeting needs and tackling affordability. However, the effects are less certain compared to options B2, B3 and B6.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves a very limited amount of growth at the PUA; therefore **minor negative effects** could occur as it would not support housing delivery for communities in this area. Given the close proximity to Leicester City and the inability to meet needs in the City itself, this could be negative with regards to housing provision in an area of need.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A5 and A6 do not propose growth in the other settlements, and therefore effects are predicted to be negative here. There would be limited support for new housing in these locations beyond windfall development, and therefore it may be difficult to tackle rural affordability issues. These locations are also attractive for market development. **Minor negative effects** are predicted as the magnitude of effects are small.

Option A3 and to a lesser extent option A4 (which disperses growth further) ought to have minor positive effects by supporting a modest amount of growth in the other settlements. Therefore, **minor positive effects** are predicted for both options.

Population: Housing

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 involve no growth in the 'other settlements' and so **minor negative effects** are predicted.

Options B3 and B4 propose a similar level of growth to other settlements as option A3 discussed above, therefore **minor positive effects** are predicted. For option A4, which proposes almost double the amount of growth to other settlements and smaller settlements combined, there ought to be a **significant positive effect** in terms of the provision of housing need in rural areas and supporting the viability of these communities.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves no growth in the 'other settlements' and so **minor negative effects** are predicted.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 do not propose growth in the small villages and hamlets, and therefore effects are likely to be neutral or possibly negative should there be specific demand in such areas. There would be limited support for new housing in these locations beyond windfall development, and therefore it may be difficult to tackle rural affordability issues. **Uncertain minor negative effects** are predicted as the magnitude of effects is small and the suitability for housing in these locations is questionable given their lack of services and facilities.

Option A4 which disperses growth to include small villages and hamlets could have some benefits for a limited number of people. However, the benefits would be offset by the likelihood that housing in these locations would not deliver accessible homes that communities need. Overall, a localised **minor positive effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 involve no growth in the small villages and hamlets and therefore **uncertain minor negative effects** are predicted (as per options A1, A2, A3, A5, A6).

Option B4 proposes almost double the amount of growth to smaller settlements which ought to have **minor positive effects** with regards to allowing the market to deliver homes. However, the amount of housing would not be enough to support new facilities, and would therefore be unsustainably located. This offsets the positive effects somewhat.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets so an **uncertain minor negative effect** is predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3 and A4 do not propose growth in new settlements, and therefore effects are **neutral**. The effects are neutral as not developing new settlements would not directly lead to a decline in housing availability and affordability in existing settlements.

Options A5 and A6 both involve substantial housing provision through sites at new settlements and expansion to other settlements within the plan area. This could contribute to meeting the borough's housing needs, and could provide a mix of types of housing that could generate more affordable housing compared to other 'sub' market areas with well-established values. However, the delivery of growth may be affected by the reliance on infrastructure required to support this level of growth. **Minor positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B4 do not propose growth at new/expanded settlements, and therefore effects are **neutral**.

Option B6 proposes the same level of growth as options A5 and A6, therefore **minor positive effects** are predicted.

Population: Housing

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves substantial housing provision through one large settlement. It is unknown where this would be, but the beneficial effects would be mostly restricted to the settlement and nearby communities. The housing delivered could contribute to meeting the borough's housing needs, and could provide a mix of types of housing that could generate more affordable housing compared to other 'sub' market areas with well-established values.

However, the delivery of growth may be affected by the reliance on infrastructure required to support this level of growth and provision would most likely not be delivered in full within the plan period.

The ability to achieve a 5 year housing supply may also be affected with over-reliance on one large site that would need to be appropriately phased. Consequently, the overall effects on housing are likely to be mixed.

Minor negative effects are recorded for the short term, with **minor positive effects** in the longer term.

Overall effects

Scenario A (Discussion of options for delivering 8,100 homes)

Dependent upon the size, location and complexity of development of the sites involved, planning to deliver a housing target in-line with the OAHN may fall short of actually achieving this level of housing growth. Therefore, significant positive effects are not predicted to be likely for any of the options under Scenario A.

Option A1 proposes the majority of growth around the PUA and Loughborough/Shepshed. Whilst this could result in positive effects in these areas with regards to housing delivery, it would not help to meet needs in the service centres and rural locations. These negative effects could offset the benefits achieved in Loughborough and the PUA somewhat, and so the positive effects are **uncertain (and minor)**.

Option A2 would generate minor positive effects across a range of settlements, including Loughborough / Shepshed, the service centres and the PUA. By spreading development more widely across the borough, more communities would be likely to benefit and the range of sites would be increased. Therefore, despite potential negative effects in the 'other' and smaller settlements, a **minor positive effect** is predicted overall.

Option A3 disperses growth across a larger number of sites, which could present a greater opportunity to meet 'local needs' in a range of settlements, including those in the other settlements. This could help to deliver a mix of housing types in different locations, and help to increase the affordability of these areas by increasing the current housing stock. Whilst there could be some very localised minor negative effects related to the smaller villages and hamlets, a **minor positive effect** is predicted overall.

Option A4 proposes proportionate growth across according to the settlement hierarchy. This would lead to positive effects in the existing centres of population, helping to meet needs in a variety of locations (to different extents). However, this option would do less to meet needs in the PUA, which is a missed opportunity to help tackle affordability and housing availability in the wider City. Nevertheless, the overall effects across the borough are likely to be **minor positive**.

Option A5 proposes growth at the largest built-up urban areas around the edge of Leicester and Loughborough/Shepshed, along with significant growth at new settlements. This presents opportunities to grow the housing stock around these areas and ensure an appropriate mix of dwellings are delivered at new settlements. However, strategic infrastructure may need to be delivered at new settlements to allow housing to come forward at this scale over the plan period. The lack of growth in the service centres and other settlements could also be negative in respect of (not) helping to tackle housing needs in these areas. On balance, positive effects ought to be achieved across the district, but there is greater uncertainty associated with this option given the negative effects at some settlements and potential deliverability/phasing issues associated with large settlements. **Uncertain positive effects** are predicted.

Option A6 proposes similar growth to option 5 with additional growth at service centres rather than at Loughborough / Shepshed. The effects are therefore similar to option A5, but the potential for negative effects is reduced for the service centres. The overall effects are therefore predicted to be less uncertain for the borough as a whole, so **minor positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Growth at this higher level should provide greater flexibility in the choice of sites, which makes it more likely that the objectively assessed housing needs would be met over the plan period. The greater number and types of sites should also ensure that the needs of a variety of communities could be met. Consequently, options B2, B3, B4, B6 are all predicted to have **significant positive effects** overall.

Population: Housing

However, the relative performance at different settlements differs slightly, with options B2, B3 and B6 potentially having negative implications for the lower order settlements.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 is predicated to have mixed effects on housing over the plan period.

There is little provision for the majority of existing settlements across the Borough, and so potential negative effects are recorded.

Whilst provision of new housing at a large scale new settlement is likely to have **minor positive effects** in the longer term, it is probable that the full housing needs would not be met in the plan period and a 5 year supply may be difficult to achieve. Consequently, **minor negative effects** are predicted also.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | | Overall effects | |
|---|-----------------|--------------|-----|--------|---------|-----------------|---|-----------------|---|
| Scenario A – 8,100 homes | | | | | | | | | |
| A1: Urban intensification | - | + | + | - | -? | 0 | | +? | |
| A2: Urban focus | + | + | + | - | -? | 0 | | + | |
| A3: Settlement Hierarchy | 0 | + | + | + | -? | 0 | | + | |
| A4: Proportionate growth | + | +? | 0 | + | + | 0 | | + | |
| A5: Urban intensification and new settlement | - | +? | + | - | -? | + | | +? | |
| A6: Urban focus and new settlement | 0 | +? | + | - | -? | + | | + | |
| Scenario B – 15,700 homes | | | | | | | | | |
| B2: Urban focus | ++ | ++ | + | - | -? | 0 | | ++ | |
| B3: Settlement Hierarchy | ++ | ++ | + | + | -? | 0 | | ++ | |
| B4: Proportionate growth | ++ | ++ | +? | ++ | + | 0 | | ++ | |
| B6: Urban focus and new settlement | + | ++ | + | - | -? | + | | ++ | |
| Scenario C - Standalone new settlement | | | | | | | | | |
| C1: Large scale new settlement | - | - | - | - | -? | + | - | + | - |

Local economy

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1 and A5 do not propose growth in the service centres, and therefore effects are predicted to be **neutral**.

For option A4, and to a lesser extent options A2 and A3, there would be growth at the service centres, which would likely have a positive effect on the service centres local economies. An increase in homes would help to provide accommodation for workers. If housing is located in accessible locations, via the transport network, this could help support the expansion of economic/employment hubs. The larger service centres located along the Soar Valley provides a variety of industrial employment opportunities, including activities related to mineral extraction, textiles and engineering. There would also be job creation to construct homes in these service centres. Overall, a **minor positive effect** is predicted.

Option A6 (750 dwellings) delivers a lower level of growth, which is unlikely to have a significant effect at any of the service centres. Therefore, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B4 at the higher growth level proposes 4,579 dwellings at service centres. Option B2 and option B3 propose similar, but slightly lower levels of growth. Growth at this level would help to generate jobs for the construction of homes in these locations, whilst also placing new development in settlements with relatively good access to jobs in the larger centres of Leicester and Loughborough. An increase in housing should also help to support increased local spending. **Significant positive effects** are predicted.

Option B6 proposes a similar amount of growth as option A4; therefore, therefore **minor positive effects** are predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Options C1 proposes a very low level of growth across the service centres, and therefore effects are predicted to be **neutral** with regards to the local economies in these areas.

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

Loughborough is the Boroughs principle employment centre and over the years has diversified from a traditional textile and engineering base into pharmaceuticals, general manufacturing services, and warehousing and distribution. A key component of the service sector is research and development. This area offers strong new employment potential especially through the development of the Science Park off Ashby Road, which Charnwood Borough Council has identified as a key employment location, along with the enterprise park. A further boost to this sector has been the arrival of AstraZeneca at Loughborough Industrial Park, following their take-over of Fisons Pharmaceuticals. Both Loughborough University and Loughborough College of Further Education are both critically important to the local economy.

Shepshed has moved from a traditional reliance on manufacturing towards distribution firms and facilities. These are taking advantage of a location adjacent to Junction 23 of the M1. The town has strengthened economic links with Loughborough in recent years also.

Both locations should also be able to benefit from job opportunities at the East Midlands Gateway.

Option A1 (4,750) proposes the highest level of growth under scenario A. Growth here would link homes to job opportunities very well, and would help to support local services and facilities. Also, this level of growth may support opportunities to create/expand current employment hubs, allowing the continuation of employment rates around Loughborough and Shepshed and job diversification. New development could help to provide accommodation for the working age population due to the delivery of a diverse range of housing to the area. Therefore, for option A1 **significant positive effect** could be predicted.

Options A2 and A3 and to a lesser extent option A4 has the potential to direct development to some of the smaller more accessible sites within the built up urban areas, alongside some large sites on the edge of Loughborough and Shepshed. Therefore, there could be opportunities to link up new development with the existing employment centres, via public transport. Provision of homes in the periphery could help to tackle deprivation in the City itself, should it help to provide accommodation for such communities along with increased job diversification. **Minor positive effects** are predicted for this level of growth.

Option A6 (1,000) and to a lesser extent option A5 propose the least growth to sites located close to Loughborough and Shepshed.

Local economy

Therefore, there would be fewer opportunities to support economic growth around Loughborough. However there would also be less competition for jobs in the area. It is less likely that positive effects would be generated, and therefore, **uncertain minor positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2 would deliver the highest level of growth to Loughborough and Shepshed. To a lesser extent, options B3, B4 and B6 propose around 7,000 new dwellings. Growth for all these options would provide substantial amounts of new housing in Loughborough and Shepshed, which would provide accommodation to support jobs growth in this area. This level of growth could also support infrastructure improvements and local spending. **Significant positive effects** are predicted.

At this level of growth however, there could be increased competition for jobs should there be increased migration into the area. The large scale level of growth could also put pressure on transport routes, which could have negative implications. **Uncertain minor negative effects** are predicted to reflect these issues.

Scenario C (Discussion of options for delivering a standalone large settlement)

Options C1 proposes a very low level of growth at Loughborough / Shepshed, and therefore effects are predicted to be **neutral** with regards to the local economies in these areas.

PUA:

Scenario A (Discussion of options for delivering 8,100 homes)

Option A1, A2, A3, A5 and A6 (3,350 dwellings) all propose growth to the edge of Leicester into the urban area of Thurmaston, Birstall and Syston. The delivery of homes to the Leicester urban periphery should provide homes that have good access to jobs in the city, and further afield should there be connections to the strategic road networks. However, access to a large proportion of these jobs outside of Leicester could rely on the private car, and so certain communities might not benefit. Provision of homes to the edge of Leicester could help tackle deprivation in the worst effected wards, should it help to provide accommodation and job opportunities to such communities. Housing provision close to the City and surrounding employment hubs (for example the Global Technologies Hub) could also help to improve graduate retention (access to higher quality jobs) and fill gaps in the market (leisure and creative industries), which is something that is currently lacking across the whole of Charnwood. Therefore, **significant positive effects** are predicted.

Option A4 proposes 1,067 new dwellings at the edge of Leicester. This level of growth could be accommodated on some of the smaller sites located around the urban areas of Thurmaston, Birstall and Syston. However, this level of growth may be expected to be absorbed by these settlement areas, without providing any significant economic boost. Therefore, **neutral effects** are predicted

Scenario B (Discussion of options for delivering 15,700 homes)

Option B2, B3 and B6 all propose the same level of growth as options A1, A2, A3, A5 and A6 discussed above, therefore **Significant positive effects** are also predicted.

Option B4 proposes to deliver 2,068 dwellings to the PUA. This level of growth is lower than those discussed above, therefore **minor positive effects** are predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Options C1 proposes a very low level of growth across the PUA, and therefore effects are predicted to be **neutral** with regards to the local economies in these areas.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A5 and A6 involve no growth in the 'other settlements' and so **neutral effects** are predicted.

Options A3 and A4 involve a limited amount of growth at the other settlements, with option A4 also involving some growth at smaller villages and hamlets (but less at the other settlements compared to option A3). In general, the smaller towns and villages already struggle to provide local job opportunities for skilled workers. Therefore, growth in these locations would be likely to result in greater levels of commuting. Growth in the rural areas would also do little to address regeneration, as most of these locations are affluent. It would also draw investment away from more suitable locations for economic growth such as the Service Centres, PUA and Loughborough/Shepshed.

Local economy

Given that the magnitude of growth here is low, only **minor negative effects** are predicted. Conversely, increased housing in these areas could help to support an increase in spending in the other settlements, which ought to be positive for local businesses in these areas. **Minor positive effects** are therefore predicted for A3 and A4.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 involve no growth in the 'other settlements' and so **neutral effects** are predicted.

Options B3 and B4 propose a similar level of growth to other settlements as option A3 discussed above, therefore both positive and negative effects are predicted (minor).

Scenario C (Discussion of options for delivering a standalone large settlement)

Options C1 proposes a very low level of growth across the other settlements, and therefore effects are predicted to be **neutral** with regards to the local economies in these areas.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 do not propose growth in the small villages and hamlets, and therefore effects are likely to be **neutral** with regards to the economy.

Option A4 which disperses growth to include small villages and hamlets could have some benefits for a limited number of businesses that are located in these areas. However, the magnitude of effects would be very minor given that these settlements have no more than one local facility, and these are mostly not employment generating (i.e. community facilities and recreation / leisure). Presuming a fairly proportionate split between the settlements, it is not likely that there would be any notable effect in any particular settlement with regards to the economy. Furthermore, growth would draw housing away from areas with better access to jobs. This is negative, but the scale of effects is so low that they are considered to be neutral. Overall, a **neutral effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 involve no growth in the small villages and hamlets and therefore **neutral effects** are predicted (as per options A1, A2, A3, A5, A6).

Option B4 proposes almost double the amount of growth to smaller settlements, but even at this scale, it is unlikely to support new business opportunities, and there are limited existing opportunities to build upon. **Neutral effects** are therefore still predicted with regards to opportunities. At this scale of growth, a greater amount is drawn away from more accessible locations for jobs, which is a **minor negative effect**.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets so **neutral effects** are predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, and option A4 do not propose growth at other settlements, and therefore effects are predicted to be **neutral**.

Option A5 and A6 (3,000 dwellings) would deliver a substantial amount of growth to new settlements. The location of these new settlements is varied. At Thurstaston and Barkby, there are close links to the City, whilst at Cotes and Wymeswold / Hoton, the sites are more detached from urban centres, but should provide access to jobs in Loughborough (though probably by car). Growth would support accommodation for workers, though not all locations are ideal in terms of access to jobs. Nevertheless, positive effects would be generated. The effects on existing settlements would be more limited, as growth would create new settlements / local centres in their own right. Therefore, the effects for existing communities would be limited.

Local economy

Should strategic infrastructure and public transport links be improved as part of development at Thurstaston and Barkby settlements, this could potentially benefit deprived communities in the City by providing an increased range of accommodation.

Overall, **minor positive effects** are predicted. Whilst the new settlements would provide accommodation for the working age population, the benefits for existing communities would be limited, and the location of some new settlements is not ideally related to jobs (without access to a car).

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B4 do not propose growth at new/expanded settlements, and therefore effects are **neutral**.

Option B6 proposes the same level of growth as options A5 and A6; therefore **minor positive effects** could also be predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 will contribute benefits to the economy with regards to the design and construction of a large new settlement. New homes would also support the local labour pool required for economic growth, which is beneficial to the local economy. At the scale of growth involved, it is likely a new district centre would be required, which would support a small number of local jobs. It is unknown whether employment land would be a part of a new settlement, but this would make sense if such a development is to support sustainable patterns of development. At this scale of growth, it may also be necessary to provide infrastructure improvements, which could (depending on location) help to improve transport links, and attract inward investment. Whilst positive effects are likely, it is unclear the extent to which these would be significant, and which areas would benefit most. Therefore, only **minor positive effects** are predicted at this stage.

Overall effects

Option A1 focuses growth around the PUA and Loughborough / Shepshed, which are key areas of economic activity in the Borough. This should locate housing in areas with good access to employment and allow continued economic growth in key locations. The scale of growth at Loughborough and Shepshed could also help to strengthen links between these two areas. **Significant positive effects** are generated overall despite there being neutral effects in other areas of the Borough.

Option A2 would not generate significant negative effects at Loughborough, but would have some benefits here and also at the Service Centres. The positive effects at the PUA would also be significant. On balance, the effects generated across the Borough ought to be **significant positive effects**.

Option A3 is similar to option A2 in terms of growth around the PUA, Loughborough/Shepshed and service centres, but would include some growth around other settlements. Similar positive effects are predicted compared to option A2, but at the other settlements, there could be some minor benefits in terms of support for these economies. There could also be slight negatives due to increased commuting though. Overall, the effects are still predicted to be **significant**.

Option A4 proposes proportionate throughout Charnwood, but does not propose growth at new settlements. The opportunity to support economic growth in each location is more limited due to growth being more dispersed. This approach also does not make the most of the opportunities to provide housing at the PUA (which would support access to jobs in the City and could possibly help tackle deprivation). Therefore, **minor positive effects** are predicted overall.

Options A5 and A6 direct a substantial proportion of the total growth to new settlements, which reduces the potential for positive effects at Loughborough and the service centres. No significant positive effects are predicted in any particular settlement, or as a result of the total quantum of development. Consequently, a **minor positive effect** is predicted overall for both options.

Each of the options at the higher level of growth (Scenario B) would lead to a greater amount of housing in Loughborough / Shepshed and the Service Centres, which is more likely to support economic growth in these accessible locations. Increase growth overall is also likely to support an increase in construction jobs, increased local spending and contributions to infrastructure improvements. However, a higher level of growth could increase competition for local jobs if there is increased in-migration, and could also put pressure on transport networks, which are potentially negative effects at Loughborough for options B2, B3, B4 and B6.

Overall, Option B2 is predicted to have significant positive effects, reflecting the benefits that ought to be generated at the key employment locations of Loughborough, close to the PUA and at the Service Centres.

Local economy

Though there are some potentially minor negative effects at Loughborough/Shepshed, the overall effects should still be positive given the increased likelihood of new homes being built-out in the plan period.

Likewise, Option B3 is predicted to have **significant positive effects**, with the overall effects across the borough quite similar to Option B2.

Option B4 proposes proportionate growth, which means that opportunities at the PUA are less likely to generate significant effects. Instead, minor benefits would be generated at other settlements. However, a minor negative effect could also be generated as a result of growth in these areas. Overall, a **significant positive effect** is still predicted, as there would still be substantial growth at Loughborough / Shepshed and the Service Centres. However, a **minor negative effect** is also predicted to account for those recorded at the other settlements and potentially at Loughborough / Shepshed.

Option B6 is similar to option B2, although slightly less growth is directed to Loughborough and Shepshed along with service centres, and instead is distributed to new settlements. Whilst this reduces the significance of the positive effects at the service centres, it generates positive effects at the new settlements, which could also benefit areas that they are related to such as the PUA (Thurcaston, Birstall, Syston). Consequently, a **significant positive effect** is still predicted overall.

Option C1 is predicted to have a minor positive effect overall. This relates entirely to the benefits that a large scale new settlement could have in terms of job creation for construction, the delivery of new facilities and services, and potential improvements to infrastructure. Direct benefits to existing settlements would likely be limited (with the exception of jobs creation during construction), and it is uncertain whether employment land would be involved as part of a new settlement. Consequently, there are considerable uncertainties associated with this approach at this stage.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|-----|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | ++ | ++ | 0 | 0 | 0 | ++ |
| A2: Urban focus | + | + | ++ | 0 | 0 | 0 | ++ |
| A3: Settlement Hierarchy | + | + | ++ | + | - | 0 | ++ |
| A4: Proportionate growth | + | + | 0 | + | - | 0 | + |
| A5: Urban intensification and new settlement | 0 | +? | ++ | 0 | 0 | + | + |
| A6: Urban focus and new settlement | 0 | +? | ++ | 0 | 0 | + | + |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | ++ | ++ | -? | ++ | 0 | 0 | ++ |
| B3: Settlement Hierarchy | ++ | ++ | -? | ++ | 0 | 0 | ++ |
| B4: Proportionate growth | ++ | ++ | -? | + | + | - | ++ - |
| B6: Urban focus and new settlement | + | ++ | -? | ++ | 0 | 0 | ++ |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | +? | +? |

Accessibility

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1 and A5 involve no growth at the service centres, and so the effects in terms of traffic would be neutral. However, there would be fewer opportunities to support improvements to existing facilities, and a missed opportunity to locate development in accessible locations. A **neutral effect** is predicted.

Option A6 distributes a relatively small amount of growth to the service centres, which is unlikely to create significant amounts of traffic. The new homes are likely to have good access to services and facilities though and could help to support small improvements to community infrastructure. At this level of growth, the critical mass required to support new health and education facilities may not be generated, so effects on such services would be less likely to be positive. On balance, **neutral effects** are predicted.

Option A3 distributes double the amount of growth towards the service centres compared to option A6. At this level of growth, there would be increased pressure on existing services and facilities. However, higher levels of development contributions could also better help to support new facilities for new and existing communities. On balance a **minor positive effect** is predicted.

Options A2 and A4 (to a greater extent) would involve the greatest amount of growth at the service centres. This would ensure that a substantial proportion of new development is located in accessible settlements. There should also be better opportunities to secure improvements to community infrastructure, and to support new or expanded health and education facilities. A **minor positive effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 all involve substantially more growth in the Service Centres compared to the options under scenario A. This could lead to increased pressure in terms of traffic and congestion. However, access to services ought to be relatively good for new development (though the necessity for a higher level of growth could mean that the more distant sites at the urban fringes may be developed).

Growth at this level could provide the critical mass for new local facilities, particularly at larger sites. This should have benefits for existing and new communities and generate **significant positive effects**. The likelihood of this occurring is uncertain though as it would depend upon the distribution of development between the Service Centres and site locations.

Option B4 would involve similar growth to options A2 and A4, and therefore **minor positive effects** are predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves limited growth at the service centres, and so the effects in terms of traffic would be neutral. However, there would be fewer opportunities to support improvements to existing facilities, and a missed opportunity to locate development in accessible locations. A **neutral effect** is predicted.

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

Both Loughborough and Shepshed possess a wide range of local facilities and services, including good public transport links. Access to jobs would also be good given the opportunities in Loughborough itself and links to Leicester and Derby via train. Development in the urban area would therefore have excellent accessibility. Growth at the urban fringes would be less well connected with regards to existing local services, but would be likely to have good public transport access. The scale of some sites at the urban fringe could also be more likely to support on-site facilities that could benefit new and existing communities.

For option A1, which involves the greatest amount of growth under this scenario, **minor positive effects** are predicted. This reflects the benefits of growth in the urban centre, and some growth at the urban fringes. The effects are not predicted to be significant, as it is uncertain which sites would be involved and whether the critical mass would be created for new facilities in certain locations.

Options A2 and A4 involve lower levels of growth, but would still place development in accessible locations. The requirement for development at the urban fringe would be lower, and so new facilities may be less necessary. Overall, **minor positive effects** are predicted.

Accessibility

Options A3 and A5 involve lower levels of growth still, and could mostly be accommodated in the urban area. **Minor positive effects** are predicted.

Option A6 involves the lowest level of growth and is therefore unlikely to have notable effects on accessibility. **Neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

All four options involve substantial growth at Loughborough / Shepshed. Each would require the release of urban fringe sites, with option B2 perhaps requiring all available sites. This level of growth ought to support new facilities, which should benefit new and existing communities. However, it is uncertain at this stage where these would be and the extent of positive effects. Increased growth at the urban fringes would also be more likely to support enhancements / expansions to public transport routes, which would help these areas access the town centres better. However, the scale of growth could also impact upon traffic and congestion, which could offset some of these positives. Overall, **minor positive effects** are predicted. Whilst there is potential for significant positive effects, it is uncertain at this stage if or where they would be generated.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves limited growth at Loughborough, and so the effects in terms of localised traffic would be neutral. However, there would be fewer opportunities to support improvements to existing facilities, and a missed opportunity to locate development in accessible locations. A **neutral effect** is predicted.

PUA:

Scenario A1 (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 all involve the same level of growth at the PUA, which it is assumed would be distributed across areas such as Syston, Birstall and Thurmaston. These areas have broadly good access to services and facilities with a GP in Syston and two GPs in both Birstall and Thurmaston. There are also multiple primary schools in the area and three secondary schools. Public transport access is reasonable, with links to the City helping to reduce the distance needed to access jobs and a wide range of cultural and recreational facilities. Though this level of growth could impact upon traffic, new and existing residents should still benefit from good accessibility; with potential improvements being achieved through development contributions. Consequently, a **minor positive effect** is predicted.

Option A4 would involve a smaller amount of development, and so whilst new development would still be well located, the opportunity to enhance facilities would be lower. Therefore, an **uncertain minor positive effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 would have significant positive effects, as the level of growth is the same as for options, A1, A2, A3, A5 and A6.

Option B4 would involve a smaller amount of development, and so whilst new development would still be well located, the opportunity to enhance facilities would be lower. Therefore, only a **minor positive effect** is predicted.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves limited growth at the service centres, and so the effects in terms of traffic would be neutral. However, there would be fewer opportunities to support improvements to existing facilities, and a missed opportunity to locate development in broadly accessible locations. A **neutral effect** is predicted.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A5 and A6 do not involve any growth at the smaller settlements, which is a **neutral effect** in terms of accessibility in these areas. However, a lack of growth in these areas would not help to support improvements to rural accessibility (which might otherwise benefit from developer contributions).

Options A3 and A4 involve growth at other settlements and hamlets (option A4 only).

Accessibility

Many of these settlements do not have as wide a range of local facilities, and therefore, accessibility is likely to be poorer for residents in these communities. The amount of development involved is unlikely to create a critical mass to support new facilities, but may have some minor beneficial effects on community infrastructure. Overall, a **minor negative effect** is predicted for both scenarios.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B1 and B4 do not involve growth at the other settlements and so **neutral effects** are predicted. Option B2 involves similar growth to options A3 and A4 and thus a **minor negative effect** is predicted. Option B3 involves slightly higher growth than all other options at the other settlements, and so more development would be located in areas with poorer accessibility. However, the higher level of growth could better support new facilities in rural areas (though not to the extent that new facilities would be created). This offsets the negative effects somewhat, and so a **minor negative effect** is still predicted overall.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves limited growth at the smaller settlements, which is a **neutral effect** in terms of accessibility in these areas. However, a lack of growth in these areas would not help to support improvements to rural accessibility (which might otherwise benefit from developer contributions).

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 do not propose growth in the small villages and hamlets, and therefore effects are likely to be **neutral** with regards to accessibility.

Option A4 involves a small amount of growth at small villages and hamlets. These settlements all have poor access to a wide range of local facilities, and therefore, accessibility is likely to be much poorer for residents in these communities. The amount of development involved would not create a critical mass to support new facilities, and is unlikely to have any positive effect. With regards to travel, car trips are more likely to be generated given the inability to walk to local services, and the poorer public transport links. Whilst this is negative, it is unlikely to be significant with regards to traffic and congestion given the dispersed nature of development. Overall **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 involve no growth in the small villages and hamlets and therefore **neutral effects** are predicted (as per options A1, A2, A3, A5, A6).

Option B4 proposes almost double the amount of growth to smaller settlements compared to A4, but even at this scale, it is unlikely to support new facilities. At this scale of growth, a greater amount of housing is drawn away from more accessible locations for facilities and jobs, which is recorded as a **minor negative effect**.

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the small villages and hamlets so **neutral effects** are predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1-A4 do not involve growth at new settlements, and so **neutral effects** are predicted.

Options A5 and A6 both involve growth at new settlements. These areas currently have poor or no access to services and facilities. Therefore, unless the new settlements generate the critical mass to support new schools and health facilities, these communities will need to travel to access basic services. Access to cultural and community facilities in these locations would also be dependent upon developer contributions.

The level of growth involved ought to support new primary facilities, but it is unlikely new secondary schools would be supported. Likewise, satellite health facilities could be supported, but the likelihood of large new health facilities would be uncertain.

Access to public transport would also be dependent on new or amended services being secured. Given the potential for a large amount of growth to be located in areas of relatively poor accessibility, and the uncertainty of new facilities being secured, an **uncertain negative effect** is predicted at this stage.

Accessibility

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B4 are predicted to have **neutral effects** as they involve no growth at new settlements.

Option B6 is predicted to have an **uncertain negative effect**, as it involves the same level of growth as options A5 and A6 above.

Scenario C (Discussion of options for delivering a standalone large settlement)

Option C1 involves substantial growth at a large new settlement. Though the precise location is unknown, the opportunity areas broadly will have poor or no access to services and facilities. Therefore, unless the new settlements generate the critical mass to support new schools and health facilities, these communities will need to travel to access basic services. Access to cultural and community facilities in these locations would also be dependent upon developer contributions.

The level of growth involved ought to support new primary facilities and a new secondary school, which would benefit the new communities. The potential for new health facilities would also be higher than for a series of smaller new settlements (as per A5 / A6 / B6). This ought to reduce the need to travel to reach such facilities.

Access to public transport would also be dependent on new or amended services being secured. At the scale of growth involved it is likely that services would be viable, though this may be more difficult in a more isolated location.

Overall, accessibility to local basic services, a district centre, public transport and recreation ought to be good. However, it is likely that car travel would be increased, especially if a new settlement is located in the open countryside. For this reason, a minor positive effect is predicted (rather than significant positive effects).

Overall effects

Option A1 is predicted to have a **minor positive effect** overall. Development would be focused on the most accessible locations, and would not be likely to create negative effects in any areas.

Option A2 is predicted to have minor positive effects overall. There would be positive effects in the Service Centres, Loughborough / Shepshed and the PUA, but none are predicted to be significant.

Option A3 is predicted to have minor positive effects overall. Though accessibility of some new development would be poor, the effects ought to be offset by the positive effects generated across other areas within the Borough.

Option A4 is predicted to have a minor positive effect, though it would be less likely to generate benefits at the PUA compared to all other options.

Option A5 would generate positive effects in the main, as large amounts of growth are directed to Loughborough and the PUA. However, there are potential negative effects at new settlements which could offset these positive effects somewhat. Therefore, an **uncertain minor positive effect** is predicted overall.

Option A6 is predicted to have **neutral effects**. Though much of the development would be located in areas with fairly good accessibility, it would be at a level that does not generate benefits in terms of new community facilities and infrastructure. Though positive effects are identified at the PUA, there are potential negatives associated with new settlements.

Options B2 and B3 are predicted to have **significant positive effects** overall. Growth would be located in areas with good accessibility, and at the higher levels of growth involved, this could create a critical mass to support new onsite facilities in some areas which would benefit new and existing services. In the service centres this is predicted to be significantly positive, but not at Loughborough, where new development at the urban fringe could still be quite distant to the town centre despite local facilities potentially being created. Though the increased level of growth overall could increase traffic and congestion, accessibility to services should still remain good.

Option B4 is predicted to have a **minor positive effect** overall. The benefits generated across the Borough would be mostly minor positives, though growth at other settlements would offset this somewhat.

Option B6 is predicted to have a **significant positive effect** overall. This is related to the positive effects that would be generated across the Borough at the service centres, Loughborough / Shepshed and the PUA. Though there are uncertain negative effects at the new settlements, these do not outweigh the cumulative positive effects that should be generated in accessible locations.

Accessibility

Option C1 is predicted to have a mostly neutral effect with regards to accessibility for most of the borough as there is little growth in existing settlements.

Whilst accessibility at a new settlement ought to be good for new communities, there may still be a reliance on car travel to access jobs and retail. Overall, **neutral effects** are predicted as the overall effect on the Borough's patterns of travel would be minimal.

| | Service centres | Loughborough | PUA | Others | Hamlets | New settlements | Overall effects |
|---|-----------------|--------------|----------------|--------|---------|-----------------|-----------------|
| Scenario A – 8,100 homes | | | | | | | |
| A1: Urban intensification | 0 | + | + | 0 | 0 | 0 | + |
| A2: Urban focus | + | + | + | 0 | 0 | 0 | + |
| A3: Settlement Hierarchy | + | + | + | - | 0 | 0 | + |
| A4: Proportionate growth | + | + | + [?] | - | 0 | 0 | + |
| A5: Urban intensification and new settlement | 0 | + | + | 0 | 0 | - [?] | + [?] |
| A6: Urban focus and new settlement | 0 | 0 | + | 0 | 0 | - [?] | 0 |
| Scenario B – 15,700 homes | | | | | | | |
| B2: Urban focus | ++ | + | + | 0 | 0 | 0 | ++ |
| B3: Settlement Hierarchy | ++ | + | + | 0 | 0 | 0 | ++ |
| B4: Proportionate growth | + | + | + | - | - | 0 | + |
| B6: Urban focus and new settlement | ++ | + | + | 0 | 0 | - [?] | ++ |
| Scenario C - Standalone new settlement | | | | | | | |
| C1: Large scale new settlement | 0 | 0 | 0 | 0 | 0 | + | 0 |

Minerals

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

The potential for mineral resources to be sterilised by development varies at each of the service centres, as outlined below.

Anstey – A total of 5ha of development land falls within an igneous rock safeguarded area. It is likely this could be avoided under each spatial option due to the flexibility in site choice.

Barrow upon Soar – A total of 25ha of gypsum rock, 17ha of sand and gravel, and 2.6 ha of igneous rock overlaps with development site options. However, not all of these site options would be required under any of the spatial options. It ought to be possible to avoid loss for option A6 (the lowest level of growth). However, a loss of 4 ha of sand and gravel and/or Gypsum could occur for option A3. For option A4, a loss of 9ha could occur, with up to 7ha for option A2.

Quorn – Small areas of sand and gravel (less than 2 ha) and Gypsum (less than 2ha) could be affected by development. However, it is unlikely that minerals extraction would be feasible on the sites involved, and the loss would be very small for any of the spatial options.

Sileby – There are a range of site options overlapping with minerals safeguarding zones. Approximately 13ha fall within Gypsum safeguarded areas, 33ha within sand and gravel, and 2 ha of igneous rock. However, not all of these site options would be required under any of the spatial options. There are also site options not falling into minerals safeguarded areas. At lower levels of growth (option A6) it is possible that sites in the urban area could accommodate development needs. For flexibility, greenfield sites may be required though, so potentially 3ha of land could be lost. At double the amount of growth (option A3) the potential for a 67ha overlap could occur. Option A4 could lead to a loss of 12 ha, whilst option A2 could lead to a loss of up to 10ha.

Rothley - There are a range of site options overlapping with minerals safeguarding zones. Approximately 36ha fall within safeguarded areas for sand and gravel and 3ha fall within igneous rock areas. However, not all of these site options would be required under any of the spatial options. For option A6, approximately 5 ha could be affected, with up to 14ha for the highest growth under option A4. Option A3 could affect approximately 10ha, and option A2 up to 8ha.

Mountsorrel – No minerals safeguarded areas would be affected.

As there is no growth proposed at the service centres for options A1 and A5, a **neutral effect** is predicted for both.

Option A6 would have the lowest amount of growth (for the options involving some growth) and would overlap with less resources (up to 8 ha of sand and gravel). This is considered to be a **neutral effect** due to the low magnitude of the effects.

Option A3 could overlap with more areas of minerals safeguarding compared to A6 (almost double), which would increase the potential for sterilisation. A total of up to 21ha (mainly sand and gravel) could potentially be lost. However, it ought to be possible to avoid safeguarded areas easier than for options A2 and A4. Therefore, a **neutral effect** is predicted for option A3.

Option A2 would overlap with even more areas of minerals safeguarding than option A3, with up to 25ha potentially being affected (mostly sand and gravel). This is predicted to be **neutral effect**, given the extent of resources that would remain throughout the borough.

Option A4 is likely to have the most prominent effects, as it involves the greatest amount of growth at the service centres. Though minerals safeguarded zones would be avoided at some settlements, there could be sterilisation of resources at others. Sand and Gravel is likely to be most affected, with a total of approximately 35 ha potentially affected. This is predicted to be **neutral effect**, given the extent of resources that would remain throughout the borough.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3, B4 and B6 would all involve greater levels of growth in the service centres than the corresponding options Under scenario A.

For option B2, there would be double the growth compared to option A2. This would require greater release of land at each service centre. The implications of this would be up to an additional 30ha of overlap with safeguarded minerals (60ha in total). This is an **uncertain negative effect**, as it may still be possible to avoid some areas, and viable working of minerals might not be possible anyway.

Options B3 and B4 would involve further growth still, with potential overall overlap with minerals safeguarded areas of 70ha in total For B4. **Minor negative effects** are predicted, as the flexibility in site choice would reduce

Minerals

further. Option B6 would involve similar levels of growth to option A4, and thus the same **neutral effects** are predicted (35ha overlap).

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the service centres with regards to minerals. At the scale of growth involved, it would be possible (and very likely) to avoid overlap with minerals safeguarded areas.

Loughborough / Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

To the south east of Loughborough, several site options fall within sand and gravel minerals safeguarding areas (with a total of approximately 90ha involved). Development here could therefore potentially sterilise these resources. Similarly, development in Shepshed could potentially involve the loss of sand and gravel resources, with approximately 80ha of potential development land falling within safeguarded zones. There are also site options within Shepshed overlapping with clay resources (20 ha) and igneous rock (10 ha).

It is more likely that negative effects would occur for option A1, where the flexibility in site choice would be lower. For this growth option, it is possible that approximately 104ha of sand and gravel resources could be affected, as well as clay resources and igneous rock. This is predicted to be a **minor negative effect**. The effects are not considered to be significant, as a substantial area of (sand and gravel resources would remain and the loss of clay and igneous rock would be low. The location of development sites close to the urban fringe may also not be suitable for minerals extraction anyway.

Option A4 involves the next highest level of growth, with the potential of up to 65ha being affected. This is predicted to be an **uncertain negative effect**, as it ought to be easier to avoid safeguarded areas compared to option A1.

For options A2, A3, and A5, the overlap with minerals safeguarded zones would be much lower, with approximately 43ha of sand and gravel potentially affected for option A2, up to 22ha for option A3 and 6ha for option A5. Clay and igneous rock would be less likely to be affected too. A **neutral effect** is predicted for options A2, A3 and A5.

For option A6, the potential overlap with minerals zones would be lowest of any option, and could potentially be avoided altogether, thus a **neutral effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B3, B4 and B6 require double the amount of growth compared to option A4. At this level of growth a further 115ha of land could potentially be affected, due to the need to utilise a greater number of sites overlapping with minerals areas. This could be total of approximately 180ha, which is a **minor negative effect**. The level of growth would be higher still for Option B2 and would therefore be likely to include the majority of areas of minerals safeguarding in the area (192ha). This is a **minor negative effect**.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for Loughborough / Shepshed with regards to minerals. At the scale of growth involved, it would be possible (and very likely) to avoid overlap with minerals safeguarded areas.

PUA

Scenario A (Discussion of options for delivering 8,100 homes)

The majority of site options at the PUA (Thurmaston, Thurcaston and Birstall) are either within the built up urban area, or do not fall within minerals safeguarding zones. Therefore, effects due to development in this location and negligible for options A1-A6.

However, there would also be growth in Syston as part of the PUA (approximately 1550 homes) which could potentially overlap with 56ha of minerals safeguarded areas for options A1, A2, A3, A5 and A6. Though this is possible negative, it is considered a **neutral effect** in the context of the minerals resources across the borough and the likelihood of these locations being suitable for workings.

For option A4, it should be possible to avoid all minerals safeguarded areas.

Minerals

Scenario B (Discussion of options for delivering 15,700 homes)

The higher growth options B2, B3 and B6 involve the same level of housing at the PUA as A1, A2, A3, A5 and A6. The effects are therefore the same. Option B4 involves approximately double the amount of growth compared to option A4 (both being proportionate growth options). At this level of growth a **neutral effect** is still predicted, as it ought to be possible to avoid minerals safeguarded zones in the main.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for the PUA with regards to minerals. At the scale of growth involved, it would be possible (and very likely) to avoid overlap with minerals safeguarded areas.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Development at some of the 'other settlements' could potentially overlap with minerals safeguarding zones, whilst at others, effects would be neutral. For example, there would be no overlap at Hathern, Wymeswold or East Goscote. In other areas, there would be an overlap with areas of sand and gravel resources (Queniborough, Rearsby and Barkby for example), but the total potential loss of resources would be minor (less than 20ha in total). With regards to other minerals, site options surrounding Burton upon the Wolds overlap with Gypsum safeguarded areas. However, there are sufficient alternative sites to deliver proposed levels of growth. Overall, a **neutral effect** is predicted for option A3. For option A4, the effects at the other settlements would be lower, but there could be some overlap with minerals safeguarded zones at smaller settlements such as Newton Linfield (Igneous Rock), Seagrave (Gypsum). The effects would be negligible though as the scale of growth is very low (up to 20ha).

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2 and B6 do not involve any growth, and so neutral effects are predicted. Option B3 involves slightly lower levels of growth compared to option A3 (both options being driven by the settlement hierarchy). This would perhaps lead to a slightly lower magnitude of effect (5ha less). A **neutral effect** is still predicted. For option B4, the amount of growth in the other settlements and hamlets would be double that of option A4 (both options being proportionate approaches). This would lead to a greater potential for effects, with perhaps up to 40ha of minerals safeguarded areas overlapped. The magnitude of effects is still low so a **neutral effect** is predicted for option B4 also.

Scenario C (Discussion of options for delivering a standalone large settlement)

Neutral effects are predicted for other settlements with regards to minerals. At the scale of growth involved, it would be possible (and very likely) to avoid overlap with minerals safeguarded areas.

Small Villages and Hamlets

Scenario A (Discussion of options for delivering 8,100 homes)

Options A1, A2, A3, A5 and A6 do not propose growth in the small villages and hamlets, and therefore effects are likely to be **neutral** with regards to the economy.

Option A4 which disperses growth to include small villages and hamlets could involve growth in areas that overlap with minerals safeguarded areas (Gypsum, Igneous rock, sand and gravel), but this would be a very small amount (under 7ha) and unlikely to be appropriate to undertake minerals extraction immediately adjacent to small settlements. Therefore, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options B2, B3 and B6 involve no growth in the small villages and hamlets and therefore **neutral effects** are predicted (as per options A1, A2, A3, A5, A6).

Option B4 proposes almost double the amount of growth to smaller settlements compared to A4, but even at this scale, it is unlikely that more than 15ha of land would be overlapped. Therefore, **neutral effects** are still predicted at a higher scale of growth.

Minerals

Scenario C (Discussion of options for delivering a standalone large settlement)

This option does not involve growth at the hamlets so **neutral effects** are predicted for C1.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

The new settlement at Barkby is partly overlapped by sand and minerals safeguarded zone, but this part of the site would likely be unsuitable for feasible minerals workings. Therefore, effects are likely to be neutral.

The new settlement at Wymeswold / Hoton falls within approximately 35ha of Gypsum minerals safeguarded area. However, much of this falls below built up area (former airfield), and is therefore unlikely to be a suitable site for minerals extraction. Therefore, effects are likely to be neutral.

The new settlement at Cotes overlaps with approximately 110 ha of sand and gravel mineral safeguarded zone.

The new settlement at Thurcaston does not overlap with any minerals safeguarded zones. Therefore, effects are neutral.

Options A5 and A6 could lead to the potential sterilisation of up to 110ha of sand and gravel resources. This is considered to be a **minor negative effect** in the context of total mineral resources. There is also uncertainty whether the minerals here would be workable in any case.

Scenario B (Discussion of options for delivering 15,700 homes)

The only option involving growth at a new settlement is option B6. This is at the same scale as for options A5 and A6, which also involve a new settlement. Therefore the effects are the same (a **minor negative effect**).

Scenario C (Discussion of options for delivering a standalone large settlement)

A large new settlement could involve overlap with 290 – 360ha of Clay Minerals Safeguarding Area to the east of the borough in the open countryside. Resources may be suitable for extraction, and so sterilisation would be likely if growth occurred here. This would constitute a minor negative effect on a borough scale. However, should the settlement be located to the north east of the PUA, there would be neutral effects as there would be limited overlap with mineral resources in this area. Should a large scale settlement be brought forward to the West of Shepshed, there would be probable overlap with up to 75ha of sand and gravel Minerals Safeguarded areas too. Whilst the extent of effects would be lower compared to a settlement located to the west of the Borough, there would still be potential for minor negative effects. Consequently, an **uncertain negative effect** is predicted at this stage, reflecting the possible overlap with mineral resources in two of the three broad locations that a new settlement could be located within.

Overall effects

Each of the options could lead to the sterilisation of mineral resources due to housing development. This would mostly be sand and gravel resources, which form the largest mineral resource that overlap with site options within the Borough. The loss involved at individual settlements would be unlikely to be significant in the main, as the magnitude of effects would be low, and the potential for resource extraction may also be low. In combination, the potential sterilisation of minerals across the borough amounts to more prominent effects for some options though (as discussed below).

Option A1 could lead to the sterilisation of up to 160 ha of mineral resources. The majority would be at Shepshed and Loughborough and Syston and would be likely to be sand and gravel resources (though there could also be igneous rock and clay resources affected at Shepshed). However, the nature of some sites involved could mean that mineral extraction was not feasible anyway. Therefore, any 'real' loss of workable minerals would be likely to be lower than 160ha. With this in mind, and in the context of the total resources present across the district, the negative effects are not predicted to be significant overall.

Option A2 could lead to the sterilisation of up to 124 ha of mineral resources, with the majority likely to be sand and gravel. This would consist of land at Shepshed, Loughborough, Syston and several service centres. However, the nature of some smaller sites involved could mean that mineral extraction was not feasible anyway. Therefore, any 'real' loss of workable minerals would be likely to be lower than 124 ha. With this in mind, and in the context of the total resources present across the district, the negative effects are not predicted to be significant overall.

For option A3 a total of up to 119ha of mineral resources could be affected, spread across Syston, Loughborough / Shepshed and other settlements. The majority of resources affected would be sand and gravel and much smaller amounts of Gypsum and Igneous rock.

Minerals

The likelihood of all these areas being workable for minerals extraction is low though, so the net 'loss' of resources is likely to be insignificant. Overall, this constitutes an uncertain (minor) negative effect.

For option A4 a total of up to 120ha of mineral resources could be affected, spread across Syston, Loughborough / Shepshed, other settlements and small villages and hamlets. The majority of resources affected would be sand and gravel and much smaller amounts of Gypsum and Igneous rock. The likelihood of all these areas being workable for minerals extraction is low though, so the net 'loss' of resources is likely to be insignificant. Overall, this constitutes an uncertain (minor) negative effect.

For options A5 and A6, the potential loss of mineral resources would be greatest at new settlements (Cotes). In combination with potential effects at Loughborough and Syston, option A5 could overlap with 172ha of mineral safeguarded areas, whilst option A6, which involves more growth in the service centres and less in Loughborough, could involve up to 174ha. These two options perform the least well in terms of minerals protection. However, the effects are still not considered to be significant in the context of overall resources, and the likely feasibility of working some of these sites.

Option B2 would involve a total loss of mineral resources of up to 308 ha. The majority would be at Loughborough / Shepshed, with a range of different minerals potentially affected.

Option B3 would involve a potential loss of mineral resources of up to 321 ha and option B4 - 290ha with the majority being overlapped in Loughborough and the service centres for both.

Whilst the effects of options B2, B3 and B4 would undoubtedly be more negative than options under scenario A, the effects are still not predicted to be significant, given the total amount of mineral resources available.

Option B6 would involve the potential loss of minerals resources of up to 346ha with large overlaps in Loughborough / Shepshed and at new settlements. Given the increased magnitude of effects, and the inability to avoid minerals safeguarded areas in Loughborough / Shepshed, this is considered to be a **minor negative effect**.

Option C1 would in all likelihood involve a limited overlap with minerals safeguarded areas at the Service Centres, Loughborough / Shepshed, the PUA and other settlements.

It ought to be possible to avoid sterilisation in these areas.

However, depending upon location, a large new settlement could involve overlap with 290 – 360ha of Clay Minerals Safeguarding Area. The location of these resources (to the east of the borough) may also be suitable for extraction, and so sterilisation would be likely if growth occurred here. This would constitute a minor negative effect on a borough scale. However, should the settlement be located to the north east of the PUA, there would be neutral effects. Consequently, an **uncertain negative effect** is predicted at this stage.

| | Service centres | Loughbor ough | PUA | Others | Hamlets | New settlements | Overall effects |
|--|-----------------|------------------|-----|--------|---------|-----------------|-----------------|
| Scenario A - 8100 | | | | | | | |
| A1: Urban intensification | 0 | - | 0 | 0 | 0 | 0 | - |
| A2: Urban focus | 0 | 0 | 0 | 0 | 0 | 0 | - |
| A3: Settlement Hierarchy | 0 | 0 | 0 | 0 | 0 | 0 | - |
| A4: Proportionate growth | 0 | -? | 0 | 0 | 0 | 0 | - |
| A5: Urban intensification and new settlement | 0 | 0 | 0 | 0 | 0 | - | - |
| A6: Urban focus and new settlement | 0 | 0 | 0 | 0 | 0 | - | - |
| Scenario B – 15,700 | | | | | | | |
| B2: Urban focus | -? | - | 0 | 0 | 0 | 0 | - |
| B3: Settlement Hierarchy | - | - | 0 | 0 | 0 | 0 | - |
| B4: Proportionate growth | - | - | 0 | 0 | 0 | 0 | - |
| B6: Urban focus and new settlement | 0 | - | 0 | 0 | 0 | - | - |

Minerals

Scenario C - Standalone new settlement

C1. Large scale new settlement

0

0

0

0

0

~?

~?

| | Landscapes character | Biodiversity | Water quality | Flood Risk | Soil resources | Air quality | Climate change | Historic Environment | Deprivation | Healthy lifestyles | Housing | Local Economy | Accessibility | Minerals |
|---|----------------------|--------------|---------------|------------|----------------|-------------|----------------|----------------------|-------------|--------------------|---------|---------------|---------------|----------|
| Scenario A – 8,100 homes | | | | | | | | | | | | | | |
| Option A1 | - | - | - | - | :- | - | ++ | - | ++ | + | +? | ++ | + | - |
| Option A2 | - | - | - | 0 | :- | - | + | - | + | + | + | ++ | + | - |
| Option A3 | -? | - | - | 0 | :- | -? | 0 | -? | + | 0 | + | ++ | + | - |
| Option A4 | -- | -? | - | 0 | :- | -? | - | - | +? | 0 | + | + | + | - |
| Option A5 | - | -? | 0 | 0 | :- | - | -? | -? | + | + | +? | + | +? | - |
| Option A6 | - | -? | 0 | 0 | :- | - | -? | -? | + | + | + | + | 0 | - |
| Scenario B – 15,700 homes | | | | | | | | | | | | | | |
| Option B2 | -- | :- | - | :- | :- | :- | + | :- | ++ | + | ++ | ++ | ++ | - |
| Option B3 | -- | :- | - | - | :- | :- | + | :- | ++ | + | ++ | ++ | ++ | - |
| Option B4 | -- | :- | - | - | :- | :- | - | :- | + | +? | ++ | ++ | - | + |
| Option B6 | -- | :- | - | - | :- | :- | -? | :- | ++ | ++ | ++ | ++ | ++ | - |
| Scenario C – Standalone settlement | | | | | | | | | | | | | | |
| Option C1 | - | 0? | ? | 0 | :- | -? | -? | -? | 0 | + | + | - | + | 0 |

APPENDIX C: BREAKDOWN OF REFINED HOUSING OPTIONS

As discussed in Section 5 of the interim SA Report, the Council established seven refined options for the development strategy. Each of these was tested in the SA.

These options are summarised in the table below, followed by a more detailed breakdown of the distribution of homes across the borough for each option.

| Option | Leicester urban area | Loughborough | Shepshed | Service Centres | Others | COTES | Overall |
|----------|----------------------|--------------|----------|-----------------|--------|-------|---------|
| Option 1 | 3000 | 4000 | 500 | 600 | 0 | 0 | 8,100 |
| Option 2 | 3000 | 800 | 2,200 | 2100 | 0 | 0 | 8,100 |
| Option 3 | 1000 | 2000 | 1200 | 1600 | 1400 | 0 | 8,100 |
| Option 4 | 2500 | 2000 | 1500 | 1100 | 0 | 1000 | 8,100 |
| HYBRID | 2000 | 2000 | 2000 | 1000 | 800 | 0 | 7,800 |
| Option 5 | 3300 | 5150 | 2650 | 4600 | 0 | 0 | 15,700 |
| Option 6 | 3300 | 4600 | 2500 | 3100 | 2200 | 0 | 15,700 |
| Option 7 | 3900 | 3300 | 2600 | 4400 | 0 | 1500 | 15,700 |

Option 1 – Urban Concentration A (Low Growth Scenario)

| Settlement | Dwellings | Notable sites and assumptions |
|--|--------------|---|
| Leicester Urban Area (<i>Birstall, Thurmaston and Syston</i>) | 3,000 | Majority of available sites (total 3,346) including one large site at Syston (1,200 homes, south of Syston) |
| Loughborough | 4,000 | Mix of sites includes at least one large site (3,000 south west of Loughborough) |
| Shepshed | 500 | Large and medium sites west of Shepshed and mix of small and medium sized sites in and around the town. |
| Anstey | 100 | A mix of small and medium sized sites, total of 600 homes at the Service Centres. |
| Barrow Upon Soar | 100 | |
| Mountsorrel | 100 | |
| Quorn | 100 | |
| Rothley | 100 | |
| Sileby | 100 | |
| Total | 8,100 | |

Option 2 – Urban Concentration B (Low Growth Scenario)

| Settlement | Dwellings | Notable sites and assumptions |
|---|--------------|---|
| Leicester Urban Area (Birstall, Thurmaston and Syston) | 3,000 | Majority of available sites (total 3,346) including one large site at Syston (1,200 homes, south of Syston) |
| Loughborough | 800 | A mix of small and medium sized sites in and around the town. |
| Shepshed | 2,200 | Majority of available sites (total 2,686) including large and medium sites west of Shepshed and mix of small and medium sized sites in and around the town. |
| Anstey | 400 | A mix of small and medium sized sites, total of 2,100 in the Service Centres. |
| Barrow Upon Soar | 400 | |
| Mountsorrel | 100 | |
| Quorn | 400 | |
| Rothley | 400 | |
| Sileby | 400 | |
| Total | 8,100 | |

Option 3 – Dispersed Settlement Hierarchy Distribution (Low Growth Scenario)

| Settlement | Dwellings | Notable sites and assumptions |
|---|--------------|--|
| Leicester Urban Area (Birstall, Thurmaston and Syston) | 1,000 | Mix of sites. |
| Loughborough | 2,000 | Mix of sites including one large site (1,100 south of Loughborough) . |
| Shepshed | 2,200 | Large and medium sites west of Shepshed and mix of small and medium sized sites in and around the town. Base appraisal on these sites. |
| Anstey | 300 | A mix of small and medium sized sites, total of 1,600 homes at the Service Centres. |
| Barrow Upon Soar | 300 | |
| Mountsorrel | 100 | |
| Quorn | 300 | |
| Rothley | 300 | |
| Sileby | 300 | |
| Barkby | 100 | A mix of small and medium sized sites, total of 1,400 |
| Burton on the Wolds | 100 | |
| Cossington | 100 | |
| East Goscote | 100 | |
| Hathern | 100 | |
| Newtown Linford | 100 | |
| Queniborough | 100 | |
| Rearsby | 100 | |
| Seagrave | 100 | |
| Swithland | 0 | |
| Thrussington | 100 | |
| Thurcaston | 100 | |
| Woodhouse Eaves | 100 | |
| Wymeswold | 100 | |
| Total | 8,100 | |

Option 4 – Urban Concentration and New Settlement (Low Growth Scenario)

| Settlement | Dwellings | Notable sites and assumptions |
|---|--------------|---|
| Leicester Urban Area (Birstall, Thurmaston and Syston) | 2,500 | Majority of available sites (total 3,346) including one large site at Syston (1,200 homes, south of Syston) |
| Loughborough | 2,000 | Mix of sites including one large site (1,000 south west of Loughborough – part of site promoted) |
| Shepshed | 1,500 | Large and medium sites west of Shepshed and mix of small and medium sized sites in and around the town. |
| Anstey | 200 | A mix of small and medium sized sites, a total of 1,100 homes at the Service Centres |
| Barrow Upon Soar | 200 | |
| Mountsorrel | 100 | |
| Quorn | 200 | |
| Rothley | 200 | |
| Sileby | 200 | |
| Cotes New Settlement | 1,000 | |
| Total | 8,100 | |

Option 5 – Urban Concentration (High Growth Scenario)

| Settlement | Dwellings | Notable sites and assumptions |
|---|---------------|---|
| Leicester Urban Area (Birstall, Thurmaston and Syston) | 3,300 | Majority of available sites (total 3,346) including one large site at Syston (1,200 homes, south of Syston) |
| Loughborough | 5,150 | Majority of available sites (total 5,154) includes large sites South and South West of Loughborough... |
| Shepshed | 2,650 | Majority of available sites (total 2,686) including large site west of Shepshed. |
| Anstey | 950 | Majority of available sites, a total of 4,600 homes at the Service Centres |
| Barrow Upon Soar | 900 | |
| Mountsorrel | 100 | |
| Quorn | 700 | |
| Rothley | 850 | |
| Sileby | 900 | |
| Markfield | 200 | |
| Total | 15,700 | |

Option 6 – Dispersed Settlement Hierarchy Distribution (High Growth Scenario)

| Settlement | Dwellings | Notable Sites |
|---|---------------|---|
| Leicester Urban Area (Birstall, Thurmaston and Syston) | 3,300 | Majority of available sites (total 3,346) including one large site at Syston (1,200 homes, south of Syston) |
| Loughborough | 4,600 | Majority of available sites (total 5,154) includes large sites South and South West of Loughborough |
| Shepshed | 2,500 | Majority of available sites (total 2,686) including large site west of Shepshed. Option B4 involved 7050 dwellings at Loughborough/Shepshed. This is a similar amount to this option, but it was not known how it would be split before. |
| Anstey | 600 | A mix of small and medium sized sites, total of 3,100 homes at the Service Centres |
| Barrow Upon Soar | 600 | |
| Mountsorrel | 100 | |
| Quorn | 600 | |
| Rothley | 600 | |
| Sileby | 600 | |
| Barkby | 200 | |
| Burton on the Wolds | 200 | |
| Cossington | 200 | |
| East Goscote | 200 | |
| Hathern | 100 | |
| Newtown Linford | 200 | |
| Queniborough | 200 | |
| Rearsby | 200 | |
| Seagrave | 100 | |
| Swithland | 0 | |
| Thrussington | 100 | |
| Thurcaston | 200 | |
| Woodhouse Eaves | 100 | |
| Wymeswold | 200 | |
| Total | 15,700 | |

Option 7 – Urban Concentration and New Settlement (High Growth Scenario)

| Settlement | Dwellings | Notable Sites |
|---|---------------|--|
| Leicester Urban Area (Birstall, Thurmaston and Syston) | 3,900 | Majority of available sites (total 3,346) including a large site at Syston (1,200 homes, south of Syston) and plus a large site at Thurcaston (600 homes north east of Thurcaston) |
| Loughborough | 3,300 | Majority of available sites (total 5,154) includes large sites at South (1,000) and South West of Loughborough (1,500) |
| Shepshed | 2,600 | Majority of available sites (total 2,686) including large site west of Shepshed. |
| Anstey | 950 | A mix of small and medium sized sites, a total of 4,400 homes at the Service Centres |
| Barrow Upon Soar | 900 | |
| Mountsorrel | 100 | |
| Quorn | 700 | |
| Rothley | 850 | |
| Sileby | 900 | |
| Cotes New Settlement | 1,500 | |
| Total | 15,700 | |

Hybrid Option

| Settlement | Dwellings | Notable Sites |
|---|--------------|---------------|
| Leicester Urban Area (Birstall, Thurmaston and Syston) | 2,000 | |
| Loughborough | 2,000 | |
| Shepshed | 2,000 | |
| Anstey | 180 | |
| Barrow Upon Soar | 180 | |
| Mountsorrel | 100 | |
| Quorn | 180 | |
| Rothley | 180 | |
| Sileby | 180 | |
| Other Settlements | 800 | |
| Total | 7,800 | |

APPENDIX D: APPRAISAL OF REFINED OPTIONS FOR HOUSING GROWTH

Lower Growth Options

- Option 1: Urban Concentration A (8100 dwellings)
- Option 2: Urban Concentration B (8100 dwellings)
- Option 3: Dispersed Settlement Hierarchy (8100 dwellings)
- Option 4: Urban Concentration / New Settlement (8100 dwellings)
- Hybrid Option (7800 dwellings)

- Hybrid Option Higher Growth Scenario (50% increase = 11,700 dwellings)

Higher Growth Options

- Option 5: Urban Concentration (15,700 dwellings)
- Option 6: Dispersed Settlement Hierarchy (15,700 dwellings)
- Option 7: Urban Concentration / New Settlement (15,700 dwellings)

Methodology

The appraisal will identify and evaluate 'likely significant effects' on the baseline / likely future baseline associated with each option, drawing on the sustainability topics and objectives as a methodological framework.

The task of forecasting effects can be challenging due to:

- The high level nature of the alternatives 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.¹⁰

It is important to note that effects are predicted based upon the criteria presented within the SEA Regulations¹¹. 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 option, one of the following symbols has been allocated for each SA objective.

Where there is uncertainty, the nature of such effects has been identified. For example, an uncertain negative effect would be recorded if there is a chance that negative effects could occur but this is dependent upon unknown factors. It may still be possible to rule out significant effects though, and so the unknown effect may be minor or potentially significant.

| Effects Significance | Effects symbol |
|-------------------------------------|----------------|
| <i>Significant positive effects</i> | ++ |
| <i>Minor positive effects</i> | + |
| <i>Neutral effects</i> | 0 |
| <i>Minor negative effect</i> | - |
| <i>Significant negative effect</i> | -- |

¹⁰ 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."

¹¹ Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

| Uncertain effects | Effects symbol |
|--|----------------|
| <i>Uncertain significant positive effect</i> | ++? |
| <i>Uncertain minor positive effect</i> | +? |
| <i>Uncertain effects</i> | ? |
| <i>Uncertain minor negative effect</i> | -? |
| <i>Uncertain significant positive effect</i> | --? |

Settlement level effects / overall effects

Where appropriate and possible, the effects have been broken down by the different spatial areas where they would occur (i.e. The different levels of the settlement hierarchy outlined below).

- Leicester Urban Area (LUA)
- Loughborough / Shepshed.
- Service Centres
- Other Settlements
- Smaller villages and hamlets
- New Settlements
- Large standalone settlement

The overall effects across the borough are then identified, taking into account the effects that have been predicted in different areas across the Borough.

The overall effects are not simply determined through a process of 'adding-up' positives and negatives; rather it is a professional judgement of how significant the overall effects would be for the Borough, taking into account the effects identified locally.

For example, whilst effects might be significant at a local scale at particular settlements (for example the loss of a playing field), the effects on the baseline overall may not be significant overall should there be positive effects (enhancements) or neutral effects elsewhere across the Borough.

An explanation is given to justify the significance scores identified for each option both at the settlement level and for the borough as a whole.

Assumptions

There are some consistent assumptions applied across the appraisals:

As there are no development sites identified for any of the options, some of the effects are not certain, but a precautionary approach has been taken to the assessment of effects.

At lower levels of growth there will be greater flexibility in the choice of sites that can be allocated to deliver the housing targets. Similarly, the availability of sites and capacity of land in different settlements will influence flexibility.

It is presumed that the majority of committed development will be built out in the plan period, and therefore forms part of the projected baseline position. The effects of the options beyond this baseline position form the basis of this appraisal.

Updates

Following consultation on the Draft Plan (and accompanying Interim SA Report), focused changes have been made to this appendix in response to feedback received from representors. Most of these changes are minor and do not change the conclusions as such.

However, one notable addition has been included in response to comments that the preferred approach (the Hybrid Growth Option) ought to be tested at a higher scale of growth. This additional option was included for completeness and was undertaken in parallel to further SA work that the Council commissioned to understand the effects thresholds in different settlements, and the interplay with the spatial strategy. See Appendix G, which presents an interim Advice note prepared to explore such issues and to influence the decision making process when finalising the Pre-Submission version of the Local Plan.

Landscape

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Growth at the service centres would most likely be at the edge of these settlements. The effects would depend upon the level of growth in different service centres. The broad issues and opportunities at each service centre are discussed below.

At Barrow upon Soar, development could encroach into the surrounding countryside. However, it ought to be possible to accommodate modest growth without affecting the character of the settlement significantly. There should be no significant issues of coalescence. However, at higher levels of growth, the character of the approach to the settlement could be affected negatively. Development at certain sites could also present opportunities to deliver enhancements in a green infrastructure enhancement zone¹².

At Quorn, there is a potential area of separation between Quorn and Loughborough. Development here could therefore have effects on the function of this land. For example, sites PSH343 and PSH98 are categorised as low-medium sensitivity. To the south-west of Quorn parts have been identified as having medium-high landscape sensitivity. Whereas the land to the North-East has been identified as Low sensitivity, therefore development in this location is likely to lead to less significant impacts on landscape.

At Sileby, identified development opportunities (in combination) could be of a magnitude to significantly alter the character of the surrounding landscape. Lower levels of growth could be accommodated without encroaching into the countryside substantially. However, at higher growth levels land to the north-east may need to accommodate growth which has been identified as medium sensitivity to growth, unlike the remaining sites to the east and within the built up area which have been identified as having low-medium landscape sensitivity.

Between Mountsorrel and Rothley (and between Rothley and Birstall) there are committed developments that could already close the gap between these settlements. Further development to the north west of Cross Hedge could contribute to further narrowing, though only marginally. There is an Area of Local Separation proposed to the west of Rothley in the gap between Rothley Ridgeway, and new development has the potential to affect the setting of these two settlements as they have been classified as medium landscape sensitivity. Development to the east of Rothley (PSH435 for example) could also lead to further narrowing of green spaces between Rothley and Mountsorrel. Despite this being categorised as medium sensitivity, the cumulative loss of land could potentially be significant if higher levels of growth were involved.

Development at Anstey would present an opportunity to deliver enhancements in a green infrastructure enhancement area. The landscape sensitivity to the east, south and south west of Anstey is classified as 'medium', with two small sites to the north-west being classified as low-medium sensitivity and therefore would be less sensitive to development in this location. Consequently, the effects here would be anticipated to be neutral (providing that growth was relatively modest).

Option 1 would deliver the lowest level of growth to each of the Service Centres. The level of growth proposed at each settlement is relatively low (100 dwellings), and there is sufficient capacity to deliver this level of housing development at each settlement without generating significant negative effects upon landscape character or function. This would be dependent upon site selection and the layout and design of development though, and so there is some uncertainty. Whilst there could be some potential for enhancement of landscape, the scale of growth is relatively low, and so local improvements are likely to be small scale. On balance, the effects are predicted to be **neutral** at this stage.

Option 3 involves almost treble the amount of development at each of the service centres compared to Option 1 (with the exception of Mountsorrel). This would necessitate increased release of greenfield land and would be more likely to start encroaching on more sensitive areas and reduce flexibility (though this would still only be medium sensitivity at worst). Consequently, **an uncertain minor negative effect** is predicted.

Option 2 would deliver a slightly higher level of growth still compared to Options 1 and 3. Again, this could predominantly be accommodated without developing in areas of high or medium-high landscape sensitivity. However, the scale of development would be more likely to have an effect on the function of the landscape in some service centres, and lead to more notable changes to the form of settlements. This is particularly the case where there are areas of local separation such as Quorn and between Mountsorrel / Rothley. Consequently, **a minor negative effect** is predicted.

¹² Green Wedges, Urban Fringe, Green Infrastructure Enhancement Zones and Areas of Local Separation: Methodology and Assessment Findings Report (March 2016) ARUP on behalf of Charnwood Borough Council

Landscape

Option 4 involves double the amount of growth at the service centres compared to Option 1, with the exception of Mountsorrel, which remains at 100 dwellings. For Barrow upon Soar there would be a need for greater release of greenfield land at the urban fringes, which could potentially have more prominent effects on landscape character at key routes into the settlement.

Alternatively, it could involve development adjacent to the railway line, reducing open space between residential areas. As a consequence, an uncertain negative effect is predicted at this location. At Mountsorrel, the effects are likely to be the same as for option 1 (neutral).

For Quorn, it should still be possible to deliver development without encroaching onto land which has an important landscape function. However, this depends upon site selection.

At Sileby, the additional growth would lead to changes to the form of the settlement, but this is unlikely to lead to significant effects given that landscape is of medium sensitivity.

At Rothley, it should still be possible to limit development to one site, or for low density sensitive growth at several sites. Therefore, the potential for negative effects is predicted to be minor, and not definite. The same is the case for Anstey.

Overall, this level of growth is predicted to have **uncertain minor negative effects**. This low amount of growth would allow for some flexibility and would minimise the need to encroach into Areas of Local Separation. There is also potential for green infrastructure enhancement at several settlements³, which ought to offset the negative effects somewhat.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 would deliver a much higher level of growth than any option under Scenario A. Therefore, greater amounts of greenfield land would need to be released. It may still be possible to avoid significant effects for some of the service centres given the availability of less sensitive land. However, at other settlements, significant effects could be generated. These effects include potential for coalescence between Quorn and Loughborough and Mountsorrel and Rothley. For Options 5 and 7 in particular (which involve the highest amount of growth at the service centres), there could be expansion into more sensitive locations, and so **significant negative effects** are predicted.

Option 5 still involves substantial growth, but the level of development could allow for the incorporation of greater amounts of mitigation and enhancement (i.e. landscaping and buffer zones) and avoidance of the most sensitive locations. Therefore, the likelihood of **significant negative effects** occurring is not definite.

Hybrid Option (7,800 homes in total)

This approach involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. **uncertain minor negative effects**).

Hybrid Option High (11,700)

This option would deliver a very similar level of growth to Option 2 at the service centres. This could predominantly be accommodated without developing in areas of high or medium-high landscape sensitivity. However, the scale of development would be more likely to have an effect on the function of the landscape in some service centres, and lead to more notable changes to the form of settlements. This is particularly the case where there are areas of local separation such as Quorn and between Mountsorrel / Rothley. Consequently, a **significant negative effect** is predicted.

Loughborough

Scenario A (Discussion of options for delivering 8,100 homes)

Development within the urban area of Loughborough is unlikely to affect landscape character. However, each option would involve a degree of growth at the urban fringes (to differing extents).

To the south west of the Loughborough urban area, site options that lie adjacent to the Charnwood Forest are within zones of medium-high landscape sensitivity to change. Development here would be likely to have negative effects upon the landscape character of the Charnwood Forest. To the south east of the urban area there are parcels of land with slightly lower landscape sensitivity with the small parcels identified as having low-medium sensitivity to development and the larger parcels being identified as medium sensitivity (PSH255) or medium high (PSH248), but these form part of a potential area of local separation between Loughborough and Quorn. Therefore, development here may also have potential for negative effects. (for example, PSH248).

Landscape

Option 1, which involves the highest level of growth, is more likely to encroach upon land to the south of Loughborough. Consequently, the potential for negative effects is higher. There ought to be some flexibility to avoid the most sensitive areas and to deliver lower density development as well as enhancing green infrastructure. However, a precautionary approach is taken so **significant negative effects** are predicted as there would be areas of medium-high sensitivity affected. To a lesser extent, options 3 and 4 will also encroach upon land to the south of Loughborough, but there is greater opportunity to avoid the most sensitive areas. An uncertain **minor negative effect** is predicted as a result.

Option 2 would involve a lower level of growth to other options and could be delivered without encroaching onto the most sensitive areas including greenfield land.

Depending upon site location, it may also be possible to achieve enhancements to green infrastructure. Therefore, a **neutral effect** is predicted on balance.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 would require substantial release of greenfield land south and south west of Loughborough. At this scale of growth it would be almost certain that the most sensitive areas of landscape could be affected and therefore **significant negative effects** are predicted. The effects would be most prominent for option 5, which involves the highest level of growth.

Option 7 is predicted to have a **significant negative effect**, as some encroachment upon land to the south and south west of Loughborough which are the most sensitive landscape areas.

Hybrid Option (7,800 homes in total)

This approach involves the same amount of growth as options 3 and 4 and therefore the effects are predicted to be the same (i.e. uncertain **minor negative effects**).

Hybrid Option High (11,700)

This approach would be expected to see growth aligned with Option 7. However, where this option would allow for a slightly lower housing delivery target, the most sensitive landscapes to the south and southwest of Loughborough would be affected slightly less prominently. As a result, whilst significant negative effects are likely to occur, there is an element of uncertainty given that the scope for mitigation could be slightly higher.

Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

In Shepshed, the sensitivity of landscape is mixed, with the west broadly being classified as medium landscape sensitivity, however if all these sites were to be development this could lead to more significant cumulative impacts. The south being broadly classified as low-medium sensitivity, whilst to the west along 'Black Brook' the sensitivity is determined to be medium¹³. This area has also been identified as a green infrastructure enhancement zone¹⁴ and development could be the mechanism for achieving such improvements. Consequently, modest growth in these locations ought to have mostly neutral effects.

Development within the urban area of Shepshed is unlikely to affect landscape character. Lower levels of growth on sites west of Shepshed and growth within the urban area (option 1) are predicted to have a **neutral effect**.

Options 3 and 4 will require a greater amount of growth along the west of Shepshed; which is an area of medium landscape sensitivity. Despite the potential for green infrastructure enhancements, the greater amount of houses / density of development would make it more difficult to avoid negative effects. Therefore, a **minor negative effect** is predicted.

The proposed growth in option 2 would require further development in the area. Despite this area only being of medium sensitivity in most places, the cumulative effects of multiple sites being developed could potentially generate significant negative effects. However, there is potential for enhancement in a green infrastructure enhancement zone which ought to offset these effects. Consequently, only **minor negative effects** are predicted.

¹³ Borough of Charnwood Landscape Sensitivity Assessment 2018 Summary for SHLAA sites

¹⁴ Green Wedges, Urban Fringe, Green Infrastructure Enhancement Zones and Areas of Local Separation: Methodology and Assessment Findings Report (March 2016) ARUP on behalf of Charnwood Borough Council

Landscape

Scenario B (Discussion of options for delivering 15,700 homes)

With the scale of growth proposed for options 5, 6 and 7, even further release of greenfield land would be required. This would increase the chances of development on the more sensitive areas of landscape, and therefore **significant negative effects** are predicted. Although the growth has potential to deliver major improvements in green infrastructure, the areas of enhancements will likely be constrained due to the amount of growth required.

Hybrid Option (7,800 homes in total)

This approach involves slightly less growth at Shepshed than Option 2. The effects are therefore predicted to be the same (i.e. **minor negative effects**).

Hybrid Option High (11,700)

This approach would involve the greatest amount of growth in Shepshed of any option. The potential for **significant negative effects** upon landscape character would therefore be even higher.

Leicester urban area:

Scenario A (Discussion of options for delivering 8,100 homes)

Development at the Leicester urban area would involve several sites in the urban area of Thurmaston and Birstall.

The effect on landscape as a result of such development is likely to be neutral given that the urban area is less sensitive to change.

However, to meet higher levels of housing growth (as per Options 1, 2 and 4), there would also be a need to release greenfield land on the urban fringes. This might include land classified as Green Wedge adjacent to the A563 and / or land adjacent to existing residential areas at Hamilton. The loss of such landscape function is considered to be a minor negative effect for options 1, 2 and 4.

At Syston, higher levels of growth (associated with options 1, 2 and 4) could involve a Green Wedge and potential Area of Separation between Syston and the Leicester Urban Area (Thurmaston), on land which is classified as medium-high sensitivity. It may be necessary to encroach into this area, which could effectively lead to further coalescence of these settlements. This could be a **significant negative effect** in this location for options 1 and 2. For Option 4, the scale of growth is slightly smaller and so there ought to be greater potential to avoid significant negative effects.

A smaller scale release of land to the east of Birstall settlement (where landscape sensitivity is identified as medium-high or smaller sites as low) would be less of an issue. Development at certain sites could also present opportunities to deliver enhancements in a green infrastructure enhancement zone⁵.

For option 3, the effects are predicted to be a **neutral effect**, as the scale of growth is such that greenfield land loss ought to be much lower and easier to avoid.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 involve slightly more growth compared to options 1 and 2, and therefore an **significant negative effect** is predicted. Option 7 involves a higher level of growth and includes a large site north east of Thurmaston. This ought to result in the loss of further greenfield land. Consequently, a **significant negative effect** is predicted.

Hybrid Option (7,800 homes in total)

This approach involves more growth than Option 1 but less than Option 4. The effects are predicted to be **potential minor negative effects**.

Hybrid Option High (11,700)

This approach would deliver the same level of housing as Options 1 and 2 with the need to release greenfield land on the urban fringes (though it is noted that no developable land is identified in this location). This might include land or land adjacent to existing residential areas at Hamilton. The loss of such landscape function is considered to be a minor negative effect for this option.

Landscape

At Syston, higher levels of growth under this approach could involve a Green Wedge and potential Area of Separation between Syston and the Leicester Urban Area (Thurmaston), on land which is classified as medium-high sensitivity. It may be necessary to encroach into this area, which could effectively lead to further coalescence of these settlements. This could be a **significant negative effect** in this location for the high growth hybrid option.

Considering the above, the option is likely to result in uncertain **significant negative effects**.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 4 do not involve growth in other settlements, and so a **neutral effect** is predicted for each. For option 3, there would be growth across the other settlements.

Development at the other settlements would have mixed effects upon landscape. At some settlements, it ought to be possible to accommodate a modest amount of development without majorly affecting the surrounding landscapes. For example, at Thrussington, Burton-on-the-Wolds and to a lesser degree at Hathern.

At other settlements though, there are site development options falling with existing Areas of Local Separation. Development here would have the potential to significantly affect landscape character and contribute to coalescence of settlements. For example, development could occur on land between Rearsby and East Goscote, closing the gap between these villages. Likewise, there are a number of site opportunities that fall within an Area of Separation between East Goscote and Queniborough, and Syston and Queniborough. Other locations are sensitive by virtue of their rural nature and the settlements in relation to site options for development; for example, Newton Linford, Woodhouse Eaves and Barkby. In combination, growth in these areas could lead to negative effects upon landscape character in these parts of the borough.

For option 3, a **neutral effect** is predicted, as the proposed growth still allows for development on sites that would avoid areas of local separation, could be delivered in keeping with the scale and form of existing settlements, and offers a degree of flexibility.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 7 involve no growth at the other settlements and so **neutral effects** are predicted. Option 6 involves the same levels of growth to option 3 (scenario A) for some settlement areas and double to others. A **minor negative effect** is predicted as development on some sites may resemble a sense of coalescence, such as sites between Rearsby and East Goscote. The higher scale of development in settlements that are characterised by their small scale and rural nature would also be more likely to lead to negative effects. Significant effects are unlikely though as there is sufficient land available to be able to deliver growth without developing in areas classed as medium-high landscape sensitivity.

Hybrid Option (7,800 homes in total)

This approach involves a lower amount of growth compared to Option 3, and so **neutral effects** are also predicted.

Hybrid Option High (11,700)

This option would see growth at a level which is marginally lower than prescribed under option 3. The proposed growth would permit development on sites that would avoid areas of local separation, could be delivered in keeping with the scale and form of existing settlements, and offers a degree of flexibility. Hence, **neutral effects** are also predicted.

New settlement:

Scenario A (Discussion of options for delivering 8,100 homes)

A new settlement would occur in the open countryside at Cotes, which would be visible along the northern parts of the River Soar Valley. The landscape has been identified as medium-high sensitivity. The scale and nature of a new settlement could therefore erode the rural nature of this part of the borough

As a large scale strategic development, the new settlement has the potential to incorporate substantial amounts of green infrastructure, which ought to help mitigate negative effects and secure enhancements. However, given the higher

Landscape

sensitivity of land in this location, the potential for significant negative effects exists. Consequently, an **uncertain significant negative effect** is predicted overall for Option 4.

As other options (1, 2 and 3) do not propose a new settlement, a **neutral effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 7 involves a similar (but greater) level of growth at a new settlement at Cotes. A new settlement of this scale will likely be more prominent and poses greater risk to eroding the intrinsic rural nature of the area. However, the scale of development could provide greater opportunities to implement green infrastructures that protect and enhance landscape character. The option is therefore predicted to have a **significant negative effect**.

Options 5 and 6 are predicted to have **neutral effects** as there would be no growth at new settlements.

Hybrid Option (7,800 homes in total)

This approach does not involve any growth at a new standalone settlement and so **neutral effects** are predicted.

Hybrid Option High (11,700)

This approach does not involve any growth at a new standalone settlement and so **neutral effects** are predicted.

Overall effects

Option 1 is predicted to have negative effects in Loughborough and the LUA (which could potentially be significant in these locations depending upon the sites developed). There are neutral effects predicted at all other settlements across the borough (which helps to 'offset' the effects at Loughborough and the LUA from a borough wide perspective). However, the **significant negative effects** at Loughborough and the LUA are considered to be significant from a borough-wide perspective.

Option 2 would also involve potentially significant effects at the Leicester Urban Area, but there would be no negative effects in Loughborough. Though negative effects could occur at Shepshed and the service centres instead, these would be minor or neutral. Overall, a **significant negative effect** is predicted. However, there is uncertainty, as the effects could potentially be avoided and would be limited mainly to the Leicester Urban Area.

Option 3 is predicted to have neutral effects in most settlements, with the exception of Shepshed and possibly Loughborough. The effects would not likely be significant though at a local level or a borough-wide perspective. Therefore, overall, the effects are only **minor**, and could potentially be avoided.

Option 4 would generate negative effects in most of the settlements across the borough, but these would only be minor in nature. Overall, there would be a general worsening of the landscape across the borough, and this could be potentially significant in the case of a new standalone settlement in Cotes. In combination, the effects are predicted to be **significantly negative**.

Options 5, 6 and 7 are predicted to have a **significant negative effect** overall. The effects in Loughborough would likely be significant given the need to develop adjacent to Charnwood Forest and the loss of a number of sites at the urban fringe. Similarly, significant effects are predicted at service centres and Shepshed, as the scale of growth proposed would require the release of substantial greenfield land and sensitive areas of landscape. A **significant negative effect** is predicted overall for each option.

The Hybrid Option is predicted to have minor negative effects at the majority of settlements across the borough apart from the smaller 'other settlements'. However, the effects could be avoidable / possible to mitigate in most locations. Overall, **minor negative effects** are predicted.

Hybrid Option High (11,700)

At a higher scale of growth, the hybrid option generates greater negative effects in the service centres, Loughborough, Shepshed and the LUA. This indicates that landscape constraints are hard to address when this pattern of growth is raised. The effects in other settlements would remain the same, whilst those in the Service Centres would still not likely be significant. However, significant negative effects could possibly occur in the Loughborough and the LUA, and more certainly in Shepshed. Overall, this constitutes a significant negative effect with regards to landscape.

| Landscape | | | | | | | |
|--|-----------------|---------------|----------|-----|--------|----------------|-----------------|
| | Service centres | Lough-borough | Shepshed | LUA | Others | New settlement | Overall effects |
| Scenario A - 8,100 homes | | | | | | | |
| Option 1: Urban Concentration A | 0 | -- | 0 | --? | 0 | 0 | -- |
| Option 2: Urban Concentration B | - | 0 | - | --? | 0 | 0 | --? |
| Option 3: Dispersed Settlement Hierarchy | ?? | ?? | - | 0 | 0 | 0 | ?? |
| Option 4: Urban Concentration / New Settlement | ?? | ?? | - | - | 0 | --? | -- |
| Hybrid Option | ?? | ?? | - | ?? | 0 | 0 | - |
| Scenario B - 15,700 homes | | | | | | | |
| Option 5: Urban Concentration | -- | -- | -- | -- | 0 | 0 | -- |
| Option 6: Dispersed Settlement Hierarchy | --? | -- | -- | -- | - | 0 | -- |
| Option 7: Urban Concentration / New Settlement | -- | -- | -- | -- | 0 | -- | -- |
| Scenario C – 11,700 homes | | | | | | | |
| Hybrid Option (High) | -- | --? | -- | --? | 0 | 0 | -- |

Biodiversity and nature conservation

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1 and 4 propose relatively low level of growth to the service centres. Therefore, it is unlikely there will be direct effects on designated habitat sites in/around any of the service centres. Growth along the Soar Valley could potentially disturb species movement and/or impact the wildlife corridor function of the Soar Valley. There are also areas identified as 'Sites of Importance for Nature Conservation' which are more likely to be affected by development at higher levels of growth. However for these two options, it ought to be possible to better avoid development in close proximity to the Soar Valley wildlife corridor and areas identified as important for wildlife. Consequently, a **neutral effect** is predicted for Option 1 (which involves the lowest level of growth). An uncertain **minor negative effect** is predicted for Option 4, as there higher scale of growth could necessitate development closer to sensitive areas.

Options 2 and 3 involve higher levels of growth in areas such as Quorn, Rothley and Barrow upon Soar. This will require the release of additional greenfield land, and this might be more likely to be in close proximity to wildlife sites such as along Rothley Brook, adjacent to Quorn House Park, and along the River Soar corridor. For both options, **minor negative effects** are predicted. Significant effects should still be possible to avoid as flexibility in site choice would remain, and there ought to be opportunities to enhance green infrastructure. However, the potential for cumulative effects on the connectivity of strategic wildlife corridors will need to be carefully managed.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 all involve substantially more growth along the Soar Valley at Service Centres. This could put additional pressure on biodiversity by disturbing ecological corridors. In particular, there would be a need to locate development adjacent to watercourses, and there would be a greater loss of greenfield land along the Soar Valley, thereby resulting in its isolation from the wider ecological networks across Charnwood. The potential for significant negative effects therefore exists, but it ought to be possible to mitigate effects by ensuring that growth implements green infrastructure enhancements. However, these three options are predicted to have **significant negative effects** at this stage.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. an **uncertain minor negative effect**)

Hybrid Option High (11,700)

This option would deliver a slightly lower level of growth to option 2. Associated with this growth would be the release of additional greenfield land, which could be more likely to be in close proximity to wildlife sites such as along Rothley Brook, adjacent to Quorn House Park, and along the River Soar corridor. **Minor negative effects** are predicted. Significant effects should be possible to avoid as flexibility in site choice would remain, and there are likely to be opportunities to enhance green infrastructure. However, the potential for cumulative effects on the connectivity of strategic wildlife corridors will need to be carefully managed.

Loughborough

Scenario A (Discussion of options for delivering 8,100 homes)

For option 1, the level of growth is the highest (4000 homes) for this scenario, and could potentially necessitate the release of land in the more sensitive areas to the south of Loughborough. For example, sites near local nature reserves, and SSSI's (in particular, this would be wooded areas within the Charnwood Forest such as Mucklin Wood, and Beacon Hill, Hangingstone and Out Woods). The potential for effects here would be greater as there could be a disturbance to species (noise, light, loss of supporting habitat), increased visitor pressure, introduction of domestic animals and the potential to fragment habitats. This level of growth still allows for some flexibility in site choice and lower-density sensitive development. However, given the importance of the ecological networks in this location, the potential for **significant negative effects** is recorded. There is an element of **uncertainty** relating to the potential to mitigate and avoid impacts.

The next highest growth options under this scenario are options 3 and 4 (2000 dwellings). These options would perhaps allow the more sensitive sites (to the south-west of Loughborough) to be avoided, or at least at a much lower scale of development. However, there would still be a need to develop sites in the urban area of Loughborough and some more limited release of greenfield sites. Development within the inner core of Loughborough would not be anticipated to have negative effects on biodiversity, as there are no major sites or ecological networks in this area. Consequently, the certainty of effects occurring is lower, and so **minor negative effects** are predicted.

Biodiversity and nature conservation

Option 2 involves a relatively low level of growth which could be accommodated in the urban area and a much lower level of greenfield release. Consequently, a **neutral effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 6 would involve 600 more homes when compared to Option 1. This would necessitate the release of further greenfield land to the south of Loughborough, which would make the likelihood of significant effects greater. Though there could still be potential to mitigate and avoid effects, it is less of a certainty, therefore **significant negative effects** are predicted.

Option 7 involves 700 fewer homes compared to Option 1, and so the likelihood of significant negative effects occurring is lower. Therefore, **uncertain significant negative effects** are predicted.

Option 5 would involve the highest amount of growth, which would be likely to generate **significant negative effects** as there would be less flexibility and ability to avoid encroachment into the Charnwood Forest.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore, the effects are predicted to be the same (i.e. **minor negative effects**).

Hybrid Option High (11,700)

This approach would be expected to involve growth at a marginally lower level to that seen in option 7 which could potentially lead to the release of land in the more sensitive areas to the south of Loughborough. For example, sites near local nature reserves, and SSSI's (in particular, this would be wooded areas within the Charnwood Forest such as Mucklin Wood, and Beacon Hill, Hangingstone and Out Woods). The potential effects here could disturb species (noise, light, loss of supporting habitat), increase visitor pressures, introduce domestic animals and potentially fragment habitats. Despite this, this level of growth allows for more flexibility in site choice and lower-density sensitive development when compared to option 7. Therefore, an **uncertain significant negative effect** is predicted.

Shepshed:

Scenario A (Discussion of options for delivering 8,100 homes)

Option 1 involves limited growth in Shepshed, which could be delivered in the urban area and / or less sensitive sites on the settlement fringes. Therefore, **neutral effects** are predicted.

Option 2 involves a higher level of growth that would necessitate the release of greenfield sites on the urban fringes. This would likely involve sites to the west of the settlement nearby to Black Brook, which could affect water quality and / or disturb species reliant upon the water environment. Likewise, development to the south of Shepshed is adjacent to Newhurst Quarry SSSI, and could potentially affect habitats and species here. It could be possible to implement enhancement in this area, but **minor negative effects** are predicted at this stage.

Options 3 and 4 involve lower levels of growth which ought to allow for effects to be better avoided. For example, through avoidance of sensitive sites, lower-density development that include substantial elements of green infrastructure. Therefore, **uncertain minor negative effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Each of the options would involve higher growth compared to all of those under Scenario A. The likelihood of negative effects occurring is therefore greater still. Significant effects ought to be possible to avoid though provided that enhancement measures are secured, and development is not concentrated in one location (i.e. all to the west / all to the south). At this stage, **minor negative effects** are predicted.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. **Minor negative effects** are therefore predicted.

Hybrid Option High (11,700)

Biodiversity and nature conservation

Though this option includes further growth still in Shepshed (compared to all previous options), the additional growth involved should be possible to accommodate across additional sites without giving rise to significant negative effects. As such, **minor negative effects** are predicted.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

Option 1 and 2 propose the delivery of 3000 homes. The likely location of sites would be within and adjacent to the Leicester Urban Area, such as within Thurmaston, adjacent to the City boundary and adjacent to the A46. There would also be growth at Syston. The locations of the site development options in these areas do not fall within areas of particular sensitivity with regards to impacts on SSSIs. However, the location of some sites along the River Soar valley (near to Watermead Country Park) could potentially cause disturbance to habitats and species here (during construction, and also as a result of increased recreational pressure once homes are built). However, a change of industrial uses to housing on some sites could reduce the impact of noise, heavy vehicles and air quality effects though, which would offset negative effects somewhat. On balance **minor negative effects** are predicted, as the sites affected are not nationally important, the magnitude of effects would be low, and enhancement ought to be possible.

Option 3 proposes a lower level of growth of 1000, which ought to allow for greater flexibility in the choice of sites, or the application of lower density development with greater incorporation of green infrastructure. Therefore, a **neutral effect** is predicted.

Option 4 has a slightly lower level of growth of 2500 homes which could present greater flexibility compared to options 1 and 2. However, it is still not certain that the most sensitive areas would be avoided. Therefore an **uncertain negative effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 would likely have the same effects as option 1 and 2 given that the level of growth is just slightly higher. **Minor negative effects** are predicted.

Option 7 proposes slightly higher growth to option 5 and 6 (600 homes more). This presents a greater likelihood of negative effects occurring. However, significant effects should still be possible to avoid given the mostly urban location of site options. On greenfield sites at Sileby, the land is agricultural and is not thought to have particular value for biodiversity. Therefore, only **minor negative effects** are predicted.

Hybrid Option (7,800 homes in total)

This approach involves double the amount of growth at the Leicester Urban Area as Option 3, which is less than all the other options (apart from option 3). The precise location of growth will determine whether negative effects could occur or not. However, this scale of growth ought to ensure that negative effects can be avoided in the main. Therefore, **uncertain minor negative effects** are predicted.

Hybrid Option High (11,700)

This approach proposes the same level of growth as options 1 and 2 in areas such as within Thurmaston, adjacent to the City boundary, adjacent to the A46 and at Syston. As such the effects would be broadly mimicked; hence, **minor negative effects** are predicted.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 4 do not involve any growth in the 'other settlements', therefore **neutral effects** are predicted for each of these options. In the absence of a revised Local Plan, it is unlikely that there would be substantial growth in these areas anyway, so the situation would be fairly similar.

Only option 3 involves growth in 'other settlements'. There is an even split amongst the settlements, which means that the amount in any one settlement is relatively low.

It is likely that growth could be accommodated in most locations without having significant effects on biodiversity.

Biodiversity and nature conservation

This is the case for Barkby, Queniborough, East Goscote, Rearsby, Wymeswold, Cossington, Thrussington and Burton on the Wolds; where site options are not within close proximity to sensitive habitats, and there is flexibility in site choice at this scale of growth.

For other settlements there is potential for negative effects due to the potential to disturb habitats in the Charnwood Forest (Newton Linford and Woodhouse Eaves for example), or the potential to fragment ecological corridors through the Soar Valley (For example, Thurcaston). These effects could be significant from a local perspective, especially at Woodhouse Eaves where site options overlap with local wildlife sites. However, from a borough-wide perspective, the effects would be fairly limited, and so only **uncertain minor negative effects** are predicted. At this scale of growth it should be possible to redirect development from settlements with greater sensitivities to those with less sensitivity.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 7 does not involve growth in these settlements, and so **neutral effects** are predicted.

Options 5 and 6 involve almost double the growth compared to option A4. Therefore, the effects are more likely to occur and a **minor negative effect** is predicted (rather than an uncertain effect at the lower scale of growth under Option 4).

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3). Whilst there are settlements that are sensitive, the effects should be possible to mitigate and would be **neutral** from a borough wide perspective.

Hybrid Option High (11,700)

The higher growth hybrid approach would see growth at a slightly lower level than outlined in option 3. It would be expected that an even split would distribute development across settlements, with less allocated per settlement than in Option 3, but more than under the hybrid option itself. At 800 dwellings (the hybrid approach) neutral effects are predicted, whilst at 1400 dwellings (Option 3), uncertain minor negative effects are predicted due to increased potential for habitats to be affected. At 1200 dwellings, effects could possibly start to occur, and it would be harder to maintain the neutral effects seen at 800 dwellings. As such, **uncertain minor negative effects** are predicted.

New / expanded settlement:

Scenario A (Discussion of options for delivering 8,100 homes)

Only option 4 involves a new / standalone settlement. The effects are therefore **neutral** for options 1, 2, and 3.

Development would be adjacent to Cotes Grassland SSSI, and additional grassland identified as a Local Wildlife Site. It would also be alongside the River Soar valley. Development would be large scale, and could potentially lead to negative effects on wildlife that relies upon these habitats.

However, development at such a scale would allow for the incorporation of substantial areas of green infrastructure which should draw people away from the more sensitive areas with regards to recreation. Consequently, only **minor negative effects** would be expected, which could be neutral in the longer term once green infrastructure is well established.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 would have **neutral effects** as there is no proposed growth in a new settlement for these options.

Only option 7 involves a new settlement, but the level of growth is 500 dwellings higher than for Option 1. However, the effects are predicted to be broadly the same. The site area is more than sufficient to accommodate 1500 homes and should still be able to protect wildlife interests and secure enhancements. Therefore, only **minor negative effects** are predicted.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The high growth hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Biodiversity and nature conservation

Option 1 is predicted to have neutral effects in service centres, Shepshed and smaller settlements across the Borough. However, due to the focused growth at Loughborough there is potential for minor negative effects upon habitats and species at Charnwood Forest. In addition, there are potential minor negative effects upon the Soar Valley through a focus on the LUA. Overall, a **minor negative effect** is predicted for this option. Although there are neutral effects in some locations, negative effects are likely to occur in sensitive locations such as Charnwood Forest and the River Soar Valley. These are not predicted to be significant in isolation or combination though.

Option 2 is predicted to have minor negative effects at service centres in several parts of the borough. This reflects the potential for disturbance along the River Soar and severance of ecological networks. Minor effects are also predicted as there is potential for localised effects on biodiversity near Loughborough and within the Leicester urban area. Overall, the effects are predicted to be **minor**. There would be no significant effects in any one part of the borough, and the effects on wildlife in each of the different areas could possibly be mitigated, and are not likely to lead to cumulative effects due to linkages between settlements.

Option 3 is predicted to have minor negative effects, neutral effects or uncertain negative effects across the district. Though there would be effects across a wider range of locations, these are not predicted to be significant, nor would they be likely to generate a significant negative effect when considered in combination. There is also uncertainty as to whether negative effects would arise, and so overall an uncertain **minor negative effect** is predicted for this option.

Option 4 is predicted to have **uncertain negative effects**, as the dispersal of growth should help to reduce the potential for effects in any one location. The only location where negative effects are more certain is at Cotes new settlement, and these would not be significant. The potential to avoid or mitigate effects in most settlements means that overall, the effects are only minor, and potentially neutral.

Option 5 is predicted to have a **significant negative effect** overall. In particular, the level of growth in Loughborough and the service centres could lead to adverse effects on the Soar Valley and Charnwood forest, which are important locations for wildlife. Furthermore, minor negative effects are recorded at a range of other settlements across the Borough. In combination, this is considered to be a significant negative effect from a borough-wide perspective.

Option 6 is predicted to have **significant negative effects**. In the main, minor negative effects would be generated across much of the borough's settlements. However, there would be potential for significant negative effects at service centres and Loughborough. In combination, there could be significant negative effects along the Soar Valley due to a degree of negative effects being generated at various settlements along the corridor (with these also being significant at particular locations).

Option 7 generates significant negative effects in the service centres, and potentially at Loughborough. There would also be minor negative effects in a range of other settlements. A new settlement at Cotes would also generate negative effects due to the proximity to a local wildlife site and SSSI. Overall, a **significant negative effect** is predicted.

It should be noted that for each option, the potential for enhancement is mentioned. However, this has not been factored into the assessment, as there are no details at this stage as to what would be involved, and whether this would be achievable. This does not mean that significant or minor negative effects are a certainty though, as it is acknowledged several site options fall into areas that have been identified as green infrastructure enhancement areas.

The Hybrid option is predicted to have negative effects across a range of settlements, but these would only be minor, and in most instances could likely be mitigated (hence there are uncertainties involved at the service centres, Loughborough and the Leicester Urban Area).

Hybrid Option High (11,700)

This approach is likely to see minor negative effects arise in most parts of Charnwood. The potential to avoid and / or mitigate effects is lower compared to the initial hybrid approach, and hence **minor negative effects** are predicted with greater certainty. In the main, the cumulative effects are unlikely to be significant, as the effects would be fairly localised and not lead to widespread loss of biodiversity across Charnwood. However, the greater impact of development at Loughborough could lead to **significant negative effects**.

| Biodiversity and nature conservation | | | | | | | |
|--|-----------------|--------------|----------|-----|--------|----------------|-----------------|
| | Service centres | Loughborough | Shepshed | LUA | Others | New settlement | Overall effects |
| Scenario A - 8,100 homes | | | | | | | |
| Option 1: Urban Concentration A | 0 | --? | 0 | - | 0 | 0 | - |
| Option 2: Urban Concentration B | - | 0 | - | - | 0 | 0 | - |
| Option 3: Dispersed Settlement Hierarchy | - | - | ? | 0 | ? | 0 | ? |
| Option 4: Urban Concentration and New Settlement | ? | - | ? | ? | 0 | - | ? |
| Hybrid Option | ? | - | - | ? | 0 | 0 | ? |
| Scenario B - 15,700 homes | | | | | | | |
| Option 5: Urban Concentration | -- | -- | - | - | - | 0 | -- |
| Option 6: Dispersed Settlement Hierarchy | -- | -- | - | - | - | 0 | -- |
| Option 7: Urban Concentration / New Settlement | -- | --? | - | - | 0 | - | -- |
| Scenario C – 11,700 homes | | | | | | | |
| Hybrid Option (High) | - | --? | - | - | ? | 0 | --? |

Water environment: Water quality

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

For each of the options, there would be differing amounts of growth at the service centres, which could impact on watercourses along the Soar Valley. In particular, this would involve the River Soar, with Quorn, Barrow upon Soar, Mountsorrel and to a lesser extent Sibley all in close proximity.

Development at these settlements could increase run-off of pollutants and sediment into watercourses, which could have a negative effect upon water quality. Similarly, the proximity of development in Anstey to Anstey and Rothley Brook could cause similar issues.

Where actively used agricultural land is changed to residential uses, this could have positive effects upon water quality as there may be less run-off of nitrates. These effects are uncertain, but are likely to be greater with the higher amount of land that is lost to agricultural uses. Therefore, **uncertain positive effects** are predicted for options 2 and 3 (which are more likely to involve a change in use from agricultural land).

For option 1, the level of growth at each service centre is relatively low, and therefore the potential for negative effects is much reduced (due to increased flexibility in development locations and less construction activity). Consequently, neutral effects are predicted.

For options 2, 3 and 4 the level of growth at each of the Service Centres is higher (except for Mountsorrel). This could increase the potential for negative effects, particularly for Option 2, which involves the most growth.

The effects are predicted to be **minor negative** for options 2 and 3, as the amount of growth proposed is likely to result in development on sites that may cause such issues. Options 1 and 4 are considered **neutral**, as the growth level is less and can be accommodated on sites that are unlikely to contaminate watercourses.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 would lead to substantially more growth in the service centres, which could exacerbate potential effects on water quality (due to construction activities) in the short term. In the longer term however, the effects are unlikely to be significant as water infrastructure would need to be upgraded and the change in land use from agricultural to residential could help to reduce pollution somewhat. There would also be a need to consider SuDs in new developments. Therefore, a **minor negative effect** is still predicted. As per options 2 and 3, there is also potential for **minor positive effects** given the greater likelihood of land use changes from agricultural to residential

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. a **neutral effect**)

Hybrid Option High (11,700)

This approach would see growth broadly similar to option 2 and hence, effects would be expected to be aligned. Hence, some minor positive effects are potentially (though not certainly) likely to be seen where agricultural land is changed to residential uses, lessening the potential for nitrate pollution of water courses. Conversely, the development could increase run-off of pollutants and sediment into watercourses, which could have a negative effect upon water quality. Similarly, the proximity of development in Anstey to Anstey Brook and Rothley Brook could cause similar issues. Hence, nitrate related **uncertain minor positive effects** are predicted, alongside some **minor negative effects** relating to sedimentary run-off and pollution.

Loughborough:

Scenario A (Discussion of options for delivering 8,100 homes)

Option 1 would involve the most development in Loughborough (4000 homes) followed by Options 3 and 4 (2000) then Option 2 (800 dwellings) respectively. Additional growth could potentially affect water quality in the short term, as drainage and sewage facilities may need to be upgraded to cope with additional waste water and surface water run-off. The effects are not considered to be significant though, particularly in the longer term, as there would be requirement for waste water facilities and SUDs to manage the potential effects of new development. Potential contamination to watercourses during construction could also be an issue, as described for the service centres.

Water environment: Water quality

For Option 1, a **potential minor negative effect** is predicted, as large areas of greenfield land would be affected to the South of Loughborough, with watercourses intersecting developable land. For options 2, 3 and 4, the level of growth is lower, and so the magnitude of effects is likely to be lower accordingly. Consequently, **neutral effects** are predicted.

Growth is likely to result in the change of agricultural land to the south to residential uses; this could have **positive effects** upon water quality as there may be less run-off of nitrates. These effects are uncertain, but most likely to occur for Option 1, which involves the greatest change in land use from agriculture.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 and option 6 (to a lesser extent) propose greater amounts of growth compared to the options in Scenario A. The potential for short term effects on water quality due to construction would therefore be exacerbated, though it would be expected that mitigation would be secured to ensure that effects are not significant. There is likely to be a need to enhance waste water and drainage infrastructure to support this level of growth. **Minor negative effects** are predicted for Option 5, as the scale of growth and loss of greenfield land could make it more difficult to mitigate effects. However, phased development of large sites could help manage these issues. For Option 6, the likelihood of negative effects ought to be lower, and therefore, there is an element of uncertainty as to whether negative effects would be generated.

Option 7 proposes 3,300 dwellings, which allows for greater flexibility still, and a lower magnitude of growth compared to Option 6. However, negative effects have not been ruled out given that the scale of development would be large.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. **neutral effects**).

Hybrid Option High (11,700)

This approach would see growth at a slightly lower level than seen in option 7. This lower growth would be expected to give greater flexibility on allocations, helping to potentially reduce more sensitive land, or developments which could intersect watercourses. That said, the level of growth would still be expected to lead to some minor negative effects associated with the implications discussed under Scenario B. Hence, **uncertain minor negative effects** are predicted.

Shepshed:

Scenario A (Discussion of options for delivering 8,100 homes)

Development options in the urban area of Shepshed are unlikely to generate pathways for pollution to watercourses, though there could be increased run off of pollutants into drains. There are no groundwater protection zones nearby either, so it is unlikely that impacts upon aquifers would occur. Site options to the west of the settlement are in close proximity to Black Brook, and could potentially lead to pollution / sedimentation during construction activities. The land here is a mix of agricultural land that appears to be in active use, whilst other land is open green space / fields. A change of use from agricultural land has the potential to reduce nitrogen deposits, and so the longer term effects could be positive.

For Option 1, the scale of growth is such that negative effects are likely to be avoided, but likewise, positive longer term effects would also be less certain. Therefore, neutral effects are predicted overall.

Option 2 and options 3 and 4 (to a lesser extent) have potential for short term effects on water quality, as drainage and sewage facilities may need to be upgraded to cope with additional waste water and surface water run-off. However, it is considered that development will be subject to adequate waste water facilities and SUDs. The scale is sufficient for contamination to watercourses to potentially occur. However, safeguarding measures during construction should be able to mitigate this. Overall, an **uncertain minor negative effect** is predicted.

The options include sites west of Shepshed which is currently actively used for agriculture. A change of use to residential uses could have positive effects upon water quality as there may be less run-off of nitrates. These effects are **minor and uncertain** though.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 propose between 2,500 and 2,650 dwellings, which would likely involve development on a mix of sites in the urban area and to the west of the settlement. At this scale of growth, there is potential for negative effects with regards to water quality in the short term for the same reasons outlined above.

Water environment: Water quality

There may also be increased pressure on water treatment and drainage networks, but these issues would be expected to be resolved in the longer term. At these higher levels of growth, the potential for reduced nitrate run-off from agricultural land uses ought to be greater too. Uncertain minor negative effects are predicted to reflect the issues that might occur during construction, whilst potential positive effects are also recorded in the longer term.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. Uncertain **minor negative effects** are therefore predicted along with uncertain **minor positive effects**.

Hybrid Option High (11,700)

Similar effects to options 5, 6 and 7 are predicted. Uncertain **minor negative effects** are therefore predicted along with uncertain **minor positive effects**.

Leicester urban area

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1 and 2 involve the delivery of 3000 homes and option 4 involves the delivery of 2,500 homes. The likely location of sites would be within and adjacent to the Leicester Urban Area, such as within Thurmaston and adjacent to the City boundary. There would also likely be growth at Syston.

There are waterbodies around the River Soar and in the lakes around Leicester Marina and Watermead Country Park to the east of Thurmaston. Barkby Brook crosses the large development site in Syston.

Whilst these waterbodies are unlikely to be significantly affected, development of sites in close proximity such as the industrial estate, Mill Lane Car Park would need to ensure effective mitigation. Development which changes to residential from the existing employment uses over the longer term, could potentially bring benefits to water quality as residential development once constructed is less likely to be polluting. For the 'Land at Syston', it ought to be possible to avoid long term negative effects, but similar to development elsewhere, there could be short term / temporary disturbances to water quality; which is a **minor negative effect**.

Where actively used agricultural land is changed to residential uses, this could have **positive effects** upon water quality as there may be less run-off of nitrates. These effects are uncertain though, and only likely to occur for growth at urban fringes on agricultural land. The potential for effects is therefore fairly low.

Option 3 involves a lower amount of growth than all other options, and therefore **neutral effects** are predicted as well.

Scenario B (Discussion of options for delivering 15,700 homes)

The level of growth for options 5 and 6 is only slightly greater than that proposed in options 1 and 2. Therefore, the effects are predicted to be similar (i.e. **uncertain minor negative effects** and **uncertain minor positive effects**).

Option 7 further includes a large site north east of Thurcaston. It is not likely to cause direct impacts on nearby watercourses, and so no further effects are predicted compared to Options 5 and 6.

Hybrid Option (7,800 homes in total)

This approach involves double the amount of growth at the Leicester Urban Area as Option 3, which is less than all the other options (apart from option 3). Whilst negative effects could still occur, the lower scale of growth makes this less likely should more sensitive sites be avoided and overall disturbance to watercourses is lower. Conversely, the potential for improvements due to agricultural land uses is lower.

Hybrid Option High (11,700)

The high growth hybrid option would be expected to see the same growth and distribution in the Leicester Urban Area as options 1 and 2, hence, a mixed **uncertain minor positive** and **minor negative effects** are anticipated.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Water environment: Water quality

Options 1, 2 and 4 do not propose growth in other settlement areas, thus **neutral effects** are predicted for each of these options.

It is likely that growth could be accommodated in most locations without having significant effects on existing resources and water quality. Furthermore, there would also be a need to consider SuDs in new developments. Therefore option 3 is also predicted to have **neutral effects**.

Where actively used agricultural land is changed to residential uses, this could have positive effects upon water quality as there may be less run-off of nitrates. However, the scale of growth involved is relatively low, and dispersed.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 7 involve no growth in the other settlements and so **neutral effects** are predicted.

Option 6 involves the same levels of growth as option 3 (scenario A) for some settlement areas and double at others. In settlements where additional growth is proposed, this could put some of the smaller waste water treatment facilities under more pressure and increase surface water run-off of pollutants; having an uncertain **minor negative effect** in the short term (as waste water may be more difficult to manage in rural areas). Given the greater change of uses from agriculture, there may be **minor positive effects** in the longer term also.

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3), and therefore **neutral effects** are also predicted.

Hybrid Option High (11,700)

This approach would be expected to deliver 200 homes fewer than option 3. As such, growth would most likely be accommodated in locations without having significant effects on existing resources and water quality. Additionally, there would also be a need to consider SuDs in new developments. Therefore, **neutral effects** are predicted.

New settlement:

Scenario A (Discussion of options for delivering 8,100 homes)

Only option 4 involves a new settlement. The effects are therefore **neutral** for options 1, 2, and 3.

It is likely water quality would be unaffected as there will need to be new drainage and water treatment facilities installed as part of any development. Most of the site is actively used for agriculture, and a change of use to residential use could have positive effects on water quality as there may be less run-off of nitrates. These effects are uncertain but are likely to be positive in the longer term considering that the site is adjacent to the River Soar.

In the short term, there is a risk that water quality could temporarily deteriorate as a result of construction activities. However, adequate mitigation measures should ensure any effects are minimised and not significantly negative in the long term. On balance, **neutral effects** are also predicted for Option 4.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 and 6 do not propose a new settlement and thus a **neutral effect** is predicted.

The effects for Option 7 are similar to Option 4 (Scenario A). Whilst the scale of growth is higher, the location of development would be broadly the same. The requirement for adequate drainage and waste water infrastructure to serve a new settlement should also be satisfied, and may be more viable with a greater amount of development to serve. Consequently, the effects are predicted to be the same as for Option 4 (i.e. **neutral effects** overall).

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

Water environment: Water quality

This approach would not seek to deliver any additional growth in the form of new settlements, hence, **neutral effects** are likely.

Overall effects

None of the options are considered likely to have significant negative effects, as the location, spread and scale of developments should ensure that pressures on water quality in any one location are reduced. However, where there is a greater amount of development in settlements, the likelihood of temporary negative effects on water quality is increased. This could be due to an increased pressure on existing water drainage and treatment infrastructure (prior to improvements being secured), and / or construction activities. Conversely, where there could be a change of land use / management, positive effects could be generated by reducing the amount of nitrates run-off into watercourses.

The location that effects are likely to occur differs for each option, as the spread of development is different.

For Option 1, the effects across the Borough are mostly neutral, but for Loughborough and the Leicester urban area, minor negative effects could be generated. In combination these are not significant at a borough scale though. Minor positive effects are predicted for the longer term, reflecting the potential for reduced nitrate pollution from agricultural land at Loughborough.

For options 2 and 3, the effects are generated at the service centres and in Shepshed, rather than Loughborough. Though the effects overall are likely to be of a slightly greater magnitude compared to Option 1, these are still unlikely to be significant from a borough wide perspective. The uncertainties that are recorded reflect the potential for negative effects to be avoided, and with regards to positives, it is unclear what degree of diffuse pollution currently occurs on land that could be developed.

For Option 4, the effects are mostly neutral for settlements across the borough, but there would be potential effects associated with a new settlement, and also due to the scale of growth in Shepshed. Again, the in-combination effects are not predicted to be significant. A new settlement would need to include comprehensive drainage and waste water treatment works in support of development in a relatively isolated location. The scale of growth should provide the economies of scale to secure effective mitigation / enhancement.

Options 5, 6 and 7 involve greater amounts of growth at individual settlements and across the borough as a whole. The potential for negative effects is therefore higher (and less uncertain), as there will be increased development that may be in close proximity to water resources. The increased growth will also put pressure on waste water treatment and drainage infrastructure.

However, it is unlikely that development would be approved without subsequent planned upgrades in the longer term. Implementing sustainable drainage systems should also help to ensure that increased hardstanding does not lead to more surface water pollution, whilst a change in use from agricultural land to residential land could also contribute to a reduction in pollution. In the smaller rural settlements, the additional pressure on smaller waste water treatment sites may be more difficult to manage / more costly.

The hybrid option is predicted to have broadly neutral effects across the borough, with the exception of Shepshed and the Leicester Urban Area, where short term / temporary negative effects could be generated in relation to construction activities. In these locations, the change of use from agricultural land to residential could potentially have minor positive effects in the long term too. Consequently, the overall effects are minor positives and negatives, but there is a degree of uncertainty.

Hybrid Option High (11,700)

At a higher scale of growth, there are increased pressures in relation to water quality. However, this is not thought likely to lead to significant negative effects. There is an assumption that infrastructure could be upgraded to accommodate growth. With regards to positive effects, there remains potential for agricultural land to be converted and any polluting activities being reduced. A greater amount of agricultural land would likely be lost, which increases the likelihood of effects occurring and being positive. However, it is uncertain, given that current pollution levels from agricultural land are not known for specific parcels. Overall uncertain minor positive and minor negative effects are recorded.

Water environment: Water quality

| | Service centres | | Loughborough | | Shepshed | | LUA | | Others | | New settlement | | Overall effects | |
|--|-----------------|----|--------------|----|----------|----|-----|----|--------|----|----------------|----|-----------------|----|
| Scenario A - 8,100 homes | | | | | | | | | | | | | | |
| Option 1: Urban Concentration A | 0 | | -? | +? | 0 | | - | +? | 0 | | 0 | | -? | +? |
| Option 2: Urban Concentration B | - | +? | 0 | | -? | +? | - | +? | 0 | | 0 | | -? | +? |
| Option 3: Settlement Hierarchy | - | +? | 0 | | -? | +? | - | +? | 0 | | 0 | | -? | +? |
| Option 4: Urban Concentration / New Settlement | 0 | | 0 | | -? | +? | 0 | | 0 | | +? | +? | -? | +? |
| Hybrid Option | 0 | | 0 | | -? | +? | -? | +? | 0 | | 0 | | -? | +? |
| Scenario B - 15,700 homes | | | | | | | | | | | | | | |
| Option 5: Urban Concentration | - | +? | - | +? | -? | +? | -? | +? | 0 | | 0 | | - | +? |
| Option 6: Settlement Hierarchy | - | +? | -? | +? | -? | +? | -? | +? | -? | +? | 0 | | - | +? |
| Option 7: Urban Concentration / New Settlement | - | +? | -? | +? | 0 | | -? | +? | +? | | -? | +? | - | +? |
| Scenario C – 11,700 homes | | | | | | | | | | | | | | |
| Hybrid Option (High) | - | +? | -? | | -? | +? | -? | +? | 0 | | 0 | | -? | +? |

Water environment: Flooding

Service centres

Scenario A (Discussion of options for delivering 8,100 homes)

Though some potential development sites are adjacent to flood zones 2 and 3 there are no significant flood risks at any of the potential sites for development in Anstey.

There is also limited potential for effects in Mountsorrel, Rothley, Sileby and Barrow upon Soar for the same reasons.

Sites in Quorn, however, fall within flood zones 2, 3 and 3a and therefore potential for negative effects exists at all levels of growth. For options 1 and 4, the level of growth involved is relatively low and there are sites available that could accommodate growth in flood zone 1. Therefore neutral effects are predicted.

In Rothley, one site is intersected by large areas of flood zone 2/3. However, there is sufficient developable land available that should allow for this location to be avoided for sensitive uses (even at the highest level of growth proposed at this settlement)

For each of the options a **neutral effect** is predicted with regards to new development not being located in flood risk areas. Though there could be potential negative effects at Quorn at higher levels of growth (as for options 3 and 4), these could be avoided by diverting growth to other service centres where flood risk is lower.

The overall level of growth in each of the service centres should not lead to an increased flood risk elsewhere as a result of changes to drainage regimes (provided that suitable drainage improvements are secured). However, this might be more difficult to achieve at higher levels of growth in the service centres (such as for option 2). Nevertheless, a neutral effect is predicted for each option, given that the majority of development sites would be in locations where sustainable drainage solutions ought to be possible to secure.

Scenario B (Discussion of options for delivering 15,700 homes)

At a higher scale of growth the likelihood of sites being within areas at risk of fluvial flooding does not increase substantially, as the available sites at the service centres should allow for development in areas of low flood risk. However, growth at Quorn and Rothley may need to be reduced to avoid negative effects for options xx and xxx. Without this intervention, potential negative effects could occur for these options in this respect.

However, the increase in growth overall could be more difficult to manage in terms of surface water drainage and downstream flood risk. Therefore, **uncertain (minor) negative effects** are predicted for each option at this scale of growth.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. a **neutral effect**)

Hybrid Option High (11,700)

This approach would be expected to see growth and associated effects broadly aligned with option 2, where there is unlikely to be growth on areas identified as vulnerable to flooding. Hence, **neutral effects** are likely.

Loughborough

Scenario A (Discussion of options for delivering 8,100 homes)

Within the Loughborough Urban Area, the majority of potential development sites fall within flood zone 1, with only several sites having small parts of the site falling within flood zones 2 and 3. The sites on the urban periphery (to the south) contain greater areas of flood zones 2 and 3. However, the site options are large, and it should therefore be possible to avoid areas of flood risk and introduce sustainable drainage systems.

For each of the options, the risk of flooding on development sites should be fairly low, as the sites are largely not at risk of flooding. At higher amounts of growth, such as that proposed in option 1, were there would be a need to release more land, then there could be development on sites that involve a greater element of flood risk. This is a potential negative effect, but ought to be possible to mitigate given the nature of the sites.

Water environment: Flooding

In terms of the overall level of growth, and potential changes to hydrology, a large increase in development in and around Loughborough is most likely to contribute to increased flood risk in the longer term. Therefore, option 1 is likely to have the greatest potential for negative effects in this respect also.

Overall, option 1 is predicted to have **minor negative effects**, whilst options 2, 3 and 4 are predicted to have **neutral effects**.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5, would involve considerably more development in Loughborough compared to any option under scenario A. This would most definitely involve the development of sites that contain areas at risk of flooding. However, the nature of flood risk on available development sites ought to allow for significant effects to be avoided provided that sustainable drainage systems are implemented. Furthermore, in addition to that likely to be developed to achieve growth options in scenario A is broadly in areas of low flood risk (south of Loughborough). A **minor negative effect** is predicted for options 5.

Option 6 involves similar growth to option 1, and therefore the effects would be similar (i.e. an uncertain minor negative effect). Option 7 involves a relatively low level of growth, and so the effects are neutral.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. **neutral effects**).

Hybrid Option High (11,700)

This approach would be likely to result in similar growth, albeit 300 fewer homes, to that seen in option 7 and hence **neutral effects** are likely.

Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

Sites available for development in Shepshed are largely within flood zone 1. The exceptions are sites to the west of the settlement, where the perimeter of sites are intercepted by flood zone 2, 3 and 3a associated with Black Brook.

Option 1 states that development would likely be to the west of the settlement and on a range of sites in the urban area. At the scale of growth involved, it would be possible to avoid areas of flood risk and to incorporate SUDs given that the urban fringe sites are greenfield, and the amount of growth would not necessitate development on the entire site area to achieve a viable development. The effects in terms of local surface water drainage are unlikely to be significant given the relatively low level of growth involved.

For options 2 and 3, the level of growth is much higher, and would require more substantial growth at the urban fringes. Presuming this would be on land to the west of the settlement, it ought to be possible to accommodate growth without locating in areas at risk of flooding. The scale of growth required is unlikely to lead to significant changes to surface water runoff, particularly given that areas of green space would remain between new development and areas of flood risk. It is presumed that SUDs would be incorporated into development, which would limit negative effects upon hydrology locally and downstream. However, the potential for **minor negative effects** exists, with some uncertainty.

Option 4 would involve a slightly lower level of growth, and so the effects are predicted to be **neutral**.

Scenario B (Discussion of options for delivering 15,700 homes)

The growth proposed for options 5, 6 and 7 is higher than any option under Scenario A. This is not substantially higher, but the additional land required for development could potentially lead to minor negative effects.

Although significant effects could be avoided through the implementation of adequate and sustainable drainage systems, there would be less flexibility in the layout / density and design of development. Therefore **minor negative effects** are predicted for these three options.

Water environment: Flooding

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. Uncertain **minor negative effects** are therefore predicted.

Hybrid Option High (11,700)

With some additional growth in Shepshed, the effects would depend upon the form of development. With increased capacity on extensions to the west of the settlement, it could reduce potential for effective SUDs, but it should still be possible to avoid areas of flood risk and significant effects. Additional site options to the south of the borough could also be development options, and these are not significantly constrained by flooding. As a result, overall, **minor negative effects** are predicted.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

There is a range of sites potentially available for development in the Leicester Urban Area that do not fall within Flood Zones 2 or 3. However, there are some sites within Thurmaston that fall entirely within Flood Zone 3. Sites in Syston have mixed risks of flooding. Several small sites in the urban area are entirely within flood zones 2/3, whilst others are in flood zone 1. At the urban fringes to the east of Syston, there are sites that are within flood zone 1, but the large site to the south / south east contains substantial areas at risk of flooding. Due to the scale of this site though, a smaller development on the non-affected part of the site could be appropriate.

To deliver 3000 homes (as per options 1 and 2) would require development on available sites in the Leicester Urban Area and upon sites in Syston. There ought to be sufficient land available to avoid areas of flood risk, despite there being but it parts of strategic sites in flood zones 2/3. Consequently, a **neutral effect** is predicted, but there is some uncertainty.

At a slightly lower level of growth but including the site south of Syston (option 4), the Effects would be the same as options 1 and 2.

At a lower level of growth of 1,000 homes (option 3), these potential effects could be more easily avoided and thus a **neutral effect** is predicted with certainty.

The overall level of growth involved could also affect surface water run-off and drainage patterns for any of the options (though to a greater extent for options 1 and 2). However, several sites would likely be brownfield, and it ought to be possible to incorporate SUDs to greenfield site options given their size.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 only involve slightly higher levels of growth to options 1 and 2. Though this would reduce flexibility somewhat, it would be unlikely to generate more significant effects. Therefore, uncertain negative effects are predicted also.

A similar effect is also predicted for option 7 as the sites involved would be the same with the exception of as additional development on the site north east of Thurmaston. This site is adjacent to areas of flood risk, but ought to be possible to deliver providing that a sufficient buffer between areas of flood risk is established as well as the inclusion of sustainable natural drainage systems. The increased scale of growth in the urban area overall may be more likely to contribute to changes in surface water flood risk at this highest level of growth, and therefore the minor negative effects are more certain overall for Option 7.

Hybrid Option (7,800 homes in total)

This approach involves double the amount of growth at the Leicester Urban Area as Option 3, which is less than all the other options (apart from option 3). Whilst negative effects could still occur (as per option 4), the lower scale of growth makes this less likely should more sensitive sites be avoided.

Hybrid Option High (11,700)

This option is likely to see growth aligned with options 1 and 2. As in these previously discussed options, it is expected that there would be sufficient land available in the area to avoid areas of flood risk, but it is not possible to rule this out entirely,

Water environment: Flooding

especially since the large site in Syston contains substantial areas in flood zones 2/3. Consequently, an **uncertain minor negative effect** is predicted.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Sites within the 'other settlements' have mixed risk of flooding. At some settlements, potential development sites do not fall within flood risk zones 2/3 at all, or there are very small overlaps (East Goscote, Cossington, Thrussington, Wymeswold, Hathern and Woodhouse Eaves), whilst in others, small parts of the sites fall within flood zones 2 and 3, but this is mostly at the edges of sites (Thurcaston, Rearsby, Burton on the Wolds, Barkby, Queniborough, Newtown Linford and Seagrave). There is no growth proposed in Swithland. As a result, the potential for negative effects with regards to new development being at risk of flooding is low, even at the higher scales of growth in these settlements.

Growth for option 3 is at a level where it ought to be possible to avoid flood risk and/or implement suitable mitigation in the form of SUDs. The small amounts of growth in the outer settlements would also be unlikely to have major impacts with regards to downstream flooding or local surface water flooding. Therefore, **neutral effect** is predicted.

There is no additional growth proposed in these areas for options 1, 2 and 4, thus **neutral effects** are also predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

There is no additional growth for options 5 and 7, so **neutral effects** are predicted.

Option 6 has similar growth to option 3 in some settlements, but additional growth at others. Despite increases of growth at some settlements, it should still be possible to avoid flood risk, so **neutral effects** are predicted.

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3), and therefore **neutral effects** are also predicted.

Hybrid Option High (11,700)

The growth here would be marginally lower than that set out in option 3, meaning that it is likely that areas at risk of flooding could be avoided and mitigation could be implemented with SuDS. Additional low-level growth in the outer settlements would also be unlikely to have major impacts with regards to downstream flooding or local surface water flooding. Therefore, **neutral effect** is predicted.

New settlement:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 3 do not propose growth at a new settlement. Option 4 proposes 1,000 dwellings on a single strategic site, which is identified at Cotes.

Part of the site that forms the new settlement contains areas that fall within Flood Risk Zones 2 and 3; a small stream running through the site, as well as a small part of the River Soar flood plain. Despite this, the development of the site should be possible to accommodate without increasing flood risk. Not least, the large nature of the site (and relatively low number of homes involved) ought to allow for substantial green infrastructure and sustainable drainage systems to be incorporated. Whilst it ought to be possible to mitigate negative effects and secure enhancements, this shouldn't be presumed at this stage, and so an uncertain minor negative effect is predicted for Option 4.

Scenario B (Discussion of options for delivering 15,700 homes)

The effects for options 5 and 6 are **neutral**, as they involve no growth.

Option 7 proposes 1,500 dwellings at Cotes new settlement. Though this would reduce design and layout flexibility, there is still sufficient land to allow for buffers between development and areas of flood risk. The nature and scale of the site should also support natural drainage solutions as part of green infrastructure. Consequently, the potential for negative effects is still considered to be minor and potentially avoidable.

Water environment: Flooding

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The high growth hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Option 1 is predicted to have a **minor negative effect** overall. This is mainly attributable to several sites potentially being developed in Loughborough that contain areas at risk of flooding. The uncertainties recorded reflect the likelihood that impacts could be avoided through site choice, layout and design. However, the smaller scale, urban nature of sites could make it difficult to avoid some residual minor impacts.

Option 2 is predicted to have **neutral effects** as the majority of locations across the borough would not be significantly affected. Though there is flood risk at Shepshed, it is probable that such effects could be avoided or mitigated on these sites as well as implementing natural drainage solutions. Uncertainties are recorded as the precise effects will depend upon site layout and design.

Option 3 is predicted to have **neutral effects** as the majority of locations across the borough would not be significantly affected. The spread of growth across the borough should allow for areas at risk of flooding to be avoided in the main. The more dispersed nature of growth should also lead to less pressure on drainage infrastructure in any one location. Though there are minor negative effects at Shepshed for Option 3, these are uncertain and the overall picture is neutral.

Option 4 is predicted to have **neutral effects** as the majority of locations across the borough would not be significantly affected. Though there is flood risk at a new settlement, it is probable that such effects could be avoided or mitigated. Uncertainties are recorded as the precise effects will depend upon site layout and design.

Options 5, 6 and 7 are all predicted to have **minor negative effects** with regards to flooding. This is largely due to the overall increase in growth which would be more likely to affect surface water run-off / drainage and the need for waste water treatment upgrades. With regards to development being located in areas of flood risk, it should still be possible to avoid flood zones 2/3 in the main, but higher growth in some locations may bring homes into closer proximity to flood plains. This could be more of an issue in Loughborough for Option 5, at Quorn and Rothley for Option 6 and at Cotes new settlement and the Leicester urban area for Option 7.

Though the effects are more likely to be negative at this scale of growth, mitigation should still be possible, and so significant effects are unlikely.

The Hybrid Option is predicted to have **neutral effects**. The spread of growth across the borough should allow for areas at risk of flooding to be avoided in the main. The relatively dispersed nature of growth should also lead to less pressure on drainage infrastructure in any one location. Though there are minor negative effects at Shepshed, these are uncertain and the overall picture is neutral.

Hybrid Option High (11,700)

At a higher scale of growth, the hybrid option does not increase the effects in relation to flooding for most settlements. However, the likelihood of effects in Shepshed and the LUA is increased, and so overall, **minor negative effects** are predicted.

| Water environment: Flooding | | | | | | | |
|---|-----------------|---------------|----------|-----|--------|----------------|-----------------|
| | Service centres | Lough-borough | Shepshed | LUA | Others | New settlement | Overall effects |
| Scenario A - 8,100 homes | | | | | | | |
| Option 1: Urban Concentration A | 0 | -? | 0 | 0? | 0 | 0 | -? |
| Option 2: Urban Concentration B | 0 | 0 | -? | 0? | 0 | 0 | 0? |
| Option 3: Settlement Hierarchy Distribution | 0 | 0 | -? | 0 | 0 | 0 | 0? |
| Option 4: Urban Concentration / New Settlement | 0 | 0 | 0 | 0? | 0 | -? | 0? |
| Hybrid Option | 0 | 0 | -? | 0 | 0 | 0 | 0? |
| Scenario B - 15,700 homes | | | | | | | |
| Option 5: Urban Concentration | -? | - | -? | -? | 0 | 0 | - |
| Option 6: Dispersed Settlement Hierarchy Distribution | -? | -? | -? | -? | 0 | 0 | - |
| Option 7: Urban Concentration / New Settlement | -? | 0 | -? | - | 0 | -? | - |
| Scenario C – 11,700 homes | | | | | | | |
| Hybrid Option (high) | 0 | 0 | - | -? | 0 | 0 | - |

Land: Soil resources

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

At each of the service centres, site options are predominantly at the urban fringes and would therefore involve the loss of agricultural land in most cases.

Option 1 involves the lowest amount of growth for the Service Centres (600 dwellings).

In Sileby, providing approximately 100 dwellings, could involve a loss of up to 4ha of land, which would most likely be grade 2 land, given its prominence in this location.

At Anstey, accommodating 100 homes would similarly involve a loss of up to 4ha but grade 2 land could be avoided given that there are site options involving grade 3 land.

At Rothley, a similar amount again could be lost (4ha), and this would be grade 2 or grade 3 land dependent upon the sites involved.

For Barrow upon Soar, a similar loss would be expected (4ha of grade 2 land).

There would be limited loss of agricultural land at Mountsorrel as there are site options that do not contain best and most versatile land.

At Quorn, there could also be some loss of grade 3 land, but there are sites that are not agricultural in nature that could be developed.

Overall, the total loss of agricultural land under option 1 could be up to 20ha, with at least half likely to be grade 2. Whilst any loss of agricultural land is considered to be negative from a soil resources perspective, the effects are predicted to be **neutral** as the magnitude of effects is small in the context of resources at a borough scale.

Option 4 involves almost double the amount of growth in the service centres compared to option 1 (except for Mountsorrel, which is the same). Given the need for additional land for development, the loss of agricultural land could be approximately 35ha in total. Again, this would be a mix of grade 2 and 3. The majority of land at Sileby is grade 2, and so a further land could be lost here. At Barrow, a similar loss would be expected, but it could be a mix of grade 2 and 3. Further grade 3 land could also be lost at Anstey, and similarly at Rothley (grade 2 and 3). Despite the greater amount of land that would be lost, this could still be limited to mostly grade 3 land, and is still modest with regards to the overall loss. Therefore, **neutral effects** are predicted still.

Option 3 would involve further growth still at the service centres, with potentially 50 ha being affected in total. The effects are predicted to be a **minor negative** given **the unavoidable loss of Grade 2 land in particular**. From a borough wide perspective, the effects are still not significant though, and would also be unlikely to have major impacts on agricultural economies associated with farmland at the service centres.

Option 2 would deliver 2,100 dwellings across the service centres, which is more than three times the amount for option 1. Wherever this additional growth is delivered, it is likely to lead to further loss of agricultural land. Given the quantum and quality (large amounts of grade 2) of land likely to be lost, a **significant negative effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

All three options are predicted to have **significant negative effects** due to the scale of loss, and the greater likelihood that grade 2 land would be lost too. Options 5 and 7 in particular could lead to the loss of over 100ha of agricultural land.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. a **neutral effect**)

Hybrid Option High (11,700)

The growth associated with this approach would be broadly aligned, albeit with marginally less development, with option 2. The growth is likely to lead to loss of high-quality agricultural land, and hence **significant negative effects** are predicted.

Loughborough

Land: Soil resources

Scenario A (Discussion of options for delivering 8,100 homes)

There are a number of options in the urban area of Loughborough that could accommodate a proportion of new growth under each of the options. This would help to avoid the loss of agricultural land and it is assumed brownfield sites would be maximised as part of the spatial strategy.

However, to meet the required housing targets under each option, there would be a need to release greenfield land on the fringes of Loughborough.

For option 2, which involves the lowest level of growth, the amount of greenfield release would be minimal. The effects are therefore predicted to be **neutral**. Options 3 and 4 propose a greater amount of growth (2,000 dwellings) which will require the release of greenfield land and of the best and most versatile agricultural land.

There would still be some flexibility in site choice though, and so grade 3 land could be targeted rather than grade 2. Overall, a **minor negative effect** is predicted for options 3 and 4. There could be a loss of approximately 35ha of agricultural land.

Option 1 will deliver the most growth in Loughborough compared to the other options. This would necessitate the need for further land take, of which a greater amount would be likely to be grade 2 agricultural land. A **significant negative effect** is predicted, given the higher overall loss and the proportion of higher quality land that will be lost. Up to 100ha of best and most versatile land could potentially be lost.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 would involve substantially more growth compared to options under scenario A. Option 7 would require land for 3,300 dwellings and is also likely to require grade 2 and 3 agricultural land. Growth at these scales would result in the loss of over 100ha of the best and most versatile agricultural land, which is a **significant negative effect**.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. **minor negative effects**).

Hybrid Option High (11,700)

Growth here would be likely to lead to the loss of a substantial amount of grade 2 and 3 agricultural land. The growth would be slightly less than seen in option 7, reducing the loss of the most valuable agricultural land. That said, the approach will still lead to a substantial loss of valuable land, hence **significant negative effects** are likely.

Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

The urban area of Shepshed includes many sites that could accommodate a proportion of new growth under each of the options. There is also non-agricultural land outside the urban area in Shepshed that could accommodate growth. This would avoid the loss of agricultural land and it is assumed brownfield sites would be maximised as part of the spatial strategy. However, as discussed above, to meet the required housing targets under each option, there would be a need to release greenfield land on the fringes of Shepshed.

For option 1, which involves the lowest level of growth in these areas, there ought to be greater flexibility in the choice of sites. There may be enough sites in the urban area and on non-agricultural land to deliver this option. The effects are therefore predicted to be **neutral**. Options 3 and 4 propose additional growth (1,200 – 1,500 dwellings) which will require some uptake of agricultural land. However, grade 2 agricultural land could be avoided in favour of grade 3. Approximately 25 ha of land could be affected, which is a **minor negative effect**.

Option 2 would require greater uptake of the grade 2 and 3 agricultural land to the west of Shepshed, but would still be unlikely to lead to a loss of greater than 60ha. Therefore, **minor negative effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 would all involve more growth compared to options under scenario A. A greater uptake of the best and most versatile agricultural land would therefore be required, which is recorded as a **significant negative effect**.

Land: Soil resources

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. **Minor negative effects** are therefore predicted.

Hybrid Option High (11,700)

Further growth in Shepshed would likely be on agricultural land, and so the **significant negative effects** are more likely to occur.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1 and 2 involve approximately 3000 dwellings. Presuming this consists of a mix of urban sites (i.e. within Thurmaston) and sites on the urban fringe (at Thurmaston, Birstall and adjacent to the A630 for example) and at Syston (a mix of urban and mostly greenfield sites), there would be a potential loss of agricultural land classified mostly Grade 3 land. Site opportunities adjacent to Thurmaston consist of approximately 27ha of grade 3 agricultural land.

This could be lost to development. Similarly, 20 ha of land adjacent to the A630 is classified as grade 3 (though this doesn't appear to be in agricultural use and may not be best and most versatile). Approximately 55 ha of land could also be lost in Syston of either grade 2 or 3 land. Overall, approximately 60-70ha could be lost, with the majority being Grade 3 land. This could be higher though should the brownfield sites in the urban area not be found to be deliverable. This is considered to be a **minor negative effect**.

Option 3 delivers much fewer dwellings, and would therefore be much less likely to lead to the loss of agricultural land. Given that some of the land could be met in the urban area of Birstall and Thurmaston on non-agricultural land, the total loss of grade 3 land would likely be less than 15 ha. Therefore, a **neutral effect** is predicted.

Option 4 also delivers fewer dwellings but would still require substantial agricultural land including Grade 3 (approximately 50ha). However, some sites most suited for agricultural use and of the best quality may be avoided (in comparison to options 1 and 2). A **minor negative effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 involve similar growth as options 1 and 2, and therefore the effects are the same (**Minor negative**). Option 7 includes an additional site north-east of Thurmaston in addition to the majority of available sites in options 5 and 6. The site in its entirety consists of grade 2 and 3 agricultural land. At this scale of growth, a potential **significant negative effect** is predicted.

Hybrid Option (7,800 homes in total)

This approach involves some loss of agricultural land, but like options 1, 2 and 4, the effects are only minor.

Hybrid Option High (11,700)

This approach would see growth aligned with options 1 and 2. As such the effects would be similar, seeing the loss of a large amount of grade 3 agricultural land; resulting in anticipated **minor negative effects**.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

The majority of 'other settlements' fall within the countryside / rural parts of the Borough. Therefore, the majority of land available for development is classified as either grade 2 or grade 3. An even split across the settlements (with the exception of Swithland), there would be some loss of agricultural land in most of the settlements. In some settlements, the loss would predominantly be of grade 3 land (Barkby, Burton on the Wolds, Seagrave, Thurmaston, Woodhouse Eaves, Wymeswold, Thrusington and Hathern), whilst at others it predominantly would likely be grade 2 (Cossington, East Goscote, Queniborough and Rearsby).

Land: Soil resources

It should be noted that several sites in Queniborough and East Goscote are not agricultural in nature. In total, up to 40ha could be affected, but the majority would be grade 3 (which may or may not be best and most versatile land). Given the low magnitude of land likely to be lost, and most of this being grade 3 land, **neutral effects** are predicted for option 3. All other options are also predicted to have **neutral effects** given that there is no growth involved.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 7 are predicted to have **neutral effects** as there is no growth proposed. Option 6 could result in the loss of approximately 65ha of mostly grade 3 land. A **minor negative effect** is predicted, as a greater amount of agricultural land will be lost. However, as Grade 2 land could be largely avoided, the effects are not predicted to be significant.

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3), and therefore **neutral effects** are also predicted.

Hybrid Option High (11,700)

Under this approach, a marginally lower delivery of housing would be seen than option 3. This would be on land predominantly classified as countryside/rural parts of the Borough, which is mostly made up of grade 2 and 3 agricultural land. Given that this approach would offer a slight increase in flexibility to avoid grade 2 land compared with option 3, this approach is likely to lead to **neutral effects**.

New Settlement:

Scenario A (Discussion of options for delivering 8,100 homes)

For options 1, 2 and 3, **neutral effects** are predicted, as these do not involve a new settlement and so agricultural land will not be affected.

The new settlement area falls within the countryside and on land that is classified as grade 2 agricultural land. Therefore, for option 4, development could result in the loss of approximately 40ha of grade 2 land to accommodate the amount of housing growth proposed. As well as land required for housing, there would also be a need for land to accommodate associated uses such as schools and a local centre.

A **minor negative effect** is predicted for option 4, as whilst some best and most versatile agricultural land will be lost, this would not be significant in the context of borough resources.

Scenario B (Discussion of options for delivering 15,700 homes)

No growth is proposed for options 5 and 6. Option 7 would result in the loss of approximately 60ha of grade 2 agricultural land. The scale of growth is such that additional land will be required for associated uses such as local shops, schools and community facilities. Given that a large amount of grade 2 land would be lost, the effects are considered to be **significant**.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Each of the options involve a loss of agricultural land in different locations, but the overall picture is that a substantial amount of agricultural land is likely to be lost regardless. As a consequence, each option is predicted to have **significant negative effects**.

With this being said, certain options do perform less favourably with regards to the total amount of land that would be lost, and the grade of land.

Land: Soil resources

Under Scenario A, the effects are most prominent for option 2 for example, which would involve a greater loss of Grade 2 agricultural land overall. The loss of agricultural land under option 1 is significant at Loughborough, but elsewhere, the loss is limited. Though still significant, the effects of this option are less negative compared to option 2. Options 3, 4 and the hybrid option do not give rise to substantial loss in any one location, but do create negative effects in a wider range of settlements.

For scenario B, all of the options would involve greater loss compared to Scenario A, with a greater loss of Grade 2 land also. Option 7 performs the worst overall as the extents of effects across the borough are more prominent.

Hybrid Option High (11,700)

At a higher scale of growth the hybrid option is likely to result in a significant loss of agricultural land of best and most versatile classification. This would be particularly hard to avoid in the service centres, Loughborough and Shepshed.

| | Service centres | Loughborough | Shepshed | LUA | Others | New settlement | Overall effects |
|--|-----------------|--------------|----------|-----|--------|----------------|-----------------|
| Scenario A - 8,100 homes | | | | | | | |
| Option 1: Urban Concentration A | 0 | -- | 0 | - | 0 | 0 | -- |
| Option 2: Urban Concentration B | -- | 0 | - | - | 0 | 0 | -- |
| Option 3: Dispersed Settlement Hierarchy | - | - | - | 0 | 0 | 0 | -- |
| Option 4: Urban Concentration / New Settlement | 0 | - | - | - | 0 | - | -- |
| Hybrid Option | 0 | - | - | - | 0 | 0 | -- |
| Scenario B - 15,700 homes | | | | | | | |
| Option 5: Urban Concentration | -- | -- | -- | - | 0 | 0 | -- |
| Option 6: Dispersed Settlement Hierarchy | -- | -- | -- | - | - | 0 | -- |
| Option 7: Urban Concentration / New Settlement | -- | -- | -- | --? | 0 | -- | -- |
| Scenario C – 11,700 homes | | | | | | | |
| Hybrid Option (high) | -- | -- | -- | - | 0 | 0 | -- |

Air quality

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Existing services and road networks would be used to support much of the development in the service centres, with the level of growth involved in individual settlements not likely to require strategic infrastructure upgrades. Though increased growth could contribute to traffic and congestion along routes into Leicester and Loughborough, the effects on air quality locally are not likely to be significant due to the spread of development and the absence of air quality management areas (AQMA) or areas of concern at the service centres. These areas are also fairly well served with regards to public transport, and so the potential to mitigate increased growth by supporting modal shift also exists. Consequently, each of the options is predicted to have **neutral effects** with regards to air quality in the service centres.

Scenario B (Discussion of options for delivering 15,700 homes)

At a higher scale of growth, air quality is still not anticipated to be significantly affected in the service centres themselves, but could lead to a worsening of quality in town centres due to increased traffic, congestion and car usage. Furthermore, the overall increase in housing would lead to increased car trips, which could contribute to air quality issues in more sensitive areas such as Loughborough and Leicester City. For options 5 and option 7 a potential **minor negative effect** is predicted, with an **uncertain negative effect** for option 6 which involves a lower level of growth compared to options 5 and 7 (but still higher than options 1-4).

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. a **neutral effect**)

Hybrid Option High (11,700)

This approach would be expected to deliver growth broadly aligned with option 2, albeit marginally lower. Hence, effects are expected to be similar and therefore, **neutral effects** are predicted.

Loughborough:

Scenario A (Discussion of options for delivering 8,100 homes)

Data for Loughborough from 2015 indicates that there has been a significant reduction in the concentration of NO₂ levels around the town centre since the opening of the Inner Relief Road in November 2014¹⁵. The AQMA however still remains within Loughborough (Nitrogen Dioxide (NO₂)) and there is potential for this area to be worsened by concentrated development resulting in more congestion and car journeys.

For option 2 which involves relatively lower levels of growth, development could be contained mostly within the urban areas, and therefore, the need to travel would be somewhat reduced. Therefore, neutral effects are predicted.

Option 1 is most likely to have effects on air quality due to the higher concentration of growth in and around Loughborough. It may be possible to secure infrastructure improvements for larger developments to the south of the settlement. Furthermore, Loughborough has good public transport links, which could help to reduce the increase in car trips associated with new development. Nevertheless, potential **significant negative effect** is predicted.

Options 3 and 4 involve a relatively low amount of growth compared to the existing built up area of Loughborough, and so impacts on air quality (whilst negative) are not likely to be significant.

Scenario B (Discussion of options for delivering 15,700 homes)

At a higher scale of growth, there would be a need to release the majority if not all available sites, which could lead to increased trips to, from and through Loughborough. This could lead to worsening air quality, possibly in AQMA. Consequently, an **uncertain significant negative effect** is predicted for Option 5.

¹⁵ LAQM Annual Status Report 2016 – Charnwood Borough Council

Air quality

The extent of this would depend on site access and infrastructure enhancements that would be delivered to support growth to the south of the settlement. This may very well act as a direct link to the M1 and / or the A6.

The potential to secure strategic road improvements might help to reduce air quality pressures, but this has not been factored into the assessment given that there are no specific schemes planned.

Option 6 would involve 550 fewer dwellings than option 5, which would reduce the potential for negative effects somewhat. Nevertheless, the scale of growth is still relatively high and is likely to lead to additional traffic through Loughborough. Consequently, an **uncertain significant negative effect** is predicted.

Option 7 would involve lower levels of growth compared to options 5 and 6 and so a **minor negative effect** is predicted.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore, the effects are predicted to be the same (i.e. **minor negative effects**).

Hybrid Option High (11,700)

This option would involve marginally less growth than option 7, though still more than options 3, 4 or the hybrid (7,800) approach; hence, **minor negative effects** are predicted with regards to air quality. There is also likely to be an increase in traffic associated with higher growth in Shepshed under this approach.

Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

Option 1 involves a relatively low level of growth which could be accommodated in the urban area. It is therefore unlikely that notable effects on air quality would be generated. **Neutral effects** are recorded.

Option 2 involves substantial growth at the periphery of Shepshed. This could lead to some increase in traffic into and through the town centre. However, the location of development sites would mean that new development has access to strategic routes without having to pass through the town centre. For example, access along Tickow Lane to Ashby Road West. Consequently, **minor negative effects** are predicted.

Options 3 and 4 involve lower levels of growth compared to Option 2, which reduces the potential for negative effects somewhat. Consequently, uncertain **minor negative effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

All three options involve similar or slightly higher levels of growth to option 2. Consequently, **minor negative effects** are predicted.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. **Minor negative effects** are therefore predicted.

Hybrid Option High (11,700)

This option would increase growth in Shepshed, and the locations involved could potentially draw traffic along routes into Shepshed, and towards Loughborough. Combined with an increased growth in housing in Loughborough as well, this is likely to lead to a general worsening of air quality. However, the effects in Shepshed itself are predicted to be **minor negative effects** given background levels of air pollutants associated with traffic.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

Travel into and out of Leicester often suffers peak time congestion along the main arterial routes. This is highlighted by the AQMA in Syston (NO₂), and within Leicester City itself. Increased development at the urban periphery is likely to increase traffic along these routes, which could impact upon air quality in these areas.

Air quality

Monitoring data suggests that annual mean objective of 40µg/m³ is not close to being exceeded in Syston, or in locations around the LUA. Therefore, whilst the level of increased growth involved could lead to a worsening of air quality, the effects would not be expected to be significant for lower levels of growth such as those being proposed for these options.

A **minor negative effect** is predicted for options option 1, option 2 and option 4. For option 3, a **neutral effect** is predicted as the amount of growth focused in these areas is much lower.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 involve a similar growth as options 1 and 2 and therefore **minor negative effects** are predicted. Option 7 involves a slightly higher level of growth, than options 5 and 6 and so the effects are more likely to occur but it is still not at the scale that the effects of air quality would likely be significant, therefore **minor negative effect** is predicted.

Hybrid Option (7,800 homes in total)

The level of growth involved (2000 homes) is closest to option 4 (which is for 2500 dwellings). The effects are therefore predicted to be similar (but to a lesser magnitude). A **minor negative effect** is predicted.

Hybrid Option High (11,700)

The effects of this option are expected to align with those set out for options 1 and 2, due to the fact that it seeks to deliver the same level of growth. **Minor negative effects** are predicted.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Given the more rural nature of some of the 'other settlements' growth in these locations is likely to increase the number and length of car trips. However, the dispersed nature of growth and lack of existing air quality issues in these settlements means that significant effects upon air quality would not be anticipated in these areas. **Neutral effects** are predicted for options 1-4, though it is possible that growth in these areas could contribute to traffic along major routes.

Option 3 would involve growth at the small villages, there is no growth in the small villages under options 1, 2 and 4. Therefore, **neutral effects** are predicted for all other options under this scenario. The level of growth under option 3 would be low in the context of overall development across the borough. Though this is likely to encourage car trips, the effects on air quality would be **neutral** as new homes would not be placed in sensitive areas or generate significant emissions.

Scenario B (Discussion of options for delivering 15,700 homes)

Despite a higher level of growth at the other settlements under option 6, the effects are still predicted to be **neutral**. Options 5 and 7 do not involve growth in these settlements, therefore, **neutral effects** on air quality are also predicted.

Hybrid Option (7,800 homes on total)

The level of growth involved at the other settlements would be relatively low (lower than option 3), and therefore **neutral effects** are also predicted.

Hybrid Option High (11,700)

Growth under this approach would involve slightly fewer homes (200) than outlined in option 3. As such, due to aforementioned discussions, **neutral effect** are likely.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Only option 4 proposes development at a new settlement in Cotes. New development here would need to include accessible services, a well-designed infrastructure network and effective public transport to ensure that car journeys are minimised and that congestion into the main towns in the Borough and surrounding areas is minimised.

Air quality

However, it is possible that **minor negative effects** could be generated on air quality given that there would be concentrated development in a location that would likely lead to higher levels of traffic on routes towards Loughborough. The scale of growth would not generate significant negative effects though.

Scenario B (Discussion of options for delivering 15,700 homes)

Only option 7 proposes a new / standalone settlement. Though it involves 500 more dwellings compared to option 4, **minor negative effects** are predicted also, as the scale of growth would be unlikely to lead to significant effects locally (as air quality is not an issue), or substantially change background levels in Loughborough.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Option 1 focuses growth mainly at Loughborough and the LUA. Growth in these areas could both potentially affect air quality in AQMAs by increasing traffic and congestion in the urban areas. The baseline air quality would remain similar across much of the Borough but could potentially worsen in Loughborough in particular. Given that this is where the majority of air quality issues are experienced, a **potential significant effect** is predicted from a borough-wide perspective. Securing transport infrastructure improvements could help to minimise these effects though, but this has not been fully accounted for at this stage given a lack of definite schemes.

Option 2 shows a similar pattern of development as option 1, with a concentration around the LUA, but more growth is diverted to Shepshed and the Service Centres rather than all towards Loughborough. This is likely to lead to less pressure on the AQMAs at Loughborough, and so effects here are likely to be lower.

The effects in the Service Centres are not expected to be significant, but growth here could still generate trips to and from areas of greater sensitivity such as Leicester and Loughborough. A **minor negative effect** is predicted overall.

Option 3 takes a proportionate approach which should enable a more even spread of development throughout the Borough. This approach would lead to the lowest level of growth at the LUA, and so effects here could be better avoided (though there would still be car trips towards the City from a range of settlements across the borough).

Neutral effects are predicted with regards to the air quality in the majority of areas, but there are potentially negative effects in the Loughborough / Shepshed area. Despite there being less of a focus in any one area, increased traffic and patterns of travel could still contribute to air quality issues in more sensitive locations. An **uncertain (minor) negative effect** is predicted overall.

Options 4 involves a dispersed approach, but also involves a standalone settlement at Cotes. The overall level of growth to the 'north' of the borough at Loughborough, Shepshed and Cotes could potentially lead to negative effects on air quality within Loughborough. However, it is unlikely that the combined effects would be significant. Overall, a **minor negative effect** is predicted.

Options 5 and 6 both propose higher levels of growth to Loughborough. This would lead to an increase in traffic, which could potentially affect air quality. Though the inner link road has reduced air quality problems in the centre somewhat, it is unclear whether the additional level of growth could be accommodated without a worsening of air quality. Combined with the additional growth at Shepshed, **potential significant negative effects** are predicted for both options.

For option 7 the negative effects are likely to be generated with regards to air quality in Loughborough, which could attract additional trips from development nearby, at Shepshed, and a new settlement. The level of growth in and around the LUA is also the highest of any option, and therefore impacts in these areas could potentially be greater. Overall, there is potential for **significant negative effects**.

The hybrid option performs similar to option 4, in that it could generate minor negative effects on air quality in the locations of Loughborough / Shepshed and the Leicester Urban Area. However, there would be no effects recorded at a new settlement (as per option 4). The minor effects that would occur in Loughborough and Shepshed would not be anticipated to combine to generate a more significant effect in this part of the borough.

Air quality

Hybrid Option High (11,700)

This option increases the likelihood of negative effects arising with regards to air pollution from traffic. Significant negative effects are not expected to arise in any particular location, or across the borough as a whole. Overall, this constitutes **minor negative effects**.

| | Service centres | Loughborough | Shepshed | LUA | Other settlements | New settlement | Overall effects |
|--|-----------------|--------------|----------|-----|-------------------|----------------|-----------------|
| Scenario A - 8,100 homes | | | | | | | |
| Option 1: Urban Concentration A | 0 | --? | 0 | - | 0 | 0 | --? |
| Option 2: Urban Concentration B | 0 | 0 | - | - | 0 | 0 | - |
| Option 3: Dispersed Settlement Hierarchy | 0 | ? | ? | 0 | 0 | 0 | ? |
| Option 4: Urban Concentration / New Settlement | 0 | ? | ? | - | 0 | - | - |
| Hybrid Option | 0 | ? | - | - | 0 | 0 | ? |
| Scenario B - 15,700 homes | | | | | | | |
| Option 5: Urban Concentration | ? | --? | - | - | 0 | 0 | --? |
| Option 6: Dispersed Settlement Hierarchy | - | --? | - | - | 0 | 0 | --? |
| Option 7: Urban Concentration / New Settlement | - | - | - | - | 0 | - | --? |
| Scenario C – 11,700 homes | | | | | | | |
| Hybrid Option (high) | 0 | - | - | - | 0 | 0 | - |

Climate change

Overall effects

The ability to deliver resource efficient and resilient developments ought not to be dependent upon location to a great extent. Therefore, the distribution of homes should have the same effects on emissions from the built environment regardless of location. Development in any location should also provide opportunities to introduce resilience measures such as green infrastructure, green roofs and SUDs. For this reason, effects at a settlement level have not been determined.

The effects of each option within scenario A (including the hybrid option) on emissions (from the built environment) are predicted to be neutral; as such growth might be expected to occur anyway in the absence of the plan (albeit in a less strategic manner). For scenario B, the level of growth is much higher, and thus the overall emissions on the Borough may be expected to increase (though this could correspond in a decrease elsewhere).

Location can however, lead to differences in the amount of emissions from transport, and certain locations or types of sites (larger mixed-use with demands for heat) may also be more likely to support decentralised energy schemes. These factors are discussed below with regards to each option. The effects have not been broken down by different levels of the settlement hierarchy, as impacts in one area could offset those in another. Therefore, it is more appropriate to discuss the overall implications at a borough level for each option with regards to emissions and resilience. It should also be acknowledged though that the impacts within the Borough are interlined with those in surrounding areas, as climate change is a cross boundary issue.

Option 1 focuses the majority of growth in Loughborough and the principal urban area. Both these locations have good access to jobs, services and public transport. Therefore, new development should be less likely to generate long car trips (and associated emissions). This option would also not lead to further growth in less accessible locations. Whilst there is no solid evidence to support decentralised energy schemes, the scale of some site options in Loughborough, and the higher heat demand in the urban area could make these locations more suitable for such schemes.

Larger site options may also be more appropriate for delivering strategic green infrastructure improvements, which can help with climate change resilience for wildlife and for human health. This could be particularly beneficial for more built up areas such as Loughborough, Shepshed and Syston, in terms of helping to reduce a potential heat island effect. Consequently, a **minor positive effect** is predicted.

Option 2 still focuses a large proportion of growth to the LUA, but slightly less to Loughborough and more to Shepshed, whilst including growth at the service centres. Whilst access to services, facilities and jobs are more accessible in Loughborough compared to the service centres; these settlements still offer reasonable accessibility. Therefore, anticipated trips by car ought not to be significantly higher compared to Option 1. With regards to the baseline position, the changes are likely to be minor.

With regards to resilience, growth at some of the service centres would be on smaller scale sites, and so strategic improvements may be more difficult to secure. The lower demand for heat and the smaller scale of sites could also make decentralised energy opportunities less feasible. Consequently, the **minor positive effects** are more **uncertain**.

Option 3 disperses growth further, with slightly less development at Loughborough and the service centres, but more at 'other settlements' at a lower level of the settlement hierarchy. Given that some of these settlements have poorer access to services, facilities and public transport, this option is more likely to lead to an increase in car trips and associated emissions. The opportunities for strategic resilience measures or low carbon energy schemes are also likely to be more limited for the smaller-scale site options at these settlements. On balance a **neutral effect** is predicted. In the absence of a Plan, one might expect some growth at different levels of the settlement hierarchy anyway. This option would not lead to substantial differences in travel pattern and emissions compared to the baseline situation.

Option 4 would see the majority of the growth at the LUA, Loughborough and Shepshed, but also at a new settlement. Directing the majority of the growth to areas such as the LUA, Loughborough and Shepshed ought to be positive with respect to a reduction in emissions from transport (given that they are relatively well serviced by public transport). The service centres will only have a small increase in growth, which is likely to result in neutral effects. The new standalone settlement is not well serviced by public transport, and therefore could promote car travel. However, it is likely that public transport would need to be secured to demonstrate that a new settlement here is sustainable. Overall for option 4 **uncertain positive effects** are predicted.

Options 5, 6 and 7 all involve a higher level of growth overall across the borough. This would be expected to lead to an increase in emissions relating to the built environment and transport (purely due to an increased amount of house building). However, the emissions could offset growth that would occur outside the borough, or simply mean that emissions are increased in the short term, but lower in the longer term. In respect of the plan period though and within Charnwood, this constitutes a **minor negative effect** for each option. It should be noted however, that new developments

Climate change

are likely to be of a higher standard with regards to resource efficiency, and so the net emissions per capita ought to shift over the longer term.

Options 5 and 6 involve a higher amount of growth at Loughborough, Shepshed and the Service Centres in particular. Loughborough and the service centres are well serviced by public transport, which should help to minimise any increases in emissions from transport. At an increased scale of growth, the opportunities for decentralised energy schemes could potentially increase too, but there is considerable uncertainty. On balance, a **minor negative effect** is predicted for both options.

Option 7 also involves increased growth in Loughborough/Shepshed, and the Service Centres, but at a lesser extent compared to Options 5 and 6. The balance of growth is mostly at a new settlement of a higher scale. Similar to options 5 and 6, growth would be likely to have minor negative effects in relation to increased emissions. A new settlement of this size could potentially offer opportunities for decentralised energy, but again uncertainties exist. On balance, **minor negative effects** are predicted.

For the hybrid option, the bulk of growth is located at Loughborough, Shepshed and the Leicester Urban Area (6000 out of 7800 homes). These locations have excellent access to public transport and are well located in relation to employment. Therefore, the length of trips ought to be relatively short, and there would be options to use public transport. From a transport emissions perspective, this is a positive effect.

Whilst there is no solid evidence to support decentralised energy schemes, the scale of some site options in Loughborough, and the higher heat demand in the urban area could make these locations more suitable for such schemes.

Larger site options may also be more appropriate for delivering strategic green infrastructure improvements, which can help with climate change resilience for wildlife and for human health. This could be particularly beneficial for more built up areas such as Loughborough, Shepshed and Syston, in terms of helping to reduce a potential heat island effect. Consequently, a **minor positive effect** is predicted.

Despite a smaller amount of growth being located in the smaller settlements, the increase in emissions associated with new homes here would be offset by the benefits described above.

For the high growth hybrid option, 9000 of the total 11,700 homes would be located in Loughborough, Shepshed and the Leicester Urban Area. The merits of these areas include good public transport, local employment and nearby services. Hence, sustainable modes of transport and a reduction in car dependency may be expected, resulting in positive effects in this respect.

Whilst there is no solid evidence to support decentralised energy schemes, the scale of some site options in Loughborough, and the higher heat demand in the urban area could make these locations more suitable for such schemes. Whilst this would be positive, effects are not guaranteed.

Effects discussed previously in relation to the lower growth hybrid option relating to green infrastructure are replicated here, with a greater likelihood due to the additional growth, leading to positive effects. Similarly, the growth in smaller settlements and associated increases in emissions would be likely to be offset by the benefits outlined under the lower growth hybrid option.

With regards to carbon emissions associated with increased growth and traffic, this option involves less than the 15,700 dwellings which generate minor negative effects, but still considerably more than the lower growth scenario of 8100 homes. The additional growth involved would mostly be located in accessible locations, which should help to minimise additional emissions. However, the overall increase in growth could potentially offset any benefits. Overall, the picture with regards to carbon emissions is therefore **neutral**.

| | Service centres | Loughborough/Shepshed | LUA | Small villages | New settlement | Overall effects |
|--------------------------|-----------------|-----------------------|-----|----------------|----------------|-----------------|
| Scenario A - 8,100 homes | | | | | | |
| Option 1 | / | / | / | / | / | + |
| Option 2 | / | / | / | / | / | + |
| Option 3 | / | / | / | / | / | 0 |

| Climate change | | | | | | |
|---------------------------|---|---|---|---|---|----|
| Option 4 | / | / | / | / | / | +? |
| Hybrid Option | / | / | / | / | / | + |
| Scenario B - 15,700 homes | | | | | | |
| Option 5 | / | / | / | / | / | - |
| Option 6 | / | / | / | / | / | - |
| Option 7 | / | / | / | / | / | - |
| Scenario C – 11,700 homes | | | | | | |
| Hybrid Option | / | / | / | / | / | 0 |

Historic Environment

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

As a general point, growth throughout the Soar Valley is likely to have greater potential to affect areas of possible archaeological importance, as these locations are where human activity has been focused. In terms of effects on the historic built environment, this varies for each settlement.

At Barrow-upon-Soar, none of the site development options are in locations that should lead to significant effects upon the character of the settlement or any historic assets. However, several of the sites are not logical extensions to the urban area, so could affect the feel of the urban fringes. Where an open countryside is important to the setting of heritage assets such as farm buildings, these changes could be detrimental.

For options 1-4 the level of growth involved would be a maximum of 400 dwellings. There should be sufficient scope to accommodate such growth in a sympathetic way given the choice and location of sites. Therefore, **neutral effects** could be anticipated.

At Quorn there is sufficient development capacity in non-sensitive locations alongside the A6. These could accommodate the level of growth involved without generating negative effects. However, there are also site options to the south of the urban area which are within/adjacent to the Conservation Area. Should these sites be developed, the potential for **minor negative effects** would be higher for Option 2 in particular (which involves the highest level of growth under scenario A). This is an uncertainty at this stage though. There are a variety of site options in Sileby. Effects upon cultural and natural heritage would be dependent upon which sites were developed. There are sizeable development opportunities at the urban fringe that ought to be possible to deliver without having a negative effect upon the character of the settlement. However, those sites that are better located with regards to access to facilities and services are located in close proximity to the Conservation Area and a number of listed buildings. Should the strategy involve these sites, the potential for effects is higher, but still unlikely to be significant. At lower levels of growth such as for options 1 and 4, the effects are more likely to be **neutral**, but they could be **minor negative effects** at the higher levels of growth such as for option 2.

At Rothley, the potential for negative effects is broadly greater when compared to the other service centres, as development could cut into Rothley Park, which provides the setting for a range of historic assets. Development would also be within the Charnwood Forest area (though at the outer edges of the defined area). There are other development opportunities, such as at Woodcock Farm, but this could negatively affect the setting of a listed building (Woodcock Farm Barn).

For options 2 and 3, the level of growth required would be higher, and so a **minor negative effect** is likely, as it would be necessary to involve sites in more sensitive locations. However, appropriate densities and mitigation should still be possible to ensure significant effects are avoided. For options 1 and 4, the effects are more likely to be **neutral** but cannot be ruled out given that several of the site options could give rise to effects. Therefore, the effects are uncertain.

For Anstey, growth opportunities could potentially sit to the west / south west of the Conservation Area, affecting the open nature of this area. Development here could potentially have minor negative effects but could probably be avoided at lower growth options. Other site options on the urban fringe would involve extensions to suburban residential areas, which are not particularly sensitive with regards to the historic environment. Small scale extensions in this area (to the south of Anstey) should be possible to accommodate without generating significant effects. Each of the options involves less than a total of 400 dwellings, so it should be possible to avoid negative effects.

Overall, the effect on the service centres is not predicted to be significant for any of the options. Options 2 and 3, which propose the most growth in these settlements, have the potential for negative effects at Quorn, Rothley and Sileby. However, avoidance of sensitive areas would be possible. Overall, a **minor negative effect** is predicted for these options. Option 1 and 4 (to a lesser extent) would allow for growth to be delivered at suitable locations and densities to allow for negative effects to be avoided in most of the service centres. Therefore, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 involve more growth in the service centres compared to the options for scenario A. In particular, Options 5 and 7 would lead to relatively large amounts of development. For Rothley, it would be necessary to develop in the Charnwood Forest area, and also on a site where a listed building would be affected. In Barrow, development could be accommodated without directly affecting the historic environment, but the settlement form would change considerably.

Historic Environment

At Sileby, the effects would be similar, but there would also be areas involved within close proximity to the Conservation Area.

At Anstey, the degree of change required would reduce the potential for sensitive development, and though heritage assets could be protected, there would be a change to the character of the settlement. Overall, the potential for **significant negative effects** increases for options 5 and 7, but this is still not a certainty, and would more likely involve effects on the settlement form rather than on the condition or setting of designated heritage assets. There is therefore a degree of uncertainty. For Option 6, the level of growth is still such that only **minor negative effects** would be anticipated overall.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. a **neutral effect**)

Hybrid Option High (11,700)

This option would see similar growth levels as outlined in option 2 (albeit very slightly less), as such similar effects are likely to be experienced in the service centres. Assuming distribution occurs in a similar pattern across the service centres, effects would be expected to be aligned. There would be the potential for some minor negative effects at Quorn, Rothley and Sileby, however there would also be a degree of flexibility which may help to avoid development on the most sensitive areas; though, it would be difficult to avoid any adverse impacts at all. Hence, overall **minor negative effects** are predicted.

Loughborough

Scenario A (Discussion of options for delivering 8,100 homes)

For each of the options, it is likely that there would be maximisation of brownfield sites in the urban area.

There are several sites that fall within or adjacent to the Conservation Area and/or contain listed buildings. At some sites, it ought to be relatively easy to avoid harm to the historic environment, and perhaps achieve enhancement (for example, 45-54 Pinfold Gate falls within a site option, but this frontage could be retained and the surrounding built environment improved). There are sites adjacent to Conservation Areas that do not add to their character, and redevelopment ought to improve the built environment (for example, site options at Lemyngton Street, Land at True Lovers Walk / Frederick Street, Station Avenue, Leicester Road/Aumberry Gap). At other sites though, there could be potential negative effects on heritage that are difficult to avoid (for example; Rosebury School site - which could involve the loss of a listed building, or Land off Leicester Road – which could change the open nature of Loughborough Chapels). Overall, the effects in the urban area of Loughborough are anticipated to be **neutral**. The growth proposed in option 2 can likely be achieved through sites in the urban area. There may be some minor negative effects at certain sites, but positive effects / enhancements at others.

Options 3 and 4 would likely require site options to the south of Loughborough. The potential for effects therefore is somewhat higher, as there are a number of heritage assets close to the Charnwood Forest. Development here would likely change the setting of these assets. For options 3 and 4, it may be possible to avoid the most sensitive locations through site choice / location and / or lower density development. Therefore, only **minor negative effects** are predicted at this stage. For Option 1, the scale of growth is much greater and so the extent of development to the south would be greater. This would affect the open nature of the area more substantially and is therefore more likely to have significant negative effects upon the setting of heritage assets (there are several listed buildings at the urban fringes and within the Charnwood Forest itself).

A **significant negative effect** is predicted at this stage for Option 1, though there is potential for this to be avoided dependent upon the nature of development.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 would also require site options to the south of Loughborough. For Option 5, the extent of additional housing required would reduce opportunities to minimise effects, and so **significant negative effects** are likely. For Option 6, the amount of growth is slightly more compared to Option 1, but the overall effects are broadly the same (i.e. a **significant negative effect**). For Option 7, the level of growth is lower than Option 1 and so the potential for significant negative effects ought to be slightly lower, but still exists.

Historic Environment

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore, the effects are predicted to be the same (i.e. **minor negative effects**).

Hybrid Option High (11,700)

The option would see a marginally lower amount of growth as outlined in option 7. Significant negative effects are uncertain for Option 7, as the setting of heritage assets could potentially be affected. Whilst growth is slightly lower for the hybrid (high) option, the potential for significant effects still exists and without specific mitigation measures, cannot be ruled out. As such **uncertain significant negative effects** are predicted overall.

Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

The sites available for development do not contain nor are adjacent to designated heritage assets. Development here would not be expected to affect the setting of more distant heritage assets, either as they are relatively well screened or have no major bearing on the character of the area.

The scale of growth involved for option 1 would necessitate a more limited scale of growth which would lead to fewer changes to the character of the urban fringes. Effects are predicted to be **neutral**.

For options 2, 3 and 4, there would be a much higher level of development involved, likely including large and medium-sized sites to the west of Shepshed. Despite the scale of growth however, it is not anticipated that development would have significant effects, as there are few designated or locally important heritage assets in these areas. **Neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 all involve further growth (300 – 450 additional homes) compared to Option 2 (which is the highest growth option under Scenario A). The broad location of development would likely remain the same, but could potentially be more widespread, or of a higher density. Therefore, the potential for negative effects on the form of the settlement are greater. With regards to historic assets, the effects are still unlikely to be significant, but **potential minor negative effects** are identified.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. **Neutral effects** are therefore predicted.

Hybrid Option High (11,700)

Though this option involves further growth still at Shepshed, the site locations involved are unlikely to have direct effects with regards to designated heritage assets (as they are mostly concentrated within the urban area). However, the increased scale of growth involved could possibly lead to minor negative effects on the form of the settlement. These are potential minor negative effects.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

Effects of development in Thurmaston and Birstall are predicted to be neutral. The site options are either industrial in nature, or on the edge of established housing estates. Neither contains important heritage assets, nor do they contribute positively to the character of the settlements. Likewise, site options adjacent to the A5630 are not likely to have effects upon the historic environment.

However, site options close to Hamilton Grounds Farm could have significant negative effects upon the Deserted village of Hamilton Scheduled Monument. An open rural setting can be important to Scheduled Monuments of this type, and thus development in this location (particularly on the adjacent site option) could alter its setting. For each of the options 1-4, this site could be avoided, but this would depend upon the majority of other sites being available and deliverable (so effects can't be entirely ruled out at this stage).

Historic Environment

There are a mix of smaller scale site opportunities in the urban area of Syston, and larger greenfield site options to the urban fringes. Though some of the urban options fall within the conservation area it should be possible to secure sensitive design that brings about improvements to the built environment. For options 1, 2 and 4 there would also be a requirement to release land at the urban fringes. The scale of growth required should be possible to accommodate without having substantial effects on the character of Syston. However, some sites on the urban fringe of Syston include areas of archaeological interest which may be of value. It will also be important to avoid effects upon the settlement of Barkby, which could be affected by large scale development to the south of Syston if it is not carefully located and designed. For options 1, 2 and 4, this presents the potential for negative effects.

Overall, a **neutral effect** is predicted for Option 3, as this involves a low level of growth that could be accommodated in non-sensitive locations.

For Options 1, 2 and 4, there are some parts of the urban area where effects would be neutral or potentially positive, but in Syston there could be effects on the character of the Conservation Area. If sites close to the Deserted Village of Hamilton were involved, the effects would likely be negative. However, it is uncertain whether these would be allocated, and so this is reflected in the overall effects being identified as **uncertain minor negatives**.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 involve a similar level of growth as options 1, 2 and 4. Therefore an **uncertain minor negative effect** is also predicted. Option 7 includes a large site north east of Thurcaston in addition to the growth in options 5 and 6. There is a grade II listed building and an area of archaeological importance adjacent to the site, but effects ought to be possible to avoid. However, the large scale nature of the site could have impacts upon the character of the Thurcaston Conservation Area. A **minor negative effect** is therefore predicted for Option 7.

Hybrid Option (7,800 homes in total)

Similar to Options 1, 2 and 4, this approach could have neutral or positive effects in terms of the built environment throughout Birstall / Thurmaston. It is considered unlikely that sites would be brought forward that would affect the Deserted Village of Hamilton, especially as the Hybrid Option involves lower levels of development than options 1, 2 and 4. Therefore, neutral effects are predicted overall.

Hybrid Option High (11,700)

This option would involve the same growth as outlined in options 1 and 2. Hence, its effects would be expected to be aligned, leading to predicted **uncertain minor negative effects**.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 4 involve no growth in the 'other settlements' and so **neutral effects** are predicted.

Modest growth at some of the other settlements ought to be accommodated without having significant effects upon the character of the settlements or the historic core. For example, site options in Queniborough are unlikely to lead to major changes to the approach to the settlement or having negative effects on historic features. Likewise, site options in East Goscote and Hathern should not be particularly sensitive to change.

At other settlements, the potential for effects is higher. For example, Thrussington as a relatively small settlement with a rural character could potentially be adversely affected by growth. The extent of the settlement would be increased, and this could affect approaches into the village. At higher scales of growth, significant negative effects could be generated.

At Wymeswold, development of sites could affect the rural 'feel' of approaches into the village along East Road and narrow Lane. Whilst low density, sensitive schemes could possibly be delivered, a change to the character of the settlement is likely (which could have adverse implications for the setting of heritage assets within the village and the character of the conservation area). Consequently, minor negative effects could be anticipated.

Most sites in Seagrave fall within an area of archaeological alert or interest and thus could hold historic significance.

Historic Environment

There are several site options in Rearsby, and the effects would be dependent on those which were allocated. Potentially, the character of the Conservation Area could be affected at higher levels of growth.

At the smaller villages and hamlets, the potential to affect the character of settlements is likely to increase given their smaller size, rural nature and in some instances sensitive locations (for example Newton Linfield).

The majority of hamlets / small villages are designated as Conservation Areas and contain a number of listed buildings. Even a small amount of growth in these locations may alter the setting of the listed buildings as well as encroaching into the Conservation Areas (for example Woodhouse Eaves).

Overall, Option 3 is predicted to have a **minor negative effect**. Growth at the other settlements could be accommodated in the main, without having a significant effect upon settlements, if implemented sensitively on sites that have the least impact on the historic environment. The scale of growth proposed should allow some flexibility in the sites that can facilitate growth and thus avoid significant effects. In settlements where effects are highly likely due to the location and context of the sites, delivering low density and sympathetic design to emulate the rural feel of these settlements can reduce effects.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 7 involve no growth in the 'other settlements' and so **neutral effects** are predicted. The growth for option 6 is greater than that proposed in option 3 (scenario A) with an additional 800 dwellings to accommodate. In some locations, the additional amount would be unlikely to lead to negative effects, as there is sufficient site capacity in non-sensitive areas; this includes Queniborough and East Goscote. In other locations, such as Barkby, Newton Linford and Wymeswold, additional growth would be very likely to generate negative effect due to the scale of growth involved and the sensitivity of the villages to change. Therefore, **significant negative effects** are predicted overall.

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3). The potential for negative effects is therefore lower, and it is more likely that negative effects could be avoided. Consequently, **minor negative effects** are predicted, with a degree of uncertainty (i.e. they may not occur depending upon site choice and design).

Hybrid Option High (11,700)

Growth under this approach would see 200 fewer homes than outlined in option 3; this would be expected to result in a greater level of flexibility relating to site allocation and densities. Consequentially, the most sensitive sites would be avoidable and scheme design could go some way towards mitigating adverse impacts on settlement character. Hence, as in option 3, **minor negative effects** are predicted.

New settlement:

Scenario A (Discussion of options for delivering 8,100 homes)

The new settlement option (as proposed in option 4) involves growth at Cotes, a small village with several listed buildings and an adjacent Scheduled Monument (Cotes deserted medieval village). An application for a large scale mixed use development was submitted (P/13/1842/2) to the Council and Historic England considered that there could be substantial harm to the Scheduled Monument on the basis of the plans submitted. Though a new scheme here could be designed and laid out differently so as to reduce harm, the potential for negative effects clearly exists.

Overall, a **significant negative effect** is predicted, as there is evidence that development could cause substantial harm to heritage assets. A **neutral effect** is predicted for options 1, 2 and 3, as no growth is proposed.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 do not involve growth at the new settlement and therefore **neutral effects** are predicted. Option 7 involves addition growth at Cotes when compared to option 4 (scenario A), and so a **significant negative effect** is also predicted.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Historic Environment

Hybrid Option High (11,700)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Option 1 is predicted to have a **minor negative effect** from a borough-wide perspective. The scale of growth in service centres and Shepshed should avoid any adverse effects and there is no growth planned for other settlements or for a new settlement. Whilst the effects at the LUA could potentially be avoided (hence an uncertain negative effect), there could be significant negative effects in Loughborough both within the urban area and at the urban fringes. Nevertheless, the lack of effects in sensitive locations throughout the Soar Valley, and the potential to minimise effects in Loughborough means that the effects are not considered to be significant overall.

For option 2, an **uncertain minor negative effect** is predicted. Due to the scale of growth at the service centres, it might be difficult to avoid effects upon heritage assets in some settlements. There may also be greater potential to affect areas of archaeological value given past activity along the Soar Valley. The effects in Loughborough are less likely to be negative though (compared to option 1), but there is some uncertainty for the LUA. No other notable effects are likely across the borough, and so the implications of this option in this context are considered to be minor (and potentially avoidable).

Option 3 proposes lower growth in the LUA, which would mean that negative effects here were less likely. However, the effects at service centres and Loughborough would be more certain to occur and of a negative nature. Overall, a **minor negative effect** is still predicted, reflecting effects on the character of a number of settlements across the borough, including Loughborough. The effects are not significant from a borough-wide perspective though, as there would be neutral effects in the LUA and Shepshed and potential to minimise effects in the smaller settlements.

Option 4 is predicted to have **significant negative effects**. There could be significant negative effects associated with the new settlement. However, the minor effects at the LUA could probably be mitigated or avoided depending upon the location of sites involved and design. Neutral effects are also predicted for service centres, Shepshed and other settlements, which have sensitive character. Despite the lack of effects in most locations. The significant effects at a new settlement are considered significant at a borough-wide scale when considered in combination with the negative effects in Loughborough and the LUA.

Options 5 and 6 are predicted to have **significant negative effects**. Each option could have negative effects in Loughborough, as well as at the service centres (to a lesser extent). Generally, the effects are lower at Shepshed, the other settlements, and the LUA, but still of a negative nature broadly. On a borough-wide level, the effects are recorded as potentially significant, because negative effects could occur across many of the borough's settlements (in some instances being significant). However, there is uncertainty about whether effects would occur, and / or their extent. Therefore, the effects could be lower, hence the uncertainty for Option 5. For Option 7, there are similarly negative effects across the borough, but with the added impacts identified at the new settlement, therefore, a **significant negative effect** is predicted overall.

Though each of these options could generate significant negative effects, it is important to acknowledge that mitigation, avoidance (though more difficult at this scale of growth) and enhancement could be secured through accompanying plan policies. Therefore, this level of growth is not inherently significant with regards to the historic environment. At this stage however, uncertainty about the policies that would support the strategy means that a significant effect ought to be predicted.

The Hybrid Option is predicted to have **uncertain minor negative effects**. In the main, neutral effects are predicted across the borough with the exception of Loughborough, where minor negative effects are predicted. There could also be minor negative effects at some of the smaller settlements, but these could be avoided with site selection, layout and design.

Hybrid Option High (11,700)

At this higher scale of growth, the potential for negative effects increases slightly in most locations, but remains relatively the same for the 'other settlements' overall. The effects are not predicted to be significant, but are predicted with greater certainty compared to the hybrid option at a lower scale of growth. As such, **minor negative effects** are predicted overall.

Historic Environment

| | Service centres | Loughborough | Shepshed | LUA | Others | New settlement | Overall effects |
|--|-----------------|--------------|----------|-----|--------|----------------|-----------------|
| Scenario A - 8,100 homes | | | | | | | |
| Option 1: Urban Concentration A | 0 | -- | 0 | _? | 0 | 0 | - |
| Option 2: Urban Concentration B | - | 0 | 0 | _? | 0 | 0 | _? |
| Option 3: Settlement Hierarchy | - | - | 0 | 0 | - | 0 | - |
| Option 4: Urban Concentration / New Settlement | 0 | - | 0 | _? | 0 | -- | -- |
| Hybrid Option | 0 | - | 0 | 0 | _? | 0 | _? |
| Scenario B - 15,700 homes | | | | | | | |
| Option 5: Urban Concentration | --? | -- | _? | _? | 0 | 0 | -- |
| Option 6: Settlement Hierarchy | - | -- | _? | _? | -- | 0 | -- |
| Option 7: Urban Concentration / New Settlement | --? | --? | _? | - | 0 | -- | -- |
| Scenario C – 11,700 homes | | | | | | | |
| Hybrid Option | _? | --? | - | _? | _? | 0 | --? |

Minerals

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

The potential for mineral resources to be sterilised by development varies at each of the service centres, as outlined below.

Anstey – A total of 5ha of development land falls within an igneous rock safeguarded area. It is likely this could be avoided under each spatial option due to the flexibility in site choice.

Barrow upon Soar – A total of 25ha of gypsum rock, 17ha of sand and gravel, and 2.6 ha of igneous rock overlaps with development site options. However, not all of these site options would be required under any of the spatial options. It ought to be possible to avoid loss for option 1 (the lowest level of growth). However, an overlap with 4ha sand and gravel and/or Gypsum mineral safeguard areas (MSAs) could occur for option 3. Option 2 has a slightly higher level of growth which could potentially lead to a loss of 10 hectares of Gypsum depending on what sites are used for development. Option 4 will have a minor negative effect it has a fairly low level of growth of 200 homes but could result in the loss of 5.1 hectares of Gypsum depending on what sites are used for development.

Quorn – Option 1 and 4 have housing numbers that are 100 and 200 could effect a small amount of sand and gravel sites in Quorn around 3.5 hectares could be effected. Option 3 and 4 which has housing numbers of 400 could potentially lead to the loss of 4.5 hectares of Sand and Gravel. However, it is unlikely that minerals extraction would be feasible on the sites involved, and the loss would be very small for any of the spatial options.

Sileby – There are a range of site options overlapping with minerals safeguarding zones. Approximately 2.2ha fall within Gypsum safeguarded areas, 33ha within sand and gravel, and 2 ha of igneous rock. However, not all of these site options would be required under any of the spatial options. There are also site options not falling into minerals safeguarded areas. At lower levels of growth (option 1 and 4) it is possible that sites in the urban area could accommodate development needs. For flexibility, greenfield sites may be required though, so potentially a small amount of mineral resources could be affected. At double the amount of growth (option 2 and 3) the potential for slightly greater loss (no more than 15ha) of minerals could be affected (the majority would be sand and gravel).

Rothley - There are a range of site options overlapping with minerals safeguarding zones. Approximately 36ha fall within safeguarded areas for sand and gravel. However, not all of these site options would be required under any of the spatial options. For option 1, approximately 5 ha could be affected, the highest growth option is under Option 2, but not more than 15ha of mineral land would likely be lost. Under option 3 up to 8ha of mineral land could be affected and under option 4 around 6 ha of land could be affected.

Mountsorrel – There are some sites that overlap with mineral safeguarding zones with sand and gravel (114.75 hectares) and igneous rock (49.5 hectares), however the sites are close to housing or already built on so it is unlikely there would be negative effects on economically available minerals. Options 1- 4 will likely have a neutral effect on minerals as the scale of growth is small and therefore the sites needed for it could avoid overlap with the mineral safeguard zones.

Overall, the magnitude of effects correlates with a higher level of growth, as there would be greater land loss and less flexibility in site choice to avoid the sterilisation of minerals. In this respect, option 2 performs the worst, and Option 1 performs the best. The effects for Option 1 are **neutral**, as there would be minimal overlap with resources. For options 2, 3 and 4, uncertain **minor negative effects** are predicted overall from a borough-wise perspective. It may be possible for negative effects to be avoided in the main, but this is not a certainty.

Scenario B (Discussion of options for delivering 15,700 homes)

At each of the Service Centres (apart from Mountsorrel) there is increased development under Options 5 and 7, and to a lesser extent option 6. Broadly speaking, this means that the likelihood of overlap with mineral safeguarded zones is higher. This would lead to greater potential for sterilisation in Anstey, Barrow upon Soar, Sileby and Rothley.

Option 5 and 7 are predicted to have **minor negative effects** overall given the much higher level of mineral resources that could potentially be sterilised. However, a lot of areas involving overlap would not necessarily be economically viable sources of minerals, and so the effects are unlikely to be significant in this respect.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. uncertain **minor negative effects**).

Hybrid Option High (11,700)

This approach would involve 100 fewer houses than outlined in option 2, as such effects are expected to be broadly aligned.

Minerals

The slight reduction in housing delivery when compared to option 2 would allow for some increased flexibility on site allocation / layout. This may result in less overlap with safeguarded minerals in the service centres. When looking at a borough-wide scale, due to the fact that there is some potential to avoid the more significant negative impacts, effects are likely to be **uncertain minor negative effects**.

Loughborough

Scenario A (Discussion of options for delivering 8,100 homes)

To the south east of Loughborough, several site options fall within sand and gravel minerals safeguarding areas (with a total of approximately 90ha overlapping). Development here could therefore potentially sterilise these resources.

Option 1 involves the highest level of growth under Scenario A, with the potential of up to 65ha of minerals being affected. However, a substantial amount of sand and gravel resources would remain and the loss of clay and igneous rock should be low. The location of development sites close to the urban fringe may also not be suitable for minerals extraction. Consequently, only **minor negative effects** are recorded.

For options 2, 3, and 4, the overlap with minerals safeguarded zones would be much lower (especially for Option 2) with approximately 45ha of sand and gravel potentially affected for options 3 and 4, and up to 22ha for option 2. Despite this loss, the effects are minimal, and so only **uncertain minor negative effects** are predicted with regards to the potential for sterilisation of important resources in this location.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 require a greater amount of growth compared to Option 1 (the highest growth under Scenario A). As a result, the effects would be more prominent / more likely to occur. **Minor negative effects** are predicted for all three options.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. **uncertain minor negative effects**).

Hybrid Option High (11,700)

This approach would involve a broadly similar level of growth to that outlined in option 7. It would however reduce the pressure to release larger extents of land. Some of the land in question, on the urban fringes may not be suitable for mineral extraction anyway though. Hence, this approach is likely to have **uncertain minor negative effects**.

Shepshed

Development in Shepshed could potentially involve the loss of sand and gravel resources, with approximately 80ha of potential development land falling within safeguarded zones. There are also site options within Shepshed overlapping with clay resources (20 ha) and igneous rock (10 ha).

Scenario A (Discussion of options for delivering 8,100 homes)

For option 1, development could be accommodated in the urban area or on sites that do not fall within Mineral Safeguarded Areas. Consequently, a **neutral effect** is predicted.

For option 2 there would be a requirement for a greater amount of land to be released close to the settlement fringes, of which some overlaps with areas Mineral Safeguarded Areas. At this scale of growth there could be a loss of minerals resources, but some flexibility remains with regards to site choice. Consequently, a **minor negative effect** is predicted.

Options 3 and 4 involve a level of growth that could be accommodated partly in the urban area and with limited growth in areas that overlap with mineral safeguarded areas. It should therefore be possible to avoid the sterilisation of mineral resources and so **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

For options 5, 6 and 7 the level of growth is higher than any options under Scenario A. This would mean that the likelihood of mineral safeguarded areas being affected is higher. However, the total loss would not be significant, and so only **minor negative effects** are predicted.

Minerals

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. **Minor negative effects** are therefore predicted.

Hybrid Option High (11,700)

Increased growth could potentially involve development on additional land to the south of the settlement. This overlaps with Mineral Safeguarded Land for Clay. As a result **minor negative effects** are predicted.

Leicester Urban Area

Scenario A (Discussion of options for delivering 8,100 homes)

The majority of site options at the LUA (Thurmaston, Thurcaston and Birstall) are either within the built up urban area, or do not fall within minerals safeguarding zones. Therefore, effects due to development in this location are neutral for options 1-4.

For options 1, 2 and 4 the growth in Syston as part of the LUA would be approximately 1200 homes which could potentially overlap with approximately 25ha of minerals safeguarded areas. Though this is possibly negative, it is considered a **neutral effect** in the context of the minerals resources across the borough and the likelihood of these locations being suitable for workings being low.

For option 3, it should be possible to avoid the majority of the minerals safeguarded areas so **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

The higher growth options 5 and 6 involve a similar level of housing at the LUA as options 1 and 2. The effects are therefore broadly the same.

Option 7 involves more growth compared to the other options (3900 homes). At this level of growth a **neutral effect** is still predicted, as it ought to be possible to avoid minerals safeguarded zones at the majority of site options. A loss of around 25hectares may occur in the worst case scenario around Syston or Thurmaston which would still have **neutral effects** due to the small amount of land lost and that they would not be suitable locations for mineral extraction.

Hybrid Option (7,800 homes in total)

The level of growth for this approach is closest to Option 4, and therefore, **neutral effects** are also predicted for the Hybrid Option.

Hybrid Option High (11,700)

This approach would see growth aligned with options 1 and 2, as such, **neutral effects** are predicted.

Other settlements

Scenario A (Discussion of options for delivering 8,100 homes)

Development at some of the 'other settlements' could potentially overlap with minerals safeguarding zones, whilst at others, effects would be neutral. For example, there would be no overlap at Hathern, Wymeswold or East Goscote. In other areas, there would be an overlap with areas of sand and gravel resources (Queniborough, Rearsby and Barkby for example), but the total potential loss of resources would be minor (less than 20ha in total). With regards to other minerals, site options surrounding Burton upon the Wolds overlap with Gypsum safeguarded areas. However, there are sufficient alternative sites to deliver proposed levels of growth. Overall, a **neutral effect** is predicted for option 3.

Option 1, 2 and 4 do not involve any growth in smaller settlements .

Scenario B (Discussion of options for delivering 15,700 homes)

For option 6, the amount of growth in the other settlements is a total of 2200 homes This would lead to a greater potential for effects, with perhaps up to 40ha of minerals safeguarded areas overlapped however the majority of these

Minerals

areas would not be used as the allocation of housing for each settlement is small 100-200homes . Therefore the magnitude of effects is still low so a **neutral effect** is predicted. No growth is involved for option 7 and only 200 homes are planned in Markfield under this option therefore **neutral effects** are predicted.

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3). Therefore, **neutral effects** are predicted also.

Hybrid Option High (11,700)

Growth under this option would involve similar levels to that seen in option 3, albeit delivering 200 fewer dwellings. Therefore, the additional flexibility and minimal overlap with safeguarded land is likely to result in **neutral effects**.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Option 4 involves 1000 homes at a standalone settlement in Cotes. The new settlement area at Cotes overlaps with approximately 110 ha of sand and gravel mineral safeguarded zone. However, the area affected at this level of growth would likely be no more than 50ha.

Option 4 could therefore lead to the potential sterilisation of up to 50ha of sand and gravel resources. This is considered to be a **minor negative effect** in the context of total mineral resources. However, there is uncertainty whether the minerals here would be workable in any case.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 7 involves growth at a new settlement in Cotes of 1500 homes. This could lead to the overlap of an additional 20ha which is also a **minor negative effect**.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Each of the options could lead to the sterilisation of mineral resources due to housing development. This would mostly be sand and gravel resources, which form the largest mineral resource that overlap with site options within the Borough. The loss involved at individual settlements would be unlikely to be significant in the main, as the magnitude of effects would be low, and the potential for resource extraction may also be low. In combination, the potential sterilisation of minerals across the borough amounts to more prominent effects for some options though (as discussed below).

For options 1-4 the total loss of mineral resources could be between 120ha (Options 2 and 3) and 170ha (Option 4). This is a **minor negative effect** for each option in the context of borough wide and regional mineral resources. Furthermore, the nature of some sites involved could mean that mineral extraction was not feasible anyway. Therefore, any 'real' loss of workable minerals would be likely to be lower. With this in mind, negative effects are not predicted to be significant overall.

Options 5, 6 and 7 would involve a greater amount of growth and so naturally, the potential for sterilisation of minerals is greater. The loss would likely be over 300ha for each option, with option 7 performing the worst overall.

Whilst the effects of options 5, 6 and 7 would undoubtedly be more negative than options under scenario A, the effects are still not predicted to be significant, given the total amount of mineral resources available and the likelihood of economically viable resources being sterilised (being low). Consequently, **minor negative effects** are predicted.

The Hybrid Option is predicted to have **minor negative effects** overall as it involves a similar pattern and amount of mineral loss as options 1-4.

Minerals

Hybrid Option High (11,700)

At a higher level of growth, the hybrid approach is not likely to lead to significant effects with regards to Minerals. There would sufficient sites that are not constrained or likely to present realistic commercial opportunities for mineral extraction.

| | Service centres | Loughborough | Shepshed | LUA | Other settlements | New settlement | Overall effects |
|---------------------------|-----------------|--------------|----------|-----|-------------------|----------------|-----------------|
| Scenario A - 8,100 homes | | | | | | | |
| Option 1 | 0 | - | 0 | 0 | 0 | 0 | - |
| Option 2 | -? | 0 | - | 0 | 0 | 0 | - |
| Option 3 | -? | -? | 0 | 0 | 0 | 0 | - |
| Option 4 | -? | -? | 0 | 0 | 0 | - | - |
| Hybrid Option | -? | -? | - | 0 | 0 | 0 | - |
| Scenario B - 15,700 homes | | | | | | | |
| Option 5 | - | - | - | 0 | 0 | 0 | - |
| Option 6 | - | - | - | 0 | 0 | 0 | - |
| Option 7 | - | - | - | 0 | 0 | - | - |
| Scenario C – 11,700 homes | | | | | | | |
| Hybrid Option | -? | -? | - | 0 | 0 | 0 | - |

Population: Housing

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Should the objectively assessed housing need be achieved (for the borough), this would lead to positive effects on housing. Therefore, at this scale of growth, the potential for significant positive effects could be reduced somewhat unless additional land is released to allow for increased flexibility.

The distribution of housing is also important to ensure that a wide range of communities benefit from growth, and that development occurs in appropriate, attractive locations.

Option 1 involves a relatively low level of growth in the service centres, and therefore **neutral effects** are predicted. As higher-order settlements with good access to services and jobs, having a low amount of planned growth in these areas may not help to provide housing for residents that wish to remain / move to these locations.

Greater levels of growth around the service centres is likely to make a positive contribution to delivery and affordability. For options 2, 3 and 4, the level of growth is higher at the service centres, and would help to tackle affordability issues. There are sufficient deliverable sites available at the service centres to accommodate the growth involved in each option. Therefore, there is a degree of certainty that positive effects will be achieved. Option 2 is predicted to have a **significant positive effect**, as it delivers a substantial amount of housing to key settlements across the borough on attractive sites. Options 3 and 4 would also have positive effects, but to a lesser extent, and so **minor positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

All of the options at the higher growth level involve substantial growth at the service centres. There are still sufficient sites to deliver such growth at the service centres without relying upon longer term opportunities or a handful of large strategic sites. Therefore, the achievement of housing delivery targets would be likely. At these scales of growth, there would be a greater need for supporting infrastructure, but this ought not to act as a barrier to development. Consequently, **significant positive effects** are predicted for options 5, 6 and 7.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. **minor positive effects**).

Hybrid Option High (11,700)

Growth in the service centres under this approach would involve 100 fewer dwellings than outlined under option 2. As such, the aforementioned effects relating to improved housing affordability and delivery in areas which are key service centres and offer attractive locations are likely to be replicated, resulting in **significant positive effects**.

Loughborough

Scenario A (Discussion of options for delivering 8,100 homes)

There are a number of sites able to accommodate growth around Loughborough. There is capacity to support growth under each of the alternatives, but for those that involve higher numbers of homes, there would be a need to involve a greater number of sites (so flexibility in site choice would be lower).

Option 1 proposes the highest level of growth under this scenario, which ought to be most positive with regards to the contribution to deliverability and affordability. At this scale of growth it will be necessary to involve several large-scale developments to the south of Loughborough. This would lead to the creation of large new communities with the potential to support a mix of housing types. There would be a need for phasing, but the sites ought to be deliverable within the plan period. Consequently, a **significant positive effect** is predicted.

Option 2 involves a much lower amount of housing in Loughborough, which would be unlikely to support the levels of need within this area. Therefore, **neutral effects** are predicted.

Options 3 and 4 would deliver a moderate amount of additional housing to the current stock at Loughborough contributing to additional affordable and specialist housing. This contributes to a **minor positive effect** in these locations.

Population: Housing

Scenario B (Discussion of options for delivering 15,700 homes)

Each of the options involves substantial growth in Loughborough and for the reasons discussed above (for option 1), **significant positive effects** are predicted.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. **minor positive effects**).

Hybrid Option High (11,700)

Effects and growth under this approach would involve similarities with option 7. As outlined in option 1, this additional growth in Loughborough would be expected to result in **significant positive effects**.

Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

There are site development options in the Shepshed urban area, but these would not be sufficient to meet the amount of housing proposed under options 2, 3 and 4. There would therefore be a need to release additional sites at the urban fringes to the west and / or south of the settlement for these three options.

For option 1, there would be flexibility in site choice, and so the delivery of 500 homes ought to be easily achievable. However, the amount of housing delivered in this location would be relatively low, and unlikely to have a notable effect on housing needs and affordability. Therefore **neutral effects** are predicted.

For options 3 and 4, the amount of housing is more than double option 1, and so effects are more likely to be generated. **Minor positive effects** are predicted.

Option 2 involves a higher amount still, and so **significant positive effects** could be generated in the longer term.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. Potentially **significant positive effects** are therefore predicted.

Hybrid Option High (11,700)

Further growth in Shepshed would lead to additional benefits with regards to the provision of housing. This consolidates the **significant positive effects** that would be likely to occur.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

Each of the options involve growth at the 'edge of Leicester'. Given that there is a demand for housing in Leicester City, meeting needs on the periphery is likely to have benefits for communities in these locations, and also those looking to maintain a connection to the City.

The likelihood of sites being brought forward in this area depends upon which are allocated. For example, brownfield sites in Thurmaston may not come forward as readily as greenfield sites on the edge of the urban area and at Syston and Anstey. Where there is a reliance on sites with more uncertain deliverability, this could potentially raise question marks about whether housing targets would be achieved in full.

Nevertheless, options 1 and 2, which involve the greatest amount of growth in these areas (3000 dwellings), are predicted to have **significant positive effects** (but with an element of uncertainty as discussed). The growth for option 4 is slightly lower, and so only **minor positive effects** are predicted.

Whilst option A3 proposes a lower level of growth of 1,000 dwellings. This option would not take the opportunity to help meet needs where they are arising (i.e. within close proximity to Leicester), and therefore, a **neutral effect** is predicted with regards to housing (this level of growth may be anticipated anyway given it represents a proportionate approach).

Population: Housing

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 involve only slightly more growth compared to Option 1 and 2, and so similar effects are predicted (i.e. **significant positive** effects with uncertainty).

Option 7 would involve similar amounts of growth and the same sites would be presumed. However, an additional site option to the north east of Thurmaston would be involved, which would lead to enhanced delivery in the Leicester urban periphery.

Hybrid Option (7,800 homes in total)

The level of growth at the Leicester Urban Area is closest to Option 4 (which involves 2500 homes). The effects are therefore similar (i.e. **minor positive effects**). Though the hybrid option involves 500 fewer homes compared to Option 4, the effects are still positive, as it is double the amount proposed for Option 1 (which has only a neutral effect).

Hybrid Option High (11,700)

The same level of growth as outlined in options 1 and 2 would be seen under this approach. Hence, the same **significant positive effects** are likely.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 4 do not propose growth in the other settlements, and therefore effects are predicted to be negative here. There would be limited support for additional new housing in these locations beyond windfall development and existing commitments, and therefore it may be more difficult to tackle rural affordability issues. These locations are also attractive for market development. **Minor negative effects** are predicted as the magnitude of effects are small.

Option 3 ought to have minor positive effects by supporting a modest amount of growth in the other settlements. Therefore, **minor positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 7 involve no growth in the 'other settlements' and so **minor negative effects** are predicted.

Option 6 involves an additional 800 dwellings dispersed amongst the smaller settlements. There ought to be a **significant positive effect** in terms of the provision of housing need in rural areas and supporting the viability of these communities.

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3). Despite the lower growth, there would still be **minor positive effects** generated in relation to housing provision in smaller settlements, with specific needs.

Hybrid Option High (11,700)

Growth and effects under this approach are most similar to that set out under option 3, though 200 fewer dwellings would be delivered. The modest level of growth proposed would deliver housing in smaller settlements, therefore resulting in **minor positive effects**.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 3 not propose growth in new settlements, and therefore effects are **neutral**.

The effects are neutral as not developing new settlements would not directly lead to a decline in housing availability and affordability in existing settlements.

Population: Housing

Option 4 involves substantial housing provision through a new settlement at Cotes. This could contribute to meeting the borough's housing needs, and could provide a mix of types of housing that could generate more affordable housing compared to other 'sub' market areas with well-established values. However, the delivery of growth may be affected by the reliance on infrastructure required to support this level of growth. **Minor positive effects** are predicted, reflecting the scale of growth and the slight uncertainties about deliverability within the plan period.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 do not propose growth at new/expanded settlements, and therefore effects are **neutral**.

Option 7 proposes 1,500 dwellings at a new settlement, rather than 1000 (as per Option 4). This ought to be more positive with regards to housing delivery, as this scale of growth would likely better support new services such as schools and health facilities. There would also be a higher number of homes delivered overall. Consequently, a **minor positive effect** is predicted.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Each of the options under scenario A would generate positive effects with regards to the delivery of housing. However, the spread of housing, and the areas that would benefit the most differ between the options. For option 1, a significant positive effect is generated with regards to growth in Loughborough and the LUA. However, there is much lower growth in other settlements across the borough, and so the range of choice in location would be more limited. Furthermore, this strategy would be more reliant on large scale development in Loughborough, so deliverability in the short term may be more difficult to achieve. For these reasons, only **minor positive effects** are predicted overall.

For option 2, positive effects would be generated at the service centres, and also at Shepshed and the LUA. The range of settlements that would provide increased housing choice and affordability would be greater. Providing homes close to Leicester City is also beneficial in principle as it helps to meet the needs of communities within the City itself that cannot be met in that area. Consequently, a potential **significant positive effect** is predicted.

For Option 3, the effects would be less prominent in any given settlement, but would lead to positive effects in a greater number of settlements across the borough. This would ensure that there was a wide range of housing choice and flexibility, which would be beneficial for a greater range of communities and should support the delivery of smaller and less constrained sites in the short term as well as larger strategic sites in the longer term. Consequently, a **significant positive effect** is predicted overall.

Option 4 would also generate minor positive effects in most areas, with the exception of the LUA and other settlements. There would be lower growth to the 'south' of the borough, as much would be located at a new settlement, Loughborough and Shepshed. In principle the needs of people in the City being met closer to where they arise would not be achieved as easily. With regards to the new settlement, this may be more of a long term solution to housing delivery, so the effects may not perhaps be felt until the longer term. Overall, the effects would still be positive though.

For each of the options at the higher scale of growth, **significant positive effects** are likely to be generated. This is related to the much greater choice of housing sites that would be involved across the borough, which would ensure a wide range of communities can benefit, homes can be delivered throughout the plan period (and importantly in the short term), as well as improving affordability in a range of areas.

The hybrid option is predicted to have **significant positive effect**. It should deliver housing needs, and provide a wide range of choice in locations across the borough. Given the relatively dispersed nature of development affordability issues ought to be tackled in a variety of settlements, and it ought to be possible to deliver a range of house types and tenures to suit communities.

Population: Housing

Hybrid Option High (11,700)

The planned delivery of a higher amount of growth results in a **significant positive effect**, and this is felt in several locations across the borough. The additional sites involved would offer a spread of development opportunities over different time scales, and thus, short, medium and longer term effects would be anticipated.

| | Service centres | Loughborough | Shepshed | LUA | Others | New settlement | Overall effects |
|-----------------------------------|-----------------|--------------|-----------------|-----------------|--------|----------------|-----------------|
| Scenario A - 8,100 homes | | | | | | | |
| 1: Urban Concentration A | 0 | ++ | 0 | ++ [?] | 0 | 0 | + |
| 2. Urban Concentration B | ++ | 0 | ++ [?] | ++ [?] | 0 | 0 | ++ [?] |
| 3. Settlement hierarchy | + | + | + | + | + | 0 | ++ |
| 4. Urban focus and new settlement | + | + | + | 0 | 0 | + [?] | + |
| Hybrid Option | + | + | ++ [?] | + | + | 0 | ++ |
| Scenario B - 15,700 homes | | | | | | | |
| 5. Urban focus | ++ | ++ | ++ | ++ [?] | 0 | 0 | ++ |
| 6. Settlement hierarchy | ++ | ++ | ++ | ++ [?] | ++ | 0 | ++ |
| 7. Urban focus and new settlement | ++ | ++ | ++ | ++ [?] | 0 | + | ++ |
| Scenario C – 11,700 homes | | | | | | | |
| Hybrid Option | ++ | ++ | ++ | ++ | + | 0 | ++ |

Population: Poverty and deprivation

Service centres:

The service centres are broadly characterised by low levels of multiple deprivation (with the exception of small pockets at Mountsorrel and Sileby that fall within the 20-40% most deprived areas. In the absence of growth, it is therefore unlikely that deprivation would worsen or improve to a significant degree. However, a lack of growth does not allow for the support of new social / community infrastructure.

Scenario A (Discussion of options for delivering 8,100 homes)

Option 1 proposes the lowest level of growth the service centres; with an even split of 100 new dwellings each service centre. At this low level of growth the effects upon deprivation are not likely to be significant, therefore **neutral effects** are predicted.

For option 2 (400 per service centre, 100 Mountsorrel), there would be four times as much growth at the service centres compared to option 1. There is potential for positive effects in tackling pockets of deprivation through development contributions to schools, play areas and open space (as well as provision of affordable housing and jobs created).

This would be most beneficial in Sileby, where deprivation is slightly worse than at other service centres and to a lesser extent Mountsorrel due to less growth being directed to this location.

Whilst increased growth could (conversely) have negative effects by increasing traffic congestion and putting pressure on services, the level of growth involved for these options is fairly modest, and so such issues ought to be avoided. On balance, **minor positive effects** are predicted, as the benefits in areas of greatest need would not be assured and would be relatively small scale.

The slightly lower growth options 3 and 4 (200/300 at each service centre and 100 at Mountsorrel), are less likely to have a notable effect on levels of deprivation, and therefore **uncertain minor positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 and option 7 propose the highest level of growth in dwellings at the service centres; with the majority of dwellings located at Anstey, Barrow Upon Soar, Sileby, then Rothley and Quorn and the lowest level of growth in Mountsorrel (100 dwellings). These two options would require maximisation of sites for development, which would result in less flexibility on deciding which sites should be brought forward. Whilst the increased level of growth would bring with it higher levels of traffic and potential amenity issues for existing communities, it should also bring more affordable housing and greater contributions to community infrastructure improvements that can help to tackle deprivation. On balance, a **minor positive effect** is predicted.

Option 6 proposes an amount of growth between option 2 and option 7. Whilst positive effects are likely to be generated, there could be some negative effects due to amenity concerns. On balance **minor positive effects** could also be predicted.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. **uncertain minor positive effects**).

Hybrid Option High (11,700)

This approach would involve similar levels of growth to option 2, albeit with 100 fewer homes. Assuming a similar distribution of growth, developer contributions to community infrastructures would be expected to lead to minor positive effects. That said, additional growth could place strain on certain facilities and services in the area, including the road network. On balance, the approach is expected to deliver **minor positive effects**.

Loughborough

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1 would bring forward a substantial level of growth to Loughborough. Though development would mostly be on the urban fringes, there are areas within Loughborough that fall within the 20% and 10% most deprived areas in the UK (this includes Loughborough Storer and Loughborough Hastings ward that lie to the east of the town).

There are a small number of sites available within the most deprived areas surrounding Loughborough, which could be developed to help alleviate some of the issues relating to poverty and deprivation (i.e. affordable housing, play space,

Population: Poverty and deprivation

education and health facilities). However, greater benefits could be derived if growth includes larger sites to the edge of the current built up area (which could attract greater development gains).

These larger strategic sites are located in areas of mostly low levels of deprivation, but in some places (e.g. to the south east of Loughborough) adjoin areas that have a higher level of deprivation. A **significant positive effect** is predicted for option 1 to reflect these factors. It should be acknowledged however that large scale growth could lead to an increase in traffic and congestion and could affect amenity for some communities. This is a temporary, but **minor negative effect** presuming that infrastructure improvements are secured to minimise longer term impacts.

Options 3 and 4 would involve half the level of growth compared to option 1. This level of growth would help to provide affordable housing and associated improvements to facilities, but at a lesser extent compared to option 1. The necessity to develop larger strategic sites would be lower for these options, and therefore, the benefits accrued may not be as substantial. Therefore, only **minor positive effects** are predicted. The increase in traffic generated as a result of growth would be unlikely to have significant effects upon deprived communities, but there could be some effects on amenity during construction in particular.

Option 2 (800 dwellings) would bring forward the least amount of growth, which could be mainly accommodated by the smaller sites that sit within the urban area. Developing these sites could lead to small scale improvements in deprived areas by provision of affordable housing and community facilities such as play space. However, the scale of the sites and growth overall is unlikely to support strategic improvements to infrastructure. Therefore, the effects are likely to be more focused. Conversely, a lack of substantial growth in Loughborough would mean that further pressure on existing services and infrastructure would be minimal (though there is uncertainty regarding the capacity at education and health services across Loughborough). On balance, **minor positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 (5,150 dwellings) and to a lesser extent option 6 (4,600) and option 7 (3600) propose high levels of growth in Loughborough.

Similar to option 1, this level of growth would help to secure more affordable homes, and would also be required to contribute towards enhancements to services and facilities including health, education and recreation.

As well as the jobs created through growth, these options would be likely to have positive effects in terms of helping to tackle deprivation.

Sites adjacent to deprived areas would need to be developed for option 5 in particular, as it would require a greater amount of land to be released. This could have particular benefits for those communities if on-site facilities are accessible to existing communities.

However, at this scale of growth there is also potential for more traffic and congestion in the urban area, which could affect deprived communities. A loss of open space at the urban fringe could also be perceived as negative by residents who access this land for recreation. In particular, there would be a loss of land adjacent to the Charnwood Forest. It would be important to ensure that phasing of development took account of the capacity of facilities, or there may be potential for short term negative effects in terms of access to education and health facilities. On balance, the effects are predicted to be **significantly positive** for each option, but there are **minor negative effects** identified too for options 5 and 6.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. **minor positive effects**).

Hybrid Option High (11,700)

This scenario would be expected to deliver a similar level of growth to option 7, with just 300 fewer homes. The associated developer contributions would be likely to alleviate some deprivation by providing new or expanded community infrastructures. This scale of growth may lead to some negatives relating to extra pressures on existing services which may not be expanded, though not to a level comparable with options 5 and 6. Hence, overall, **significant positive effects** are predicted.

Population: Poverty and deprivation

Shepshed

Scenario A (Discussion of options for delivering 8,100 homes)

There are broadly medium - low levels of multiple deprivation within Shepshed, with small pockets of the urban area that fall within the top 20% deprived locations in the country.

Option 1 (500 dwellings) would bring forward the least amount of growth to Shepshed, which could be mainly accommodated by the smaller development sites that fall within the current built-up urban area. Development of these sites could lead to small localised improvements through the provision of affordable housing and social infrastructure improvements. On brownfield sites that are of a low quality, redevelopment could also potentially lead to physical improvements to the environment. However, the scale of development is unlikely to support strategic infrastructure improvements.

Conversely, a lack of substantial growth in Shepshed could help to reduce additional pressure on existing services and infrastructure. There is one GP that does have capacity issues, and so do several schools. At this level of growth, new facilities may not be viable, but contributions to expanded facilities would be possible provided sites are not landlocked. On balance, **neutral effects** are predicted.

Option 2 (2,200 dwellings) would help to provide affordable housing and associated improvements to facilities, which would be brought forward on larger strategic sites surrounding the town and on smaller sites in the built up area. It is likely that sites to the west of the settlement would need to be involved. Whilst these would provide increased housing and services, these are not directly accessible to current deprived areas, and so only **minor positive effects** are predicted. Increased growth is likely to increase traffic generated and would have amenity impacts for some communities (though not those in deprived neighbourhoods). However, these effects are unlikely to be significant. An **uncertain minor negative effect** is predicted.

Option 4 (1,500) and 3 (1,200 dwellings) would involve a lower amount of growth compared to option 2, but should still generate **minor positive effects**. However, the lower scale of growth would mean that negative effects are less likely to occur.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 (2,650 dwellings), 7 (2,600 dwellings) and 6 (2,500 dwellings) involve higher growth to Shepshed compared to any of the options under Scenario A. Though increased growth would be delivered, significant positive effects are still not likely to be generated as areas of greater deprivation would not directly benefit. Likewise, the negative effects upon communities would likely remain minor.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. Therefore, mixed effects are predicted (minor positives and negatives).

Hybrid Option High (11,700)

Additional growth here would spread the benefits of growth further, but deprived areas would still not be likely to directly benefit. As per options 5, 6 and 7, there would also be potential for minor negative effects associated with amenity disturbances.

Leicester Urban Area:

There are a number of sites that could accommodate growth on the edge of Leicester. Whilst the majority of these do not fall directly within areas of high multiple deprivation, they are adjacent to areas in the City that fall within the top 10 % deprived nationally (for example Stocking Farm ward in Leicester City is within the top 10%, also Rushley mead ward falls within the top 20% most deprived wards). Sites to the south-west of Syston and East Syston also fall within the top 30% most deprived wards in the country. Growth in these locations has the potential to benefit nearby communities through contributions to infrastructure improvements (social and physical), and greater availability of affordable housing. However, these areas are also in areas that could suffer negative implications. For example, traffic is expected to increase along the A563 and is likely to have the greatest impact on the deprived areas which are in the closest proximity to the road network. Therefore, positive effects are likely to be offset slightly by a loss of open space, increased traffic and short term pressure on existing services.

Population: Poverty and deprivation

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1 & 2 (3,000 dwellings) would involve a level of growth that ought to help reduce poverty in some of the most deprived areas surrounding Leicester, such as Stocking Farm. This has the potential to generate **significant positive effects** for the reasons discussed above relating to affordable housing and social infrastructure. It is unlikely that development would have significant negative effects in terms of amenity and congestion at this scale of growth.

Option 3 (1,000 dwelling), would bring the lowest level of growth to the edge of Leicester. Therefore, the effects (positive and negative) on deprivation would be less significant. An **uncertain minor positive effect** is predicted. Whilst the level of growth is relatively low, it would still be in areas where development could potentially benefit areas of multiple deprivation.

Option 4 (2,500 dwellings) involves a slightly lower level of growth within the LUA. Therefore, **significant positive effects** could occur but are less certain compared to Options 1 and 2.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 involve similar levels of growth compared to options 1 and 2 and therefore the effects are predicted to be the broadly the same (i.e. **significant positive effects**).

Option 7 proposes a higher level of growth compared to options 2 and 3 discussed above. The negative effects felt across along the main arterial roads into out of the city may increase slightly due to pressure on the road network, resulting in increased congestion. Overall this maybe be counter balanced by the more significant positive effects brought forward by additional housing.

This may lead to a great mix of the type and size of housing to support the needs of a greater proportion of the community, especially those who are currently feeling the effects of deprivation and poverty to the south west of the built up urban area. This increased number of dwellings may also bring forward additional community benefits to these area that maybe otherwise only decline from their current state of deprivation by development sports and leisure facilities / community hubs for new residents but also will benefit the residents currently living in these parts of the city.

Overall, this is likely to lead to a fairly modest amount of growth in the LUA. Though there could be some **minor negative effects** (as identified above), the positives should outweigh these and target growth to areas that are most in need of investment. Therefore, overall, a **significant positive effect** is predicted.

Hybrid Option (7,800 homes in total)

This option involves double the amount of growth compared to Option 3. Therefore, the positive effects are more likely to occur. However, the scale of growth is 500 dwellings less than option 4, and so the effects are less likely to be significant. Consequently, **minor positive effects** are predicted.

Hybrid Option High (11,700)

Growth under this approach would be aligned with options 1 and 2. As such the same effects are likely to occur, **significant positive effects** are predicted.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 & 4 propose no development at other settlements and smaller settlements. These areas are mostly located in areas with low levels of multiple deprivation. Therefore, the need for regeneration and growth to tackle deprivation is not a priority here. Whilst a lack of growth would not help to tackle rural accessibility issues, it would be expected to have a **neutral effect** with regards to deprivation.

With regards to schools, the majority in smaller settlements are unable to expand further, and many communities are reliant on larger villages and towns for a doctor's surgery. Therefore, a lack of development should help to avoid additional pressure on such facilities.

Population: Poverty and deprivation

Option 3 (1,400 dwellings) proposes a split of 100 new dwellings across each settlement, with the exception of Swithland where no development is proposed. Development at this scale is likely to impact individual settlements differently. As these areas are generally characterised by low levels of deprivation, this growth would not be anticipated to have significant effects as it is small scale and not in priority areas.

However, if increased growth is not matched sufficiently with enhancements to local facilities and services, levels of deprivation could perhaps decline in some domains (for example access to a GP or school may be lacking) and improve in others (for example housing affordability). On balance, the effects are likely to be **neutral** in terms of levels of deprivation.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 & 7 also propose no development and would result in **neutral effects** as stated above for option 1, 2 and 4.

Option 6 (2,200 dwellings) proposes a higher level of growth to other settlements than option 3. However, certain settlements will accommodate a slightly higher level of growth. As these areas are generally characterised by low levels of deprivation, this growth would not be anticipated to have significant effects as it is small scale and not in priority areas. Therefore, **neutral effects** are also predicted for option 6.

Hybrid Option (7,800 homes in total)

Similar levels of growth to Option 3 are involved for the hybrid option, and so **neutral effects** are also predicted.

Hybrid Option High (11,700)

Growth under this approach would involve marginally less growth than outlined in option 3. Assuming a broadly similar distribution across settlements, it would be unlikely that the growth would reduce the already low levels of deprivation. There would also be a chance that, if existing local services were not supported and expanded in line with the growth, then additional pressures could lead to some increased levels of deprivation. That said, where the growth is relatively low across each settlement, **neutral effects** are predicted.

New / standalone settlement:

Cotes is not located in an area with high levels of deprivation. Given that Options 1, 2, 3, 5 and 6 propose no growth to Cotes the effects are therefore likely to be **neutral** as no existing communities would be likely to be affected (positively or negatively).

Option 7 (1,500) and to a lesser extent option 4 (1,000 dwellings) would look to bring forward growth at Cotes. A new settlement would likely incorporate opportunities for new facilities to be provided alongside housing growth in order to create sustainable communities. Whilst this would not necessarily help to tackle deprivation in existing communities, it ought to ensure that future communities are less likely to become deprived (by ensuring they are sustainable to begin with).

An uncertain **minor positive effect** is predicted for both options as access to facilities is not immediate and might not be taken up by residents without access to a car. Therefore, benefits for the most deprived communities are questionable.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Option 1 proposes the majority of growth to the LUA and Loughborough. Due to there being areas of deprivation in both of these locations there is the potential to have significant positive effects on levels of deprivation throughout the borough, and also within Leicester City itself. No growth is focused at the smaller settlements and minimal growth is directed to Shepshed and the service centres. However, this is unlikely to have an effect upon deprivation in these locations given that current levels are broadly low. The overall effects are therefore predicted to be **significantly positive**.

Population: Poverty and deprivation

Option 2 proposes a similar level of growth around the LUA, which would generate significant positive effects in this location. However the majority of growth is focused around the service centres and Shepshed, with lower levels of growth at Loughborough. Consequently, the positive effects in most areas are predicted to be minor. With this being said, the benefits across the borough are considered to be **significantly positive** when viewed in combination.

Option 3 proposes proportionate growth. This would direct less growth to the LUA and Loughborough and therefore lacks the positive effects in these locations, which involve the greatest levels of deprivation. There is also greater uncertainty about the positive effects in the LUA and the Service Centres. Overall, this constitutes a **minor positive effect**.

Option 4 involves a lot of growth in areas where deprivation is not a prevalent issue. The effects of growth in these locations are therefore minor and, in some cases, it is uncertain whether effects would be generated. The benefits in Loughborough (as one of the areas of greater deprivation) are minor, and there is some uncertainty whether those at the LUA would be significant. Consequently, the effects overall are predicted to be **minor positive effects**.

Options 5, 6 and 7 all involve high levels of growth in Loughborough and the LUA, which would have significant positive effects in these locations. Beneficial effects would also be generated at the service centres and Shepshed, but at a lesser magnitude. Overall, **significant positive effects** are predicted from a borough-wide perspective for each of these options. However, due to the higher levels of growth, the potential for **minor negative effects** is greater.

The hybrid option is predicted to have **minor positive effects** overall. Though there would be concentrations of growth in the Leicester Urban Area and Loughborough (which contain areas of deprivation), the amount involved is lesser than for Options 1 and 2, and so effects are not as positive. However, this approach should ensure that the benefits of development are spread more equitably across the borough and that negative effects (i.e. in terms of increased disturbance / traffic) would be largely avoidable.

Hybrid Option High (11,700)

Increased planned growth in some locations is likely to lead to more **significant positive effects** overall for the borough, especially where the growth is well related to areas of need such as the LUA and within Loughborough. An increase in disturbance for some areas might be perceived as negative though, which generates **uncertain minor negative effects**.

| | Service centres | Loughborough | | Shepshed | LUA | Others | New settlement | Overall effects | | |
|--|-----------------|--------------|----|----------|-----|--------|----------------|-----------------|----|---|
| Scenario A - 8,100 homes | | | | | | | | | | |
| Option 1: Urban Concentration A | 0 | ++ | -? | 0 | ++ | 0 | 0 | ++ | | |
| Option 2: Urban Concentration B | + | + | | -? | ++ | 0 | 0 | ++ | | |
| Option 3: Settlement Hierarchy | +? | + | | + | +? | 0 | 0 | + | | |
| Option 4: Urban Concentration / New Settlement | +? | + | | + | ++? | 0 | +? | + | | |
| Hybrid Option | +? | + | | -? | + | 0 | 0 | + | | |
| Scenario B - 15,700 homes | | | | | | | | | | |
| Option 5: Urban Concentration | + | ++ | - | + | -? | ++ | 0 | 0 | ++ | - |
| Option 6: Settlement Hierarchy | + | ++ | - | + | -? | ++ | 0 | 0 | ++ | - |

Population: Poverty and deprivation

| | | | | | | | | | | |
|---|---|----|---|----|----|---|---|----|----|----|
| Option 7: Urban Concentration /New Settlement | + | ++ | + | -? | ++ | - | 0 | +? | ++ | - |
| Scenario C – 11,700 homes | | | | | | | | | | |
| Hybrid Option | + | ++ | + | -? | ++ | | 0 | 0 | ++ | -? |

Population: Healthy and active lifestyles

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

For option 2 (400 per service centre, 100 Mountsorrel), there would be moderate growth at the service centres. The increase in population would have the potential to put increasing pressure on existing health and leisure services, unless new / enhanced services were brought forward along with this proposed level of growth in housing. Several primary schools are at or near to capacity across the service centres, and so additional development of this scale could lead to adverse impacts should enhancements not be secured. Likewise, GP surgeries are in a similar position, and there is no surgery in Rothley. Development here would therefore be likely to involve development where access to health facilities is not ideal (in the absence of new facilities).

There would also be greater pressure to release greenfield land, which could be used for recreation. Consequently, **minor negative effects** could occur for option 2. However, growth also brings potential for enhancement, and the service centres are broadly well located in terms of access to recreation opportunities, with the exception of Mountsorrel. **Minor positive effects** are predicted in this respect. Overall, the effects are mixed, as there may be some benefit to certain communities with regards to wellbeing (for example from GI enhancement). However, access to health care may be an issue in some locations, which is negative for other residents.

Option 3 (300 per service centre, 100 Mountsorrel) and option 4 (200 per service centre, 100 Mountsorrel) could result in an increased pressure on open space and health facilities. Most of the service centres have at least one GP surgery, with the exception of Rothley (whereby increasing pressure would be put on nearby services at Mountsorrel). At this scale of growth, there may not be a critical mass to support new facilities (and even more so for Option 4 which involves lesser growth still). Where it is not possible to expand sites, residents may therefore need to travel further to access facilities and services, which is an **uncertain minor negative effect**. Conversely, a higher level of growth could (particularly on larger sites) present opportunities to secure local improvements to green infrastructure and open space provision. These are **uncertain minor positive effects**. Overall, a mixed effect is predicted.

Option 1 proposes the lowest level of growth the service centres; with an even split of 100 new dwellings each service centre. The choice of sites ought to be flexible, and those with good access to health and recreational facilities could be developed. The effects on open space and recreation would be limited given the scale of growth at each Service Centre, but likewise, the effects on services and facilities would be less pronounced. Overall, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 6, (600 per service centre, 100 Mountsorrel) proposes a slightly higher level of growth as option 2 above, therefore there are increase opportunities for current health and leisure facilities to be brought forward along with this level of growth, which in turn could reduce pressure on the existing services, resulting in greater positive effects, and eliminating the potential negative effects by the lower growth levels, overall bringing forward **minor positive effects**.

Option 5 and option 7 proposes the highest level of growth totalling 4,600 dwellings at service centres, with the majority of dwellings located at Anstey (950) , Barrow Upon Soar (900) and Sileby (900), Rothley (850) and Quorn (700) and the lowest level of growth in Mountsorrel (100 dwellings). These two options would require maximisation of sites for development which could lead to negative effects by putting additional pressure on existing services. However, at this level of strategic growth it ought to be possible to support new facilities which would benefit new and existing communities. The larger sites that may be involved could also present more opportunities for strategic improvements to open space and green infrastructure. Consequently, a **significant positive effect** is predicted in the long term. However, **minor negative effects** are also predicted, as some residents may perceive a loss of greenfield land as negative, and may suffer from poorer access to facilities in the short term.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. **uncertain minor and positive effects**).

Hybrid Option High (11,700)

This approach would involve marginally less growth than option 2; as such, mixed **minor positive** and **minor negative effects** are predicted also.

Population: Healthy and active lifestyles

Loughborough

Currently, there are 4 GP surgeries located within the built up area of Loughborough and an additional three GP surgeries dispersed between Loughborough and Shepshed.

By locating growth in locations close to the centre of town in Loughborough there is the opportunity to ensure good access to current health and leisure facilities, along with opportunities to improve access to open space, including green linkages throughout the built up area.

Sites able to accommodate larger growth are on the edges of the built up area. Therefore access to health services in these locations would be more distant unless new facilities were secured alongside development.

Scenario A (Discussion of options for delivering 8,100 homes)

Option 1 (4,000 dwellings) proposes to bring a significant level of growth to Loughborough and therefore has the potential impact upon healthy and Active lifestyles. This level of growth has the potential to direct development to some of the smaller more accessible sites within the built up urban areas, alongside a smaller number of large sites on the edge of Loughborough, which could create the critical mass for new health facilities. The larger sites could also bring opportunities to create new recreational spaces, which could encourage participation in recreation without resulting in wholesale development of open space at the urban fringes. However, development to the south / south – west of the urban area could encroach upon the Charnwood Forest, and potentially affect valuable recreational land. **Significant positive effects** are recorded in relation to the creation of communities that should have good access to health and recreation. Although green infrastructure and open space improvements should be possible to implement as part of development, the disturbance to the Charnwood Forest is a potential residual **minor negative effect**.

Options 3 and 4 would bring a lower amount of growth to Loughborough of 2000 dwellings, with larger sites to the south of Loughborough and a number of other smaller and medium size sites in the built up area. Development should therefore be well located in the main with regards to health and leisure facilities. There could be negative effects on open space within the Charnwood Forest boundary, but this lower level of growth ought to provide some flexibility in site choice and layout. On balance a **potential significant positive effect** is predicted, at the same time a **potential minor negative effect** is predicted also.

Option 2 (800 dwellings) would bring forward the least amount of growth, which could be mainly accommodated by the smaller sites that sit within the urban area. If development was focused on the smaller sites within the current built up urban area, there would be good access to existing health facilities, and avoidance of the loss of open space. Whilst there may be additional pressure put upon the existing services, they should be able to accommodate this level of growth dispersed across the urban area. Conversely, there are fewer opportunities to provide new services, or to improve access to open space and promote/provide recreational facilities at the urban fringe. Consequently, **minor positive effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 (5,150 dwellings) and to a lesser extent option 6 (4,600) propose the highest level of growth to Loughborough and some of the larger sites would need to be developed to achieve this target. This would be more likely to lead to a loss of open green space on the urban fringes, some of which is valuable as recreational space and is a gateway to the Charnwood Forest. Though enhancements might be delivered as part of development, the potential for negative effects exists. The pressure on health services would also be greater at this level of growth, so enhancement or new facilities would be required. Whilst these are positive effects, they are more likely to be significant compared to option 1 above. However, the negative effects are also more likely to be prominent. At this scale of growth, there remains some flexibility in the choice of sites and densities, so it ought to be possible to plan for health and recreation positively. However, a **potential significant negative effect** is predicted to reflect these issues for Option 5 and **minor negative effects** for option 6. **Significant positive effects** are recorded relating to good accessibility in the urban centre to health facilities and enhancement opportunities at the urban fringe.

Option 7 (3,300) proposes to bring forward a slightly lower level of growth compared to option 1, but is still likely to generate **significant positive effects** in the longer term. The likelihood of negative effects is slightly lower, but a **minor negative effect** is still likely to occur at least during construction.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. mixed effects).

Population: Healthy and active lifestyles

Hybrid Option High (11,700)

Growth under this approach would involve slightly lower levels than outlined in Option 7. Only 300 fewer dwellings would be involved, and at this scale, so **significant positive effects** are still likely to occur. The amount of growth involved is still likely to lead to some disturbance close to the Charnwood Forest though and so **minor negative effects** are predicted.

Shepshed

There are currently two GP surgeries located in Shepshed and an additional three surgeries dispersed between Shepshed and Loughborough. It is understood that several of these facilities have capacity issues (as do several primary schools).

By locating growth in locations close to the centre of town in Shepshed there is the opportunity to ensure good access to current health and leisure facilities, along with opportunities to improve access to open space, including green linkages throughout the built up area. However, if enhancements or new facilities are not secured, then it is possible that negative effects upon health care access would occur.

Sites able to accommodate larger growth are on the edges of the built up area. Therefore access to health services in these locations would be more distant unless new facilities were secured alongside development. This may be possible at higher scales of growth though (and ought to form a condition of development).

Scenario A (Discussion of options for delivering 8,100 homes)

Option 2 (2,200 dwellings) has the potential for negative effects given the need for the loss of greenfield land and an increased pressure on services (at least in the short term). This option has the potential to direct development to some of the smaller more accessible sites within the built up urban areas, alongside a smaller number of large sites on the edge of Shepshed, which could create the critical mass for new health and education facilities. The larger sites could also bring opportunities to create new recreational spaces, which could encourage participation in recreation without resulting in wholesale development of open space at the urban fringes. Consequently, mixed effects are predicted. In the short-term, **minor negative effects** are noted, but there could be **significant positive effects** in the longer term relating to housing provision, enhanced green infrastructure provision and social infrastructure improvements.

Options 4 (1,500) and 3 (1,200 dwellings) propose lower growth than option 2, and so the extent and magnitude of effects relating to open space loss ought to be lower. There would still be some pressure on health services, but in the main, access ought to be sufficient. The necessity to develop larger strategic sites would be lower for these options, and therefore the likelihood of positive effects occurring is also more uncertain (relating to green infrastructure enhancements). On balance, **minor positive effects** are predicted.

Option 1 (500 dwellings) proposes the least growth to sites located close to Shepshed. If development was focused on the smaller sites within the current built up urban area, there would be good access to existing health facilities, and avoidance of the loss of open space. Whilst there may be additional pressure put upon the existing services, they should be able to accommodate this level of growth dispersed across the urban area. Conversely, there are fewer opportunities to provide new services, or to improve access to open space and promote/provide recreational facilities at the urban fringe. Consequently, **neutral effects** are predicted overall.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 (2,650 dwellings), 7 (2,600 dwellings) and 6 (2,500 dwellings) would require greater release of the larger greenfield sites on the urban fringes. This would lead to a loss of open green space on the urban fringes, some of which is valuable as recreational space and is a gateway to the Charnwood Forest. Though enhancements might be delivered as part of development, the potential for negative effects exists. The pressure on health services would also be greater at this level of growth, so enhancement or new facilities would be required, in particular to the south of Shepshed where there is currently no GP surgery. A number of the sites to the south of Shepshed have been previously developed and therefore would not result in a significant loss of green space. At this scale of growth, there remains some flexibility in the choice of sites and densities, so it ought to be possible to plan for health and recreation positively. However, a potential **minor negative effect** is predicted to reflect these issues. **Significant positive effects** are recorded relating to good accessibility in the urban centre to health facilities and enhancement opportunities at the urban fringe.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. Consequently, mixed effects are predicted. In the short-term, **minor negative effects** are noted, but there could be **significant positive effects** in the longer term relating to housing provision, enhanced green infrastructure provision and social infrastructure improvements.

Population: Healthy and active lifestyles

Hybrid Option High (11,700)

A greater amount of development under this approach could require a greater loss of greenspace and / or development in locations that are less well related to health care. As a result, the potential for **significant negative effects** rises, but this is not a certainty. There should still be significant positive effects generated though in relation to new homes, access to greenspace and community facilities.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1 & 2 (3,000 dwellings) could be brought forward on the smaller to medium sized sites within the built up area in addition to a few larger sites on the edge of the LUA. This could put increasing pressure on the existing health services.

With coordinated growth though, it ought to be possible to secure contributions towards enhanced local facilities.

Development on some sites which are currently privately owned could lead to improved access to open green space if enhancements are secured to green infrastructure. There may also be potential to link to recreation at the Watermead Country Park through the redevelopment of employment land for residential uses. This could help to increase participation of physical activity, helping to improve health and wellbeing. Overall, **minor positive effects** are predicted.

Option 4 proposes 2,500 new dwellings at the edge of Leicester. This is likely to have similar effects to options 1 and 2.

Option 3 proposes 1,000 dwellings at the edge of Leicester. This level of growth could also put pressure on existing services, but would be less likely to impact upon open green space. Therefore, it ought to be possible to avoid negative effects for this option. The likelihood of positive effects occurring would be lower though, so a **neutral effect** is predicted overall.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 7 (3,900) proposes the highest level of growth to the edge of Leicester into the urban areas of Thurmsaston, Birstall and Syston. These areas all have reasonable access to health facilities and recreational facilities (for example Watermead Country Park), so new development ought to be well located in this respect, which is positive.

The level of growth involved however could put pressure on these facilities unless supported by enhancements, which is a potential negative effect at least in the short term.

The level of growth and sites involved ought to allow for such enhancements, though some existing facilities could be unable to expand in order to accommodate this level of additional housing. Additionally, this level of growth would require a large amount of open/green space in order to deliver this high level of housing. Green space could be incorporated into these developments however the overall amount of open space would be reduced. Consequently, mixed effects are predicted (**minor positive effects** and **minor negative effects**).

Options 5 & 6 (3,300 dwellings) proposes a similar level of growth to options 1 & 2 above, therefore **minor positive effects** are also predicted.

Hybrid Option (7,800 homes in total)

This approach is most closely related to Option 4, but involves 500 fewer dwellings. Nevertheless, the provision of 2000 homes in the Leicester Urban Area is still likely to generate a minor positive effect in relation to healthy and active lifestyles. Similar to options 1, 2 and 4 it should be possible to secure contributions towards new facilities for health at this scale of growth, whilst the effects in terms of open space loss would be negligible.

Hybrid Option High (11,700)

Growth under this approach would be the same as outlined in options 1 and 2. Potential strain on existing health services in the area could be mitigated through a coordinated strategy which ensures appropriate contributions match the proposed growth. Similar effects relating to an increased accessibility of open green spaces would be expected to lead to some increases in recreational activity. **Minor positive effects** are therefore predicted.

Population: Healthy and active lifestyles

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 4 propose no development at other settlements and smaller settlements and so **neutral effects** are predicted with regards to healthy lifestyles. Without substantial growth in these areas, the critical mass for new health facilities would not be generated, and so it would only lead to more people having to travel further to access facilities if additional growth was located here. The lack of development would also help to protect green and open space, which is used for recreation. Therefore, no change is likely.

Option 3 (1,400 dwellings) proposes a split of 100 new dwellings across each settlement, with the exception of Swithland whereby no development is proposed. Development at this scale is likely to impact individual settlements differently. Development in most settlements would have poor access to health facilities and other services and would not generate the demand for local improvements. Therefore, access to health for new residents would be largely reliant on car travel. The loss of greenfield land is also likely to occur, but this should not affect the wider accessibility to the countryside given the location of such settlements. However, an increase in the population at settlements that currently have no GP surgery and leisure facilities would mean that access to services was poor for some new residents. This would lead to a need to travel to higher order settlements (For example, residents at Queniborough, East Goscote and Thrussington may need to use GP services at Syston). A **minor negative effect** is recorded in this respect for both options.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 & 7 also propose no growth at other settlements, likely to result in **neutral effects**.

Option 6 (2,200 dwellings) proposes a moderate level of growth to other settlements and villages, slightly higher than option 3 above. This is likely to lead to increase negative effects in the villages with the higher proposed growth levels (such as Queniborough, East Goscote and Thrussington) that do not have a GP surgery within the settlement, increase pressure of services in certain locations. It is unlikely this level of growth would lead to the creation of new/ expanded facilities; therefore this is likely to lead to greater negative effects. It is uncertain whether these would be significant or not though.

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3). Despite the lower growth, there would still be **minor negative effects** generated in relation to poor access to health care. The ability to improve open space and other infrastructure could offset these effects somewhat.

Hybrid Option High (11,700)

This option would involve growth broadly aligned, but slightly lower than outlined in option 3. If the distribution of the growth is broadly the same as option 3, the same broad effects of new residents not having readily available local healthcare services would potentially increase car dependency. The loss of greenfield land is not likely to be hugely detrimental to access to open and green space because of the character of the areas offering an abundance of such land. Hence, overall, due to the lack of existing healthcare services in the areas of growth, **minor negative effects** are likely.

New settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

A **neutral effect** is predicted for options 1, 2 and 3, as no growth is proposed at a standalone settlement.

Option 4 involves 1,000 dwellings at Cotes. There are limited health and leisure services within walking distance at present, with nearby settlements mostly reliant on the service centres or Loughborough for education, health and leisure facilities. However, at such a scale of growth it may be possible to create the critical mass for new satellite health facilities to serve new communities (and any nearby lower order settlements such as Hoton and Prestwold). Therefore, the new communities ought to be well served by health and community facilities.

The scale of the site should help to secure accessible green infrastructure for new residents, and for nearby communities if good links are created. Given that these areas are not specifically used for recreation at present, this could be an improvement on the baseline position and could be a significant positive effect. However, without scheme details, it is not

Population: Healthy and active lifestyles

possible to be certain about the extent of positive effects, so a **minor positive effect** is predicted at this stage (but there is some uncertainty).

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 do not involve growth at the new settlement and therefore **neutral effects** are predicted.

Option 7 proposes a higher level of growth to option 4 above, therefore, it ought to be possible to secure health facilities and other community services more easily (due to a greater critical mass). This removes an element of uncertainty associated with Option 4. Therefore, **minor positive effects** are predicted.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Option 1 is likely to have significant positive effects upon health and wellbeing for residents residing in and around Loughborough, and to a lesser extent within the Leicester urban area. The effects at the majority of other settlements are likely to be neutral or minor though and minor negative effects are predicted at Loughborough in the short term. Overall, much of the borough could remain unchanged with regards to health and wellbeing, and so the effects are predicted to be only **minor positive effects** at a borough wide scale.

Option 2 is less likely to generate a significant positive effect in any one location, and there may be mixed effects at the Shepshed. However, the positives are more pronounced and are likely to outweigh the negatives overall. A **minor positive effect** is predicted overall from a borough wide perspective.

Option 3 is likely to have less prominent and more uncertain effects due to the dispersal of growth, both positive and negative. Whilst the loss of open space in any one location would be lower, opportunities to deliver new facilities along with population growth could be more limited due to the growth being dispersed. Growth at the other settlements would also lead to negative effects by placing people in less accessible areas.

Overall, a **neutral effect** is predicted, as there could be gains and losses in different areas (with regards to open space and health care accessibility), but no significant change in Borough trends overall.

Option 4 is predicted to have similar effects to option 3, though there would be greater potential for positive effects at the LUA, and at a new settlement. Consequently, an **uncertain minor positive effect** is predicted overall from a borough wide perspective.

Option 5 is likely to generate significant positive effects at Loughborough and Shepshed, whilst also generating positive effects at the LUA and service centres. Consequently, the effect from a borough-wide perspective is **significantly positive** overall. **Minor negative effects** are also recorded as there is greater potential for loss of open space and disturbance to amenity in the short term in particular.

Option 6 is predicted to have similar benefits to option 5, but the negative effects would be less prominent at Loughborough and more prominent (and permanent) at the smaller settlements. Consequently, a **significant positive effect** is predicted, with a potential/uncertain **significant negative effect** highlighted also.

Option 7 would have similar benefits to options 5 and 6, but with added benefits at a new settlement. Minor negative effects are recorded also, though these are mostly related to a loss of open space and pressure on services in the short term.

The hybrid option is likely to generate positive effects in the majority of settlements, ranging from minor benefits in the service centres to potentially significant positive effects at Loughborough and Shepshed. This is related primarily to good accessibility with regards to health care, and opportunities to promote active living and recreation. However, negative effects are predicted in relation to the loss of land that may be considered locally important for recreation, and also where access to health care might be poor (for example in the 'other settlements'). On balance, the overall trend for the borough ought to be an improvement against the baseline position, despite some areas / people perhaps experiencing negative effects. Consequently, a potentially **significant positive effect** is predicted.

Population: Healthy and active lifestyles

Hybrid Option High (11,700)

The effects are similar to the hybrid option at a higher scale of growth, but are predicted with a greater degree of certainty. As such, signification positive effects are more likely to occur, but so too are minor negative effects.

| | Service centres | Lough-borough | | Shepshed | LUA | | Others | New settlement | Overall effects | | |
|--|-----------------|---------------|-----|----------|-----|-----|--------|----------------|-----------------|-----|---|
| Scenario A - 8,100 homes | | | | | | | | | | | |
| Option 1: Urban Concentration A | 0 | ++ | - | 0 | + | | 0 | 0 | + | | |
| Option 2: Urban Concentration B | 0 | +? | | ++? | - | + | 0 | 0 | + | | |
| Option 3: Settlement Hierarchy | +? | -? | ++? | -? | + | 0 | - | 0 | 0 | | |
| Option 4: Urban Concentration and New Settlement | +? | -? | ++? | -? | + | + | 0 | +? | +? | | |
| Hybrid Option | +? | -? | ++? | -? | ++? | - | + | -? | 0 | ++? | |
| Scenario B - 15,700 homes | | | | | | | | | | | |
| Option 5: Urban Concentration (high) | + | ++ | --? | ++ | - | + | 0 | 0 | ++ | - | |
| Option 6: Settlement Hierarchy | + | ++ | - | ++ | - | + | --? | 0 | ++ | --? | |
| Option 7: Urban Concentration and New Settlement | + | ++ | - | ++ | - | + | - | 0 | + | ++ | - |
| Scenario C – 11,700 homes | | | | | | | | | | | |
| Hybrid Option | + | - | ++ | - | ++ | --? | + | - | 0 | ++ | - |

Local economy

Service centres:

Housing growth can have positive effects on the economy through the support for construction workers, by providing suitable homes for a growing workforce, and through increased spending in the local economy such as in local centres. A higher number of homes would also generate increased Council tax, which could subsequently be returned into the local economy through provision of services.

Scenario A (Discussion of options for delivering 8,100 homes)

For option 2 (400 per service centre, 100 Mountsorrel) and to a lesser extent Option 3 (300 per service centre, 100 Mountsorrel) and option 4 (200 per service centre, 100 Mountsorrel) there would be moderate growth at the service centres, which would have minor benefits with regards to an increase in local spending. It would also place workers in relatively accessible locations with regards to jobs. The larger service centres located along the Soar Valley provides a variety of industrial employment opportunities, including activities related to mineral extraction, textiles and engineering. Overall, a **minor positive effect** is predicted for each option, reflecting these factors.

Option 1 (100 per service centre) delivers a relatively low level of growth at each service centre, which is unlikely to have a notable effect on the economy. Therefore, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 6, (600 per service centre, 100 Mountsorrel) proposes a slightly higher level of growth compared to option 2 above, and so the effects ought to be of a greater magnitude. Consequently, a potential **significant positive effect** could be generated.

Options 5 and option 7 propose the highest level of growth totalling 4,600 dwellings at service centres at a level that would help to generate substantial jobs for the construction of homes in these locations, whilst also placing new development in settlements with relatively good access to jobs. An increase in housing should also help to support increased local spending. **Significant positive effects** are predicted.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are predicted to be minor positives, but there may be greater element of uncertainty that effects would be generated. This is due to the lower amount of growth involved for the hybrid option and whether or not this would create the critical mass to achieve benefits.

Hybrid Option High (11,700)

Growth under this scenario would involve a scale and distribution likely to align with option 2 (albeit slightly less). The growth would be likely to promote some additional local spending in these areas, as well as placing new residents in locations well matched to local employment opportunities. Hence, **minor positive effects** are predicted.

Loughborough

Loughborough is the Boroughs principle employment centre and over the years has diversified from a traditional textile and engineering base into pharmaceuticals, general manufacturing services, and warehousing and distribution. A key component of the service sector is research and development. This area offers strong new employment potential especially through the development of the Science Park off Ashby Road, which Charnwood Borough Council has identified as a key employment location, along with the enterprise park. A further boost to this sector is the Charnwood Campus, which supports a range of businesses in life sciences. Both Loughborough University and Loughborough College of Further Education are both important to the local economy. Loughborough is also likely to benefit from job opportunities at the East Midlands Gateway.

Scenario A (Discussion of options for delivering 8,100 homes)

Option 1 (4,000) proposes over half of the total borough growth to Loughborough. Therefore, there could be opportunities to link up new development with the existing employment centres, via public transport. Provision of homes in the periphery could also help to tackle deprivation, should it help to provide accommodation for such communities along with increased job diversification. An increase in housing accommodation could also help to support students and young professionals wishing to locate in this area. A **significant positive effect** is predicted.

Local economy

Option 3 & 4 both propose 2,000 dwellings to Loughborough (half that for option 1). The effects are therefore less likely to be significant. **Minor positive effects** are predicted.

Option 2 proposes the least amount of growth at Loughborough. There would be fewer opportunities to support economic growth, and the effects on the economy would likely be small. Consequently, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 (5,150) and to a slightly lesser extent option 6 (4,600) propose the highest levels of growth to Loughborough. Similar to Option 1, this would generate **significant positive effects** by supporting accommodation for workers, linking homes to economic growth areas and supporting an increase in local spending.

At higher levels of growth however, there could be increased competition for jobs should there be increased migration into the area. At the higher levels of growth, there could also be more pressure on transport routes, which could have negative implications for businesses and / or make investment less attractive. **Uncertain minor negative effects** are predicted for Option 5 (as well as the positive effects) to reflect these issues.

Option 7 (3,300 dwellings) is predicted to have **significant positive effects**, similar to Option 1.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. **minor positive effects**).

Hybrid Option High (11,700)

This option would see growth at a scale slightly below that of option 7. As discussed above, this is likely to result in **significant positive effects**, and this would not be expected to be notably different with only 300 dwellings fewer being delivered.

Shepshed

Shepshed has moved from a traditional reliance on manufacturing towards distribution firms and facilities. These are taking advantage of a location adjacent to Junction 23 of the M1. Shepshed is also likely to benefit from job opportunities at the East Midlands Gateway and could complement this offer with new employment land development.

Scenario A (Discussion of options for delivering 8,100 homes)

Option 2 proposes a relatively large amount of growth at Shepshed, which would provide accommodation in close proximity to job opportunities and also with links to Loughborough and strategic transport routes. This level of growth could also support infrastructure improvements and local spending. The large scale sites to the west are within close proximity to Junction 23 of the M1; therefore development is likely to support job growth in this location. Additionally, development of the small scale sites within the town should help to support the town's own economic hub. Therefore overall, **potential significant positive effects** are predicted for option 2.

Options 3 (1,200) and 4 (1,500) both propose moderate levels of growth to Shepshed. Consequently only **minor positive effects** are predicted.

Option 1 involves a low level of growth and so **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 (2,650), 6 (2,500) and 7 (2,600) all propose the highest levels of growth for Shepshed. This level of growth should support infrastructure improvements and local spending. Also, this level of growth may support opportunities to create/expand current employment hubs, allowing the continuation of employment rates around Loughborough and Shepshed and job diversification. New development could help to provide accommodation for the working age population due to the delivery of a diverse range of housing to the area. **Significant positive effects** are predicted.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. Consequently, **potential significant positive effects** are predicted.

Local economy

Hybrid Option High (11,700)

Further development in Shepshed would be likely to consolidate the **significant positive effects** that are predicted at Shepshed for higher levels of development.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1 and 2 (3,000 dwellings) propose growth at the edge of Leicester, largely into the urban areas of Thurmaston, Birstall and Syston. The delivery of homes in these areas should provide good access to jobs in the city, and further afield should there be connections to the strategic road networks. However, access to a large proportion of these jobs outside of Leicester could rely on the private car, and so certain communities might not benefit.

Provision of homes to the edge of Leicester could help tackle deprivation in the worst affected wards, should it help to provide accommodation and job opportunities to such communities.

Housing provision close to the City and surrounding employment hubs (for example the Global Life Sciences sector) could also help to improve graduate retention (access to higher quality jobs) and fill gaps in the market (leisure and creative industries).

Conversely, development could potentially involve the redevelopment of existing areas of employment land (several site options in this area consist of employment land at present). This could potentially have minor negative effects with regards to the supply of employment land (though alternative sites would likely be brought forward through the local plan review).

Overall, **minor positive effects** are predicted.

Option 4 (2,500 dwellings) proposes a slightly lower level of growth than options 1 and 2, which lessens the potential for significant positive effects. However, the loss of existing employment land would also be less likely to occur. On balance, **minor positive effects** are predicted.

Option 3 proposes the least amount of growth in these locations, at a level that might be expected to come forward in the absence of the plan anyway. Therefore, **neutral effects** are predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

Option 5 (3,300) and 6 (3,300) are likely to lead to similar effect as discussion in option 1 above. Therefore, **minor positive effects** are predicted.

Option 7 (3,900) is likely to bring forward the same positive effects as option 5 & 6, but an additional strategic site to the edge of Thurmaston will bring forward an additional 600 dwellings. This would be well-connected to the Leicester Western bypass with strong links in Leicester City Centre. There could still be a loss of existing employment areas though. Congestion into the City may also increase more than for any other option, but only slightly. At this high scale of growth a **potential significant positive effect** is predicted, as a large amount of development would be located in areas that are the focus of economic growth. The potential for housing to affect existing employment areas casts some doubt on the significance of effects though (hence the uncertainty).

Hybrid Option (7,800 homes in total)

The level of growth involved should help to secure a substantial amount of homes in locations that have good access to jobs. Similar to options 1, 2 and 4 there could be loss of existing employment land for housing growth (though to a lesser extent), but this would not affect the ability to meet overall employment land needs for the borough. Consequently, **minor positive effects** are predicted.

Hybrid Option High (11,700)

This option would be expected to see growth and distribution reflecting that set out in options 1 and 2, largely focusing on the urban areas of Thurmaston, Birstall and Syston. The locations for development would be well positioned for access to jobs within the city, however there may be an increase in car dependency. Similar effects to options 1 and 2 would be expected in relation to potential job creation and consequential effects of reducing deprivation.

Local economy

Some potential negatives could relate to the loss of existing employment land, although it would be likely that any loss would be replaced. Overall, **minor positive effects** are predicted.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 4 involve no growth in the 'other settlements' and so **neutral effects** are predicted. A small amount of growth would still occur in these smaller settlements through windfall development and existing commitments, and so a lack of additional growth in these locations would not be expected to lead to negative effects on the economy.

Option 3 involves a limited amount of growth at the other settlements. In general, the smaller towns and villages already struggle to provide local job opportunities for skilled workers. Therefore, growth in these locations would be likely to result in greater levels / distances of commuting. Growth in the rural areas would also do little to address regeneration, as most of these locations are affluent. It would also draw investment away from more suitable locations for economic growth such as the Service Centres, LUA and Loughborough/Shephed.

Given that the magnitude of growth here is low, only **minor negative effects** are predicted. Conversely, increased housing in these areas could help to support an increase in spending in the 'other settlements', which ought to be positive for local businesses in these areas. **Minor positive effects** are therefore predicted for option 3 as well. This does not constitute neutral effects though overall. Rather, there could be benefits in some respects, but negative implications in others.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 7 involve no growth in the 'other settlements' and so **neutral effects** are predicted.

Option 6 proposes a similar, yet slightly higher level of growth at selected settlements compared to option 3.

This is likely to increase the magnitude of effects, but they would still not be significant in the context of growth across the borough. Therefore, mixed effects are predicted (i.e. **minor positive effects** and **minor negative effects**).

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3, but more than options 1, 2 and 4). Despite the lower growth, there could still be **minor negative effects** generated, but this would be less likely. Likewise, the potential for positive effects would still exist, but with greater uncertainty.

Hybrid Option High (11,700)

This approach would be expected to deliver growth broadly aligned with option 3; however with 200 fewer homes. Where these settlements already struggle to provide sufficient local employment, it would be expected that additional dwellings would also experience this. The areas are not deprived and hence, development in these locations may draw potential regenerative development away from other locations which are more in need. Conversely, some minor additional growth could serve to boost local spending in these areas, in turn increasing business and service viability in some instances. Overall, this approach would be expected to deliver mixed **minor positive** and **minor negative** effects.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 3 do not propose growth at standalone new settlements, and therefore effects are predicted to be **neutral**.

Option 4 (1,000 dwellings) would deliver standalone settlement at Cotes. This is somewhat detached from urban centres, but should provide access to jobs in Loughborough (though probably by car). Growth would support accommodation for workers, though this location is not ideal in terms of access to jobs. Nevertheless, positive effects would be generated. The effects on existing settlements would be more limited, as growth would create new settlements / local centres in their own right. Therefore, the effects for existing communities would be limited.

Local economy

Overall, **minor positive effects** are predicted. Whilst a new settlement would provide accommodation for the working age population, the benefits for existing communities would be limited, and the location is not ideally related to jobs (without access to a car).

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 do not propose growth at new/expanded settlements, and therefore effects are **neutral**.

Option 7 proposes a higher level of growth at Cotes compared to option 4; however, this would not lead to significantly different effects.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The hybrid option (high) would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Option 1 focuses growth around the LUA and Loughborough, which are key areas of economic activity in the Borough. This should locate housing in areas with good access to employment and allow continued economic growth in key locations. The scale of growth at Loughborough and Shepshed could also help to strengthen links between these two areas.

Significant positive effects are generated overall despite there being neutral effects in other areas of the Borough.

Option 2 would not generate significant positive effects at Loughborough, but would have benefits at Shepshed to a greater extent and the Service Centres. On balance, the effects generated across the Borough ought to be **minor positive effects**. The benefits are less pronounced compared to option 1, as there is a lack of growth in Loughborough which is the principal settlement and a focus of economic activity.

Option 3 is a dispersed settlement hierarchy approach. This approach is unlikely to generate significant positive effects as a result of growth in any particular location. Furthermore, it does not make the most of the opportunities to provide housing at the LUA (which would support access to jobs in the City and could possibly help tackle deprivation). Directing a proportion of growth to smaller settlements could also be negative with respect to commuting, but positive for those local centres. On balance, **minor positive effects** are predicted overall.

Option 4 directs a proportion of the total growth to a new settlement, which reduces the potential for positive effects at Loughborough and the service centres. No significant positive effects are predicted in any particular settlement, or as a result of the total quantum of development. Consequently, a **minor positive effect** is predicted.

Options 5, 6 and 7 all involve higher levels of growth across the borough as a whole, which would support increased economic growth, create more jobs in the development industry, and support increased spending and inward investment. However, this scale of housing provision could attract increased migration and increase competition for jobs, which is a minor negative effect for each option overall. In some locations it could also lead to increased congestion and a loss of existing employment land, which would be potentially negative from an economic perspective. The increased scale of growth involved in the service centres, at Loughborough and Shepshed ought to generate significant positive effects for all three options, whilst option 4 would also generate significant effects at the LUA. Due to the much higher levels of growth in Loughborough for option 5, a minor negative effect is also recorded. For Option 6, a minor negative effect is recorded in relation to the focus of 2200 homes in less accessible locations with poorer links to employment growth.

The Hybrid option should generate positive effects in the majority of the main settlements, which is positive for a range of local centres and communities. A fairly substantial element of growth would be directed towards areas of economic importance such as Loughborough and the LUA, which is positive, but not significant. Overall, it is predicted that **minor positive effects** will occur. This reflects the widespread benefits that could be generated, but also the fact that these would be mostly minor in nature, and in some instances uncertain.

Hybrid Option High (11,700)

At a higher level of growth, the benefits associated with the hybrid approach are increased. In particular, further development will occur in areas that are well related to employment opportunities and in some locations, the potential to benefit deprived communities is more likely. Though this approach would see some minor negative effects associated

Local economy

with increased growth in the 'other settlements, these are outweighed by the benefits in most other parts of the Borough. Therefore, overall, significant positive effects are predicted.

| | Service centres | Lough-borough | Shepshed | LUA | Others | New settlement | Overall effects | | | |
|--|-----------------|---------------|----------|-----|--------|----------------|-----------------|----|----|---|
| Scenario A - 8,100 homes | | | | | | | | | | |
| Option 1: Urban Concentration A | 0 | ++ | 0 | + | 0 | 0 | ++ | | | |
| Option 2: Urban Concentration B | + | 0 | ++? | + | 0 | 0 | + | | | |
| Option 3: Settlement Hierarchy | + | + | + | 0 | + | - | + | | | |
| Option 4: Urban Concentration and New Settlement | + | + | + | + | 0 | + | + | | | |
| Hybrid Option | +? | + | ++? | + | +? | -? | + | | | |
| Scenario B - 15,700 homes | | | | | | | | | | |
| Option 5: Urban Concentration (high) | ++ | ++ | - | ++ | + | 0 | 0 | ++ | - | |
| Option 6: Settlement Hierarchy | ++? | ++ | ++ | ++ | + | + | - | 0 | ++ | - |
| Option 7: Urban Concentration and New Settlement | ++ | ++ | ++ | ++? | 0 | + | + | ++ | - | |
| Scenario C – 11,700 homes | | | | | | | | | | |
| Hybrid Option | + | ++ | ++ | + | + | - | 0 | ++ | | |

Accessibility

Service centres:

Scenario A (Discussion of options for delivering 8,100 homes)

Option 1 involves a relatively low amount of growth at the service centres. The effects in terms of additional traffic and congestion would therefore be likely to be minimal. New development would be located in settlements that have access to most services and facilities, as well as public transport route. However, the opportunity to contribute towards new infrastructure / improvements would be more limited. Consequently a **neutral effect** is predicted.

Option 4 involves almost double the amount of development at the service centres compared to option 1. At this scale of growth the additional trips generated would still not be expected to cause severe impacts on road networks at individual settlements. The amount of growth would still be unlikely to support new facilities (schools, healthcare etc.), but it is assumed contributions would be sought for enhancements as necessary. Capacity at schools and health facilities is known to be an issue in some locations and should it not be possible to expand facilities, then there could be additional pressure meaning that some people need to travel further afield to access services or may experience difficulties accessing services locally. Overall a **minor positive effect** is predicted.

Option 3 involves a further 100 dwellings at each service centre except for Mountsorrel. New residential development in these locations would have broadly good access to jobs, services and public transport; which is a **minor positive effect**. However, there could be pressure on certain services which may not be possible to address through the expansion of existing facilities. The scale of development involved may still not be sufficient to support entirely new health facilities. However, other forms of social infrastructure should be improved such as open space provision, walking and cycling infrastructure and schools. An additional 300 homes could potentially lead to localised increases in traffic, which is a **potential minor negative effect**, but effects would not be significant.

Option 2 would involve the greatest amount of growth at the service centres. This would ensure that a substantial proportion of new development is located in broadly accessible settlements. There should also be better opportunities to secure improvements to community infrastructure, and to support new or expanded health and education facilities. A **potential significant positive effect** is therefore predicted alongside a **minor negative effect**.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5, 6 and 7 all involve substantially more growth in the Service Centres compared to the options under scenario A. This could lead to increased pressure in terms of traffic and congestion, but this would not be concentrated in one location as such. However, access to services ought to be relatively good for new development (though the necessity for a higher level of growth could mean that the more distant sites at the urban fringes may be developed).

Growth at this level could provide the critical mass for new local facilities, particularly at larger sites. This should have benefits for existing and new communities and generate **significant positive effects**.

Hybrid Option (7,800 homes in total)

This involves slightly less growth in the service centres than Option 4. Presuming a broadly similar distribution amongst the service centres, the effects are therefore predicted to be the same (i.e. **minor positive effects**).

Hybrid Option High (11,700)

Growth under this strategy would be expected to be similar to that outlined in option 2. It would be expected that positive effects would arise from growth in areas which are broadly accessible whilst developer contributions would be likely to lead to an increase in local facilities and services. The additional growth could, however, lead to some increases in local traffic volumes. Hence, mixed potential **significant positive effects** are predicted alongside some **minor negative effects**.

Loughborough

Scenario A (Discussion of options for delivering 8,100 homes)

Loughborough possesses a wide range of local facilities and services, including good public transport links. Access to jobs would also be good given the opportunities in Loughborough itself and links to Leicester and Derby via train. Development in the urban area would therefore have excellent accessibility. Growth at the urban fringes would be less well connected with regards to existing local services, but would be likely to have good public transport access. The scale of some sites at the urban fringe could also be more likely to support on-site facilities that could benefit new and existing communities.

Accessibility

Option 1 involves the greatest amount of growth under this scenario (4,000 dwellings). A proportion of growth would likely come forward in the urban area, which would have very good accessibility. There would also be a requirement for substantial growth at the urban fringes to the south. At the level of growth involved, the critical mass would be created to support new facilities, which should help to ensure that new developments have good accessibility as well as offering some benefit to surrounding communities. Large-scale development at the edge of the urban area would increase car trips into Loughborough and towards strategic routes such as the A6 and the M1. In the absence of strategic infrastructure improvements this could lead to negative effects with regards to congestion.

However, should development be of a scale that supports enhanced road links and expanded public transport networks, traffic could potentially be directed away from the centre of Loughborough. On balance, **significant positive effects** could be generated, but this carries a degree of uncertainty. A **minor negative effect** is predicted to reflect the potential for increased traffic on local roads (though this is also uncertain / dependent upon whether road and bus networks can be enhanced in advance of any development in this area).

Option 2 involves a relatively limited amount of growth in Loughborough. This could be accommodated in the urban area itself which would ensure developments had excellent links to jobs, retail, leisure and other forms of social infrastructure. The scale of growth involved ought to be possible to accommodate through existing infrastructure, and is unlikely to lead to a significant amount of traffic increases. Overall, the effects are predicted to be uncertain positive effects.

Options 3 and 4 involve 2,000 homes and would still place development in accessible locations. A proportion could be met in the urban area on sites with very good accessibility to jobs, services, retail and public transport. However, there would also be a requirement for release of land at the urban fringes to the south west. This would likely be at a scale that would support new facilities such as a primary school, a local centre and open space. It should therefore be possible to ensure that new development is broadly accessible. Conversely, the increased scale of growth could potentially put some pressure on road networks, though this would be dependent upon whether strategic infrastructure improvements could be secured (which may be less likely at a lower scale of growth to contribute financially). On balance, a **minor positive effect** is predicted.

Scenario B (Discussion of options for delivering 15,700 homes)

The scale of growth involved for Option 6 is similar to that involved for Option 1 (700 dwellings lower). The effects are therefore likely to be broadly the same. The lower amount of development would put less pressure on the road networks, but on the other hand would not contribute as substantially towards infrastructure improvements. The potential for significant positive effects is therefore less certain in comparison to Option 1.

Option 7 involves an additional 600 dwellings compared to option 1. This would add pressure to the local transport networks, which could potentially generate more negative effects. Conversely, there would be increased contributions towards infrastructure enhancements, which ought to have benefits with regards to accessibility. On balance, the effects are broadly the same as for Option 1 (i.e. **minor negative effects** coupled with **significant positive effects**).

Option 5 involves the highest scale of growth for any option, and would be more likely to generate an increase in traffic in this location in particular. There is therefore potential for **significant negative effects**. Conversely, **significant positive effects** are likely with regards to accessibility to services and facilities for a substantial amount of new homes. Furthermore, there ought to be increased contributions towards the improvement of social and physical infrastructure that could reduce the need to travel. In the longer term, this could reduce the negative effects.

Hybrid Option (7,800 homes in total)

This involves the same amount of growth in Loughborough as Option 4. Therefore the effects are predicted to be the same (i.e. **minor positive effects**).

Hybrid Option High (11,700)

This option would deliver growth roughly aligned with option 7, with 300 fewer homes being delivered in the Loughborough area. Similar mixed effects are likely, with potential strain upon the existing transport networks being counterbalanced by some benefits associated with developer contributions helping to deliver additional community infrastructures, in turn improving accessibility. Hence, **significant positive effects** are likely alongside **minor negative effects**.

Shepshed

Accessibility

Scenario A (Discussion of options for delivering 8,100 homes)

A relatively small amount of development is involved for option 1. If located in the urban area, accessibility ought to be relatively good, as there is a range of services and jobs available in Shepshed and also nearby at Loughborough. There could be some increased pressure on local services and road networks, but this should be possible to mitigate given the low scale of growth involved. Should development be at the urban fringes, accessibility would be slightly poorer, and may not create the critical mass for new services. On balance, the effects are predicted to be **neutral**.

Options 2 and 3 would require greater greenfield land release to the west of Shepshed. At the scale involved, there should be the critical mass to support new primary school facilities, open space and walking and cycling links. This is a **minor positive effect**. With regards to traffic and congestion, development at the urban fringe could increase trips into the town centre, and also on routes towards Loughborough such as the A512. The growth involved would be unlikely to be supported by significant new transport infrastructure. In this respect, a potential **minor negative effect** is predicted.

Option 4 involves a lower amount of growth than options 2 and 3 (700 dwellings less). Whilst this ought to reduce the potential for negative effects, the benefits in terms of new community facilities are less likely to be positive though also.

Scenario B (Discussion of options for delivering 15,700 homes)

Each option under scenario B involves slightly more growth at the urban fringes compared to options 2 and 3. The potential for positive effects remains the same, whilst **minor negative effects** are more likely to occur as a result of increased car trips. The increase does not generate significant effects though.

Hybrid Option (7,800 homes in total)

This involves only slightly less growth at Shepshed compared with Option 2. Consequently, mixed effects (minor positive and minor negative) are predicted.

Hybrid Option High (11,700)

Increasing growth in Shepshed further would be likely to lead to additional car trips, particularly if the site locations were in peripheral locations (which they most likely would be). The additional scale of growth involved would not be likely to support significant enhancements to road networks or additional local facilities on sites. Therefore the effects are predicted to be the same as for the options under Scenario B.

Leicester Urban Area:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2 and 4 (to a slightly lesser extent) involve the same level of growth at the Leicester Urban Area (more than a third of the total growth for the Borough). These areas have broadly good access to services and facilities with a GP in Syston and two GPs in both Birstall and Thurmaston. There are also multiple primary schools in the area and three secondary schools. Public transport access is reasonable, with links to the City helping to reduce the distance needed to access jobs and a wide range of cultural and recreational facilities. Though this level of growth could impact upon traffic, new and existing residents should still benefit from good accessibility; with potential improvements being achieved through development contributions. Consequently, a **potential significant positive effect** is predicted in this respect. However, in terms of car based travel, an increase in growth in this particular location could have **minor negative effects** in the absence of sufficient mitigation.

Option 3 would involve a much smaller amount of development, and so whilst new development would still be well located, the opportunity to enhance facilities would be much lower. Therefore, an **uncertain minor positive effect** is predicted. Negative effects in terms of congestion would be less likely to occur though.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6 would involve similar levels of growth (only 300 more dwellings) to options 1 and 2. Therefore the effects are broadly the same (i.e. potential significant positive effects couples with minor negative effects).

Option 7 would involve a higher amount of development, and so **significant positive effects** could be generated with regards to locating homes in accessible locations. However, increased traffic and congestion could offset the benefits of placing new homes in close proximity to the City, which is a **minor negative effect**.

Accessibility

Hybrid Option (7,800 homes in total)

The level of growth would be positive with regards to locating new homes in close proximity to jobs and higher order settlements that are accessible by public transport.

Hybrid Option High (11,700)

This approach would seek to deliver the same growth as outlined in options 1 and 2. As such, **potential significant positive** effects are likely alongside **minor negative effects**.

Other settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1, 2, and 4 do not involve any growth at the smaller settlements, which is a **neutral effect** in terms of accessibility in these areas. However, a lack of growth in these areas would not help to support improvements to rural accessibility (which might otherwise benefit from developer contributions).

Option 3 involves some growth at other smaller settlements. Many of these settlements do not have as wide a range of local facilities, and therefore, accessibility is broadly poorer for residents in these communities. The amount of development involved is unlikely to create a critical mass to support new facilities at any one settlement, but may have some minor beneficial effects on community infrastructure. Overall, a **minor negative effect** is predicted though, as a proportion of new homes in the borough would be located in less accessible locations.

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 7 do not involve growth at the other settlements and so **neutral effects** are predicted.

Option 6 involves slightly higher growth than option 3, and so more development would be located in areas with poorer accessibility. However, the higher level of growth could better support new facilities in rural areas (though not to the extent that new facilities would be created). This offsets the negative effects somewhat, and so a **minor negative effect** is still predicted overall.

Hybrid Option (7,800 homes in total)

The level of growth involved at the other settlements would be relatively low (lower than option 3). Therefore, the amount of homes located in less accessible locations would not be as great, and so **neutral effects** are predicted.

Hybrid Option High (11,700)

Fewer homes (200 less) would be delivered in 'other settlements' than under Option 3. However, 400 more dwellings are involved when compared to the initial hybrid option (7800 in total). This leads to potential **minor negative effects**.

New / expanded settlements:

Scenario A (Discussion of options for delivering 8,100 homes)

Options 1-3 do not involve growth at new settlements, and so **neutral effects** are predicted.

Option 4 involves growth at a new settlement in Cotes. This area currently has poor access to services and facilities locally, but is relatively close to Loughborough. Unless the new settlements generate the critical mass to support new schools and health facilities, these communities will need to travel to access basic services. Access to cultural and community facilities in these locations would also be dependent upon developer contributions.

The level of growth involved ought to support new primary facilities, but it is unlikely new secondary schools would be supported. Likewise, satellite health facilities could be supported, but the likelihood of large new health facilities would be uncertain.

Access to public transport would also be dependent on new or amended services being secured. Given the potential for a large amount of growth to be located in areas of relatively poor accessibility, and the uncertainty of new facilities being secured, an **uncertain negative effect** is predicted at this stage.

Accessibility

Scenario B (Discussion of options for delivering 15,700 homes)

Options 5 and 6, are predicted to have **neutral effects** as they involve no growth at new settlements.

Option 7 is predicted to have an **uncertain negative effect**, as it involves a new settlement. The higher scale of growth could potentially make new services more viable, which would be positive. Conversely, more homes would be located in an area that does not have strong access to local services.

Hybrid Option (7,800 homes in total)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Hybrid Option High (11,700)

The hybrid option would have **neutral effects** as there is no proposed growth in a new settlement.

Overall effects

Option 1 is predicted to have mixed effects. The majority of new development would be located in locations with good access to jobs and services (Loughborough and the Leicester Urban Area). The focused scale of growth would also help to support infrastructure improvements. Consequently, a potentially significant positive effect is predicted in terms of accessibility for these areas. With regards to all other settlements across the borough, effects are likely to be neutral. On the other hand, focused growth could lead to potential negative effects with regards to increased congestion and car trips, which is a minor negative effect from a borough-wide perspective.

Option 2 is predicted to have mixed effects. The broad locations proposed for growth are relatively accessible, and so positive effects are likely to be generated across the borough. In particular, there could be significant positive effects with regards to the service centres and the Leicester Urban Area. Given that there are benefits across the borough, a significant positive effect is predicted overall. Minor negative effects are predicted also, as there could be some local issues relating to traffic at several locations. However, in combination, these are not considered to be significant negatives.

Option 3 is predicted to have mixed effects. Due to a more dispersed pattern of growth, the benefits relating to infrastructure improvement are more limited at any particular settlement. Therefore, only minor positive effects are predicted overall. The impacts in terms of traffic and congestion are likely to be less pronounced, but a lower level of growth in settlements could be pressure on services and facilities without creating the critical mass for new facilities. Consequently, minor negative effects are also predicted.

Option 4 has similar effects to option 2, but the positive effects at the service centres are less and there are potential negatives associated with a new settlement. Consequently, there are greater uncertainties about the significant positive effects occurring.

Options 5, 6 and 7 all involve much higher levels of growth overall across the borough. This is reflected by an increased amount of negative effects across the district, with these being potentially significant at Loughborough for Option 5. However, each option is also more likely to provide opportunities to support enhanced and new schools, healthcare, recreation and jobs (due to greater contributions from development). In particular, support could help to secure strategic road infrastructure improvements.

The hybrid option is predicted to have a **minor positive effect** overall. In the main, new homes will be located in accessible locations with regards to jobs, local services and access to public transport. Only small amounts of growth would be located in the less accessible locations. As there is no major concentration of growth in any particular settlement, it is also less likely that negative effects in terms of congestion and traffic would occur. From a borough-wide perspective, this is a minor positive effect, but this could perhaps be significant with the introduction of infrastructure improvements and other initiatives.

Hybrid Option High (11,700)

Overall, this option places a larger amount of growth in locations that have broadly good accessibility and ought to allow for sustainable modes of travel, as well as reducing the length of trips required to access basic goods, services and jobs. The greater scale involved could possibly lead to **significant positive effects** if it supports infrastructure improvements. Conversely, the higher scale of growth is likely to lead to a greater overall amount of car trips being generated, which could increase congestion along key routes. This could be more of an issue where there are clusters of growth involved. For example, cumulative growth involved at Loughborough and Shepshed.

| Accessibility | | | | | | | | | | | | |
|--|-----------------|----------------|-----------------|-----------------|----------------|----------------|-----------------|---|--------|----------------|-----------------|-----------------|
| | Service centres | | Loughborough | | Shepshed | | LUA | | Others | New settlement | Overall effects | |
| Scenario A - 8,100 homes | | | | | | | | | | | | |
| Option 1: Urban Concentration A | 0 | | ++ [?] | - [?] | 0 | | ++ [?] | - | 0 | 0 | ++ [?] | - [?] |
| Option 2: Urban Concentration B | ++ [?] | - | + [?] | | + | - | ++ [?] | - | 0 | 0 | ++ | - |
| Option 3: Settlement Hierarchy | + | - [?] | + | | + | - | + [?] | | - | 0 | + | - |
| Option 4: Urban Concentration and New Settlement | + | | + | | + [?] | - [?] | ++ [?] | - | 0 | - [?] | ++ [?] | - [?] |
| Hybrid Option | + | | + | | + | - | + | | 0 | 0 | + | |
| Scenario B - 15,700 homes | | | | | | | | | | | | |
| Option 5: Urban Concentration (high) | ++ | - | ++ | -- [?] | + | - | ++ [?] | - | 0 | 0 | ++ | -- [?] |
| Option 6: Settlement Hierarchy | ++ | - | ++ [?] | - [?] | + | - | ++ [?] | - | - | 0 | ++ | - |
| Option 7: Urban Concentration and New Settlement | ++ | - | ++ | - | + | - | ++ | - | 0 | - [?] | ++ | - |
| Scenario C – 11,700 homes | | | | | | | | | | | | |
| Hybrid Option | ++ [?] | - | ++ | - | + | - | ++ [?] | - | - | 0 | ++ [?] | - |

| | Landscapes character | Biodiversity | Water quality | Flood Risk | Soil resources | Air quality | Climate change | Historic Environment | Deprivation | Healthy lifestyles | Housing | Local Economy | Accessibility | Minerals | | | | | |
|---------------------------|----------------------|--------------|---------------|------------|----------------|-------------|----------------|----------------------|-------------|--------------------|---------|---------------|---------------|----------|----|-----|----|-----|---|
| Scenario A – 8,100 homes | | | | | | | | | | | | | | | | | | | |
| Option 1 | -- | - | +? | -? | -? | -- | --? | + | - | ++ | + | + | ++ | ++? | -? | - | | | |
| Option 2 | --? | - | +? | -? | 0? | -- | - | + | -? | ++ | + | ++? | + | ++ | - | - | | | |
| Option 3 | -? | -? | +? | -? | 0? | -- | -? | 0 | - | + | 0 | ++ | + | + | - | - | | | |
| Option 4 | --? | -? | +? | -? | 0? | -- | - | + | -- | + | +? | + | + | ++? | -? | - | | | |
| Hybrid Option | - | -? | +? | -? | 0? | -- | -? | + | -? | + | ++? | ++ | + | + | - | - | | | |
| Scenario B – 15,700 homes | | | | | | | | | | | | | | | | | | | |
| Option 5 | -- | -- | +? | - | - | -- | --? | - | -- | ++ | - | ++ | - | ++ | ++ | - | ++ | --? | - |
| Option 6 | -- | -- | +? | - | - | -- | --? | - | -- | ++ | - | ++ | -- | ++ | ++ | - | ++ | - | - |
| Option 7 | -- | --? | +? | - | - | -- | --? | - | -- | ++ | - | ++ | - | ++ | ++ | - | ++ | - | - |
| Scenario C – 11,700 homes | | | | | | | | | | | | | | | | | | | |
| Hybrid Option High | -- | --? | +? | - | - | -- | - | 0 | --? | ++ | -? | ++ | - | ++ | ++ | ++? | - | - | |

Summary and comparison of options

Option 1 and 2 perform similar, but 2 is slightly less likely to cause negative effects regarding flood risk, air quality and the historic environment. Option 2 could potentially be more positive from a housing perspective and in terms of securing accessibility improvements. The differences are fairly small, but of the two urban concentration approaches, Option 2 performs marginally better.

Options 3 and 4 are both slightly less negative with regards to landscape and biodiversity (compared to options 1 and 2). However, they are both less positive on socio-economic factors (economy, healthy lifestyles, deprivation) and option 4 in particular could generate significant negative effects with regards to heritage and landscape.

With regards to housing delivery (which is a critical plan objective), Option 3 performs most positively under Scenario A. However, this option is weaker than the urban concentration options (1 and 2) in terms of economy and employment, healthy lifestyles, deprivation, accessibility and climate change.

Options 5, 6 and 7 each perform worse from an environmental perspective, which is to be expected given the higher scale of growth. In particular, significant negative effects could be generated with regards to landscape, biodiversity, air quality and the historic environment (regardless of the distribution options). The positive effects in terms of housing, regeneration and the economy are more prominent for each option as well. but the increased growth also raises the possibility of negative implications for certain communities. In this regard, option 6 stands out due to the fact it generates potentially significant negative effects in relation to health and recreation (due to potential negative effects on the Charnwood Forest in particular). There is less to differentiate the higher growth options from one another as all three involve substantial growth in Loughborough, the Service Centres, Shepshed and the LUA.

The choice of site locations, coupled with plan policies will help to determine these effects in greater detail, whichever growth option is pursued.

Summary of the Hybrid option

The hybrid option was developed by the Council taking into account the strengths and weaknesses of the refined spatial options. A key aim was to avoid significant negative effects, which the hybrid option achieves with the exception of soil resources. All of the options are predicted to have significant negative effects upon soil, and this is considered unavoidable given the amount of greenfield land that would be lost. However, the site selection process could help to minimise the effects by avoiding Grade 2 and 3a land if possible.

From a wider environmental perspective, the Hybrid Option performs better than any of the options. The distribution of growth ought to allow for negative effects to be avoided in most settlements, or the potential for mitigation and enhancement to be secured with regards to biodiversity, landscape character and the historic environment. With positively prepared policies to support the strategy, positive effects may even be achieved against these factors.

The approach will allow for sites to be selected that are not at major risk of flooding, keeping in line with the sequential approach.

The picture with regards to socio-economic effects is positive. Whilst the Hybrid Option does not perform as well as the urban concentration options with regards to deprivation and accessibility, the effects are still positive for these factors. Furthermore, the Hybrid Option benefits from the pronounced positive effects upon health and housing, which are associated with a more dispersed approach to development.

Summary of Hybrid Option (increased growth)

Increasing growth (by 100%) in the same pattern as the Hybrid Option does not change the nature of effects in most cases (i.e. whether they are negative or positive). Rather the likelihood of effects occurring is increased, and / or the significance of effects rises. This is the case for sustainability objectives where positive effects have been predicted, as well as those for which negative effects are predicted.

In particular, a significant negative effect arises overall with regards to Landscape Character and Biodiversity, and a possible significant effect arises with regards to the Historic Environment. For some individual settlements the effects are more prominent than others.

The likelihood of negative effects arising for biodiversity, air quality, and in terms of congestion also increases, albeit the effects would be mainly minor.

On the flip side, increased growth brings with it greater benefits with regards to deprivation and the local economy in particular. Clearly, the effects on housing are also more prominent at the higher level of growth.

APPENDIX E: APPRAISAL OF EMPLOYMENT ALTERNATIVES

This appendix sets out an appraisal of the four employment options which are introduced and described in Section 5 of the SA Report. These are as follows:

1. Rely on existing employment allocations identified in the Core Strategy and 2004 Borough of Charnwood Local Plan.
2. Identify new employment land to facilitate regeneration and release poorer quality employment sites for alternative uses.
3. Identify new employment land to respond to demand for large warehousing.
4. Identify 5ha of additional employment land for flexibility and to support the spatial strategy.

The methods used to identify significance are the same as those outlined in Appendix D, which dealt with housing options. In summary each employment option has been appraised as follows:

- The SA Objectives / framework forms the basis for appraising each option.
- A table is prepared for each SA Objective which sets out a discussion of the effects for each option based upon an assessment of significance.
- To determine significance reference is made to the SEA Directive factors such as the *nature, magnitude, timescale, likelihood, permanence and scale of effects*.
- As well as a discussion of the effects an overall 'effects symbol' is provided for each option to indicate significance.

The following tables have been used to visualise the nature of effects for each option against each SA Objective. Where there is uncertainty, the nature of such effects has been identified. For example, an uncertain negative effect would be recorded if there is a chance that negative effects could occur but this is dependent upon unknown factors. It may still be possible to rule out significant effects though, and so the unknown effect may be minor or potentially significant.

| Effects Significance | Effects symbol |
|-------------------------------------|----------------|
| <i>Significant positive effects</i> | ++ |
| <i>Minor positive effects</i> | + |
| <i>Neutral effects</i> | 0 |
| <i>Minor negative effect</i> | - |
| <i>Significant negative effect</i> | -- |

| Uncertain effects | Effects symbol |
|--|-----------------|
| <i>Uncertain significant positive effect</i> | ++ [?] |
| <i>Uncertain minor positive effect</i> | + [?] |
| <i>Uncertain effects</i> | ? |
| <i>Uncertain minor negative effect</i> | - [?] |
| <i>Uncertain significant positive effect</i> | -- [?] |

Landscape Character

| Option 1 | 0 | Option 2 | 0 | Option 3 | 0 | Option 4 | 0 |
|----------|---|----------|---|----------|---|----------|---|
|----------|---|----------|---|----------|---|----------|---|

Appraisal commentary

All of the options propose a similar quantum of employment growth and this is predominantly located in the same areas. A significant proportion of the proposed development is already committed; however, there are some minor differences in the location of some of the non-committed (around 10ha) employment land proposed under Options 2 and 3 and Option 4 (5ha).

The effects for option 1 are considered to be **neutral** given that much of the growth involved is already committed or tested through previous plan-making processes. Continuation of this strategy is unlikely to have any notable effects with regards to landscape (though an unplanned approach would be more likely to generate negative effects).

Option 2 would result in the redistribution of 10ha of employment land to enable the release of poorer quality employment sites for other uses. This 10ha of employment land would be delivered in the south of the borough along the northern fringe of Leicester City. It is important to note that the precise location of sites to deliver this 10ha is unknown at this stage. The Landscape Character Assessment considered the landscape capacity of ten zones to the north of Leicester City. It concluded that the majority of zones in this area have medium to medium/high capacity to accommodate development, with only one zone to the south of Rothley identified as having medium to low capacity.¹⁶ While there is the potential for this option to deliver some of this new employment land on brownfield land this is uncertain at this stage. The nature and significance of effects will depend on the precise location of development; however, it is considered unlikely that it would have a significant negative effect on the landscape given the findings of the Landscape Character Assessment. It is also noted that poorer quality employment sites could be released for housing development, taking some pressure off more sensitive locations that are suitable for new housing. Consequently a **neutral effect** is predicted.

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated adjacent to Shepshed, north east of the M1 Junction 23. The additional site proposed under Option 3 falls within a zone identified through the Landscape Character Assessment as having high capacity to accommodate development due to the areas weak landscape characteristics, parts of which are in poor condition.¹⁷ Option 3 is therefore considered unlikely to have a significant effect on landscape and there are no significant differences compared to Options 1 and 2.

Option 4 involves a smaller scale development in Shepshed in the same location as Option 3. The remainder of the site would accommodate housing, which is a less intrusive form of development. Therefore, the effects would also be neutral in terms of landscape.

In summary, there are no significant differences between the options at a borough scale. There is likely to be differences in terms of localised effects on the landscape as a result of Options 2,3 and 4 but evidence suggest that there is capacity to accommodate development in these areas,

¹⁶ Charnwood Borough Council (2012) Borough of Charnwood Landscape Character Assessment.

¹⁷ Ibid.

although there is some uncertainty for Option 2 as the precise location of development is not known at this stage. Overall, once mitigation is taken into account there is the potential for a residual **neutral effect** for each option.

Biodiversity

Option 1

0

Option 2

-?

+?

Option 3

-

+?

Option 4

-?

+?

Appraisal commentary

As previously stated, all of the options propose a similar quantum of employment growth and this is predominantly located in the same areas. A significant proportion of the proposed development is already committed; however, there are some minor differences in the location of some of the non-committed (around 10ha) employment land proposed under Options 2 and 3 and Option 4 (5ha).

Though the precise location of development is not defined for option 2, it is unlikely that sites to deliver the 10ha would contain any nationally designated sites for biodiversity. There is flexibility in site choice to allow for locally important habitats to be avoided, but several potential locations for development are adjacent to Watermead Country Park which is a Site of Importance for Nature Conservation. There is therefore a possibility that employment growth associated with this option could have adverse effects on wildlife due to disturbance at construction and operation (for example increased noise, lighting etc.). Given that there are already several committed sites in this location too, the potential for cumulative negative effects exists. An **uncertain (negative) effect** is identified at this stage. It should be remembered for this option though that poorer quality land would be released for housing, which would take some pressures of urban fringe development with regards to housing.

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated to the south east of Shepshed, north east of M1 Junction 23. There are no designated sites for biodiversity within or adjacent to the site and it is unlikely that there would be any significant negative effects on biodiversity as a result of development once mitigation is taken into account. However, the Newhurst Quarry SSSI is within 200m of the site. The SSSI risk zones suggest that industrial / warehousing development over 1000sqm could potential have effects that will need to be tested. Given that the total floorspace would likely exceed this, the potential for negative effects exists. A **minor negative effect** is therefore predicted at this stage.

Option 4 also involves this development site, but the scale of employment use is lower. Whilst this is of a lower scale, the site would also involve housing development, which could have in-combination negative effects. This option would mean less housing growth is required in other locations though, and there ought to be greater scope for incorporating areas of green infrastructure through a mixed use site. As such, the minor negative effects are predicted to be uncertain.

In summary, there are no significant effects likely to be generated for any of the options with regards to biodiversity. However, Option 2 could result in more localised effects on biodiversity to south of the borough through the redistribution of 10ha of employment land but the nature and significance of effects are uncertain as the precise location of development is not known. Option 3 is likely to result in more localised effects on biodiversity to the south east of Shepshed, particularly associated with the Newhurst Quarry SSSI. However, with mitigation in place, it is considered unlikely that the effects would be significant. For option 4 the effects are similar to Option 3, but there ought to be greater flexibility to mitigate effects, and the net increase in employment land is lower, meaning slightly less pressure.

For each of the options that involve development on greenfield sites (Option 2, 3 and 4) there is also potential for some net gains in biodiversity to be sought on site. In the longer term, minor positive effects could therefore arise. There is also uncertainty about the environmental sensitivity of sites that may need to be released for housing versus employment development.

Water quality

Option 1

0

Option 2

?

Option 3

?

Option 4

?

Appraisal commentary

There is little to differentiate between the options in terms of potential effects on the water environment. There is the potential for different localised impacts depending on the location of the redistributed 10ha of employment land under Option 2, particularly if sites are located close to waterbodies such as Watermead Country Park. The additional 10ha of employment land under Option 3 is located on land that is intersected by a minor watercourse, which could potentially be affected by development. This is also the case for Option 4, but at a lesser scale, giving more flexibility.

However, for each option, effects are unlikely to be of significance once mitigation is taken into account, including the integration of SUDs to manage impacts.

Where actively used agricultural land is changed to employment uses, this could have positive effects upon water quality as there may be less run-off of nitrates; however, this is uncertain at this stage.

Overall, it is predicted that Option 1 will have a residual **neutral effect** on this topic. Options 2, 3 and 4 are also expected to have a neutral effect, but there is a small degree of uncertainty given that the exact location of sites is unknown for option 2, and there is a watercourse running through the site involved under Option 3 and 4.

Flood Risk

Option 1

0

Option 2

0

Option 3

0

Option 4

0

Appraisal commentary

The River Soar flows through the borough and Leicester City so there are areas of high fluvial flood risk to the south of the borough along the fringe of Leicester City (which is of relevance to Option 2). Though some potential development sites are adjacent to areas of high flood risk (or overlapped slightly) it is assumed that areas of high flood risk would be avoided where possible, follow sequential and exception tests, and suitable mitigation implemented as necessary.

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated to the south east of Shepshed, north east of M1 Junction 23. There are small areas of high flood risk (Zone 3) on the site but it is likely that development could avoid these areas or suitable mitigation provided as part of any proposal for development. Option 4 also involves this site, but at a lower scale, and so issues ought to be possible to manage.

Overall, there are no significant differences between the options and it is predicted that they will all have a residual **neutral effect** on flood risk.

Soil resources

Option 1

0

Option 2

0[?]

Option 3

-

Option 4

-

Appraisal commentary

As previously stated, all of the options propose a similar quantum of employment growth and this is predominantly located in the same areas. A significant proportion of the proposed development is already committed or allocated. Therefore the effects are predicted to be **neutral** for option 1.

There are some minor differences in the location of some of the additional (around 10ha) employment land proposed under Options 2 and 3 and Option 4 (5ha).

Option 2 would result in the delivery of 10ha of employment land to the north of Leicester City where there are areas of Grade 2, 3 and 4 agricultural land. At this stage the precise location of development is not known so there is uncertainty about the effects. However, the majority of available sites involve some agricultural land, so it is likely that there will be at least 5ha of land affected. Whether this would be grade 2 or 3 is unknown. A minor negative effect is predicted in this respect, but it should be viewed in the context of poorer quality employment sites being released for housing (and thus the net loss of agricultural land is likely to be similar to Option 1).

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated to the south east of Shepshed, north east of M1 Junction 23. The site is predominantly made up of Grade 3 agricultural land and at this stage it is not known if this is Grade 3a or 3b. The loss is recorded as negative, but the effects are not significant in the context of the resources present at a borough scale.

Option 4 involves the same site as that discussed for Option 3, but at a smaller scale. The remainder of the site would be affected due to housing development, but the net loss of agricultural land would be 5ha less compared to Option 3. Whilst minor negative effects are predicted, this option performs more favourably than option 3 from a soil perspective.

In summary, all of the options could potentially result in the loss of best and most versatile agricultural land. However, the majority of this is committed development, and so neutral effects are predicted for Option 1. For option 2, the replacement sites could potentially involve a loss of agricultural land, whereas those low quality sites that are replaced do not. Therefore, the net loss could be neutral. As options 3 and 4 involve a greater amount of net development overall, the effects are slightly more negative compared to option 2. However, there are no significant differences between options 2 and 3 at a borough scale.

Air quality

Option 1

0

Option 2

0[?]

Option 3

-

Option 4

-

Appraisal commentary

As previously stated, Option 1 is considered to represent a business as usual approach and so the effects with regards to air quality are predicted to be **neutral**.

Option 2 will result in the redistribution of 10ha of employment land to enable the release of poorer quality employment sites for other uses. This 10ha of employment land would be delivered in the south of the borough along the northern fringe of Leicester City. It is important to note that the precise location of sites to deliver this 10ha is unknown at this stage. The delivery of additional employment could increase traffic on the strategic highway network in this area, including the A46, A6 or A406, but the significance of this is uncertain at this stage and dependent on the precise location of development and level of mitigation provided. However, given that the quantum of employment provision in this broad location would remain unchanged compared to Option 1, the effects are also predicted to be neutral. It is unlikely that significant effects would occur (though increased traffic through Syston may be generated dependent upon site selection).

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated adjacent to Shepshed, north east of the M1 Junction 23. This option would be likely to primarily increase traffic, including Heavy Goods Vehicles (HGVs), along the M1 as well as increase pressure on the capacity of Junction 23 and on local connecting roads. Consequently, there may be adverse effects on air quality in this part of the borough. However, the effects are not considered likely to be significant given that the latest monitoring data for NO₂ in close proximity to this site shows that levels of notably below target objectives. Consequently only a **minor negative effect** is predicted.

Option 4 would involve a smaller amount of employment development in Shepshed, but would also involve an element of housing development. This too would lead to an increase in emissions locally, but similar to option 3, the effects would be minor.

Overall, there is the potential for differences in terms of localised impacts as a result of Options 2 and 3; however, these are unlikely to be significant once mitigation is taken into account. The effects for Option 2 are more uncertain, whilst minor negative effects are identified for Options 3 and 4.

Climate change

Option 1

0

Option 2

0

Option 3

0

Option 4

0

Appraisal commentary

As previously stated, all of the options propose a similar quantum of employment growth and this is predominantly located in the same areas. Option 3 however involves 10ha additional employment land, which is likely to generate increased carbon emissions and require energy to support operations and transportation.

The location of development under both options 2, 3 and 4 is likely to lead to increased transportation to access the sites for the workforce and also for operational activities (particularly for option 3 which would be more likely to involve increased numbers of HGVs).

From a Borough-wide perspective however, the effects on the baseline position are unlikely to be notable given the scale of growth involved.

None of the options provide any significant additional opportunities to incorporate renewable energy operation over the others. Therefore neutral effects are predicted in this respect.

In summary, there are no significant differences between the options in terms of climate change and none are likely to have a significant effect. The residual effects are predicted to be **neutral**.

Historic Environment

Option 1

0

Option 2

0

Option 3

0

Option 4

0

Appraisal commentary

Option 1 is predicted to have neutral effects given that the majority of development is committed and / or allocated (with heritage issues likely to have been considered and mitigated satisfactorily if necessary).

Option 2 will result in the redistribution of 10ha of employment land to enable the release of poorer quality employment sites for other uses. This 10ha of employment land would be delivered in the south of the borough along the northern fringe of Leicester City. It is important to note that the precise location of sites to deliver this 10ha is unknown at this stage. There is a range of designated heritage assets spread across this area including Listed Buildings, Scheduled Monuments and a Conservation Area.¹⁸ Given the absence of heritage assets within or immediately adjacent to potential sites for development, it is likely that the employment land could be delivered without significant effects on the historic environment. The nature and significance of effects will ultimately be dependent on the precise location of the employment land and its design/layout. Furthermore, this option would result in poorer quality employment sites being proposed for housing use. Their use as housing would likely be less intrusive and would also relieve pressure for additional housing at the urban fringes of settlements (for which negative effects could otherwise occur). In this respect Option 2 could have potential minor positive effects, but there is uncertainty given that the exact sites involved are not known.

As a result neutral effects are predicted.

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated adjacent to Shepshed, north east of the M1 Junction 23. There are no designated heritage assets within or adjacent to the site. Taking the evidence into account it is therefore considered unlikely that Option 3 would have a significant effect on the historic environment.

Option 4 involves the same site but a smaller scale of employment. As such, neutral effects are predicted, as the remainder of the site would be housing development, which is less intrusive.

Overall, there are no significant differences between the options at a borough scale. There is the potential for Options 2, 3 and 4 to have more localised impacts on the historic environment in the south of borough and to the south east of Shepshed; however, given the lack of sensitivity of site options, and once mitigation is taken into account these are unlikely to result in significant effects. Consequently, **neutral effects** are predicted for each option.

¹⁸ Charnwood Borough Council (2012) Borough of Charnwood Landscape Character Assessment.

Deprivation

Option 1

0

Option 2

+?

Option 3

+

Option 4

+

Appraisal commentary

In terms of deprivation there is little to distinguish between the options. All of them propose a similar quantum of employment growth and this is located predominantly in the same areas.

Option 2 may have some minor localised benefits for communities and pockets of deprivation in the south of Borough through the delivery of 10ha of better quality employment land, which could help to improve access to higher quality employment opportunities. Better quality sites may also be more likely to be attractive to market and result in investment. There is therefore potential for some minor benefits compared to option 1, but there is a great deal of uncertainty given that it is unknown which sites would be developed, what type of jobs would be secured and whether deprived communities could access such jobs. In fact, certain higher skilled jobs may not be accessible to deprived communities with lower skills (but conversely could help to raise aspirations). There would also be no net increase in employment land, just a higher quality offer. Overall, an uncertain minor positive effect is predicted taking all of these factors into account.

Option 3 could have similar minor localised benefits through the provision of 10ha of employment land to the south east of Shepshed. Given that a net increase in employment land is proposed and there are deprived communities nearby, it is more likely that positive effects would arise.

Option 4 delivers a net increase in land, and is also located where deprived communities ought to be able to benefit. Given that housing would be brought forward at a mixed use site here, there could also be benefits in terms of affordable homes, infrastructure enhancement and access to jobs.

In summary, options 2, 3 and 4 are likely to have some additional **minor positive effects** compared to option 1. However, the effects are not predicted to be significant, and there are no significant distinguishable differences between options 2, 3 and 4 with regards to tackling deprivation.

Healthy lifestyles

| Option 1 | 0 | Option 2 | 0 | Option 3 | 0 | Option 4 | 0 |
|----------|---|----------|---|----------|---|----------|---|
|----------|---|----------|---|----------|---|----------|---|

Appraisal commentary

Similar to the topic of deprivation, there is little to distinguish between the options in terms of healthy lifestyles. All of them propose a similar quantum of employment growth and this is located predominantly in the same areas.

Option 2 may have some minor localised benefits for communities in the south of Borough through the delivery of 10ha of higher quality employment land, which could improve opportunities to walk and cycle to employment.

Option 3 could have similar minor localised benefits through the provision of 10ha of employment land to the south east of Shepshed. However, these factors are considered unlikely to have notable impacts on health, at least in the short and medium term.

Option 4 could also bring forward employment at Shepshed, but of a smaller scale compared to Option 3. As such, neutral effects are likely too.

With regards to open space and recreational facilities, the site options available for development do not contain formal open space or rights of way, and therefore effects are predicted to be neutral in this respect.

In summary, there are no significant differences between the options. Each option is predicted to have neutral effects with regards to healthy lifestyles, though Options 2, 3 and 4 could have some minor positive benefits in the longer term should development involve green infrastructure enhancement and provide accessible jobs for local people.

Housing

| Option 1 | 0 | Option 2 | + | Option 3 | 0 | Option 4 | 0 |
|----------|---|----------|---|----------|---|----------|---|
|----------|---|----------|---|----------|---|----------|---|

Appraisal commentary

The options will have broadly neutral effects on housing as they relate to the delivery of employment land during the life of the plan.

The provision of an additional 10ha of land for option 3 is not likely to lead to a substantial increase in the demand for housing, if at all. The same is the case for Option 4, with the release of 5ha of land.

However, poorer quality sites that are released under Option 2 could potentially become suitable for housing delivery over time. The net change in housing provision as a result of this change in sites would be minimal though and therefore only **minor positive effects** are predicted and this is uncertain.

Local economy

Option 1

+

Option 2

+

Option 3

++

Option 4

++?

Appraisal commentary

As previously stated, all of the options propose a similar quantum of employment growth and this is predominantly located in the same areas. A significant proportion of the proposed development is already committed or allocated; however, there are some minor differences in the location of some of the employment land proposed under Options 2, 3 and 4.

For Option 1, the implications of committed and allocated development is assumed to be understood and thus forms the 'business as usual' approach. However, commitment to this approach in the new Local Plan ought to ensure that the strategy remains appropriate in relation to economic growth. Therefore a **minor positive effect** is predicted.

Option 2 will result in the redistribution of 10ha of employment land to enable the release of poorer quality employment sites for other uses. This 10ha of employment land would be delivered in the south of the borough along the northern fringe of Leicester City (i.e. the same broad locations as the poorer quality sites). Therefore, the effects on employment provision and investment are likely to be similar to option 1. However, the delivery of higher quality employment land may be more likely to attract investment in higher quality jobs, and therefore, a minor positive effect is predicted. The effects are likely to be localised given the nature of employment that would likely be appropriate on available sites for development in this area.

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated adjacent to Shepshed, north east of the M1 Junction 23. This option would not only deliver an additional 10ha of employment land but also offers the opportunity to address demand for large warehousing that is not being delivered through the other options. Consequently, a **significant positive effect** is predicted.

Option 4 delivers only 5ha of additional employment land in Shepshed, but this would still facilitate regeneration and should still be attractive for warehousing and other employment uses. Given that the net amount of employment land is slightly lower than for Option 3 though, the significant positive effects are less certain.

In summary, all of the options have the potential for long term positive effects on the local economy through the delivery of employment land to meet identified needs. Whilst Option 2 would have a greater magnitude of positive effects compared to Option 1, the effects are still unlikely to be significant from a borough perspective. Options 3 and 4 have the potential for a positive effect of greater significance compared to the other options as they proposes a net increase in employment land. Option 3 in particular would support 10ha of employment that will help to meet demands for larger warehousing that are not being met through Options 1 and 2, and to a lesser extent for Option 4.

Accessibility

Option 1

0

Option 2

+?

Option 3

+

Option 4

+

Appraisal commentary

All of the options propose a similar quantum of employment growth and this is predominantly located in the same areas.

For option 1, the implications of committed and allocated development is assumed to be understood and thus forms the 'business as usual' approach. However, commitment to this approach in the new Local Plan ought to ensure that the strategy remains appropriate in relation to accessibility and transport impacts. Therefore **neutral effects** are predicted.

Option 2 will result in the redistribution of 10ha of employment land to enable the release of poorer quality employment sites for other uses. This additional 10ha of employment land would be delivered in the south of the borough, which has broadly good accessibility to Leicester City. Whilst this is positive, access to jobs is likely to be similar to option 1 as the sites developed would be within the same broad location. With regards to better quality jobs, it is perhaps more likely that these would be secured on higher quality sites, which could benefit communities in these areas and reduce the need to travel further afield to access such jobs. However, these effects are uncertain and likely to be minor. The effects on congestion and the road network would not be anticipated to be significant given the scale of growth and types of employment uses that would be expected to be delivered. A neutral / uncertain (potentially positive) effect is predicted overall, though there is uncertainty about whether the redistributed sites would help to reduce travel distances to higher quality jobs.

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated adjacent to Shepshed, north east of the M1 Junction 23. This option would therefore also be positive in terms of accessibility to jobs given the proximity of the M1 as well as Shepshed and Loughborough. However, this approach would be likely to involve more HGVs and would also encourage car travel to access the site given its excellent links to the M1. On balance, a **minor positive effect** is predicted.

Whilst Option 4 delivers a lower scale of employment growth at Shepshed, it is part of a mixed use scheme which would give very good access for new communities, as well as benefiting those in the wider settlement. As such a minor positive effect is predicted.

Overall, there are no significant effects generated for any of the options. However, options 2, 3 and 4 have the potential for a minor long term positive effect as they both propose the delivery of higher quality employment land in broadly accessible locations. For options 3 and 4, there would be a net increase in employment land, which should mean a greater number of jobs are available locally to help minimise distances for commuting.

Minerals

| Option 1 | 0 | Option 2 | 0 ² | Option 3 | 0 | Option 4 | 0 |
|----------|---|----------|----------------|----------|---|----------|---|
|----------|---|----------|----------------|----------|---|----------|---|

Appraisal commentary

All of the options propose a similar quantum of employment growth and this is located predominantly in the same areas, so there is little to differentiate between the options in terms of minerals.

Option 1 essentially represents a business as usual approach and thus a **neutral effect** is predicted.

Option 2 will result in the redistribution of 10ha of employment land to enable the release of poorer quality employment sites for other uses. This 10ha of employment land would be delivered in the south of the borough along the northern fringe of Leicester City. It is important to note that the precise location of sites to deliver this 10ha is unknown at this stage. There is the potential for this employment land to fall within sand and gravel minerals safeguarding areas in the south of borough. Development in this area could therefore potentially sterilise some of this resource. Though no specific site allocations have been identified in this area to meet minerals needs, a potential **minor negative effect** has been predicted as extraction may be appropriate on certain site options in the longer term. The replacement sites are largely located within the urban area and unlikely to have the same potential for effects on minerals.

Option 3 proposes the delivery of an additional 10ha of employment land for larger industrial units/warehousing. This would be delivered on one site that is situated adjacent to Shepshed, north east of the M1 Junction 23. A small proportion of the site falls within an igneous rock minerals safeguarded area and could therefore potentially sterilise some of this resource. However, given the location and characteristics of the site (i.e. visually intrusive to residential areas), it is considered unlikely that major works would be permitted in this area anyway. An extension to the existing quarry at Shepshed is more likely to be suitable to the south of the quarry. There are also alternative areas that may be more suited to extraction (in fact, allocated sites for minerals in the Leicestershire Waste and Minerals Local Plan (Pre-Submission, 2017) do not include sites within Shepshed. Taking these factors into account, the effects are considered to be **neutral**.

Option 4 also involves the same site in Shepshed, but a proportion is released for housing rather than employment. For the same reasons described above (for Option 3), neutral effects are predicted.

In summary, **neutral effects** are predicted for options 1, 3 and 4 as workable mineral resources are unlikely to be affected (beyond the effects of committed and allocated developments).

Though effects are not predicted to be significant for Option 2, there is potential for minor negative effects through the sterilisation of sand and gravel resources. There are uncertainties however as the precise sites that would be released are unknown at this stage. Given that employment sites would be available for housing, this should release some pressure for housing land (thus protecting areas that might overlap with minerals). This could offset any negative effects for Option 2.

| | Option 1 | Option 2 | Option 3 | Option 4 |
|----------------------|----------|----------|----------|----------|
| Landscape Character | 0 | 0 | 0 | 0 |
| Biodiversity | 0 | -? +? | - +? | -? +? |
| Water quality | 0 | ? | ? | ? |
| Flood Risk | 0 | 0 | 0 | 0 |
| Soil Resources | 0 | 0? | - | - |
| Air Quality | 0 | 0? | - | - |
| Climate Change | 0 | 0 | 0 | 0 |
| Historic Environment | 0 | 0 | 0 | 0 |
| Deprivation | 0 | +? | + | + |
| Healthy Lifestyles | 0 | 0 | 0 | 0 |
| Housing | 0 | +? | 0 | 0 |
| Local Economy | + | + | ++ | ++? |
| Accessibility | 0 | +? | + | + |
| Minerals | 0 | 0? | 0 | 0 |

APPENDIX F: SITE ASSESSMENT FRAMEWORK

| SA objectives | Supporting criteria | Criteria | Source |
|---|---|--|---|
| <p>1. Landscape - Protect and enhance the integrity and quality of the Borough's urban and rural landscapes, maintaining local distinctiveness and sense of place.</p> | <ul style="list-style-type: none"> - Protect and enhance landscape character in accordance with management objectives. - Maintain settlement identity and prevent coalescence. - Protect and enhance areas of tranquillity. - Promote schemes designed to promote the diversity of landscape and built character into new development. - Minimise detrimental visual intrusion. - Minimise light pollution. | <p>Sensitivity rating from landscape character assessment</p> <p><u>Colour rating and text for proformas</u></p> <p><i>High sensitivity</i> <i>Medium – High</i> <i>Medium sensitivity</i> <i>Medium - low</i> <i>Low sensitivity</i></p> | <p>Landscape Character Assessment Report – October 2018</p> |
| <p>2. Biodiversity and nature conservation - Protect and enhance biodiversity, habitats and species</p> | <ul style="list-style-type: none"> - Protect and enhance designated sites including SSSIs, LNRs and LWSs. - Protect and enhance priority habitats and species. - Contribute to the protection and creation of new BAP habitats. - Avoid habitat fragmentation and increase connectivity of habitats. - Enhance community engagement with biodiversity. - Encourage the protection and provision of green and open spaces. | <p>Assessment to be linked to Phase 1 habitat survey being done by the council.</p> <p>A Rating B Rating C Rating D Rating E Rating</p> | <p>Council In-House assessments – September 2018</p> |

| SA objectives | Supporting criteria | Criteria | Source |
|---|--|---|---|
| <p>3. Water Quality - Protect and improve the quality and quantity of the water in the Borough's surface and groundwaters.</p> | <ul style="list-style-type: none"> - Contribute to the achievement of WFD objectives. - Encourage sustainable and efficient management of water resources. - Protect and where possible improve drinking water quality. - Improve water quality in the Borough's watercourses. - Enhancement and recreation of natural watercourses. - Increase the use of SuDS. | <p><u>Colour rating and text for proformas</u></p> <p>Within 50m of watercourse Within Groundwater protection zone</p> <p>Active agricultural land within Nitrate vulnerable zone</p> <p>Not within groundwater protection zones, not within 50m of watercourse, non-agricultural land - Neutral effects likely</p> | <p><i>Groundwater protection zones</i></p> <p><i>Watercourses</i></p> |
| <p>4. Flood Risk – Reduce the risk of flooding to existing communities and ensure no new developments are at risk.</p> | <ul style="list-style-type: none"> - Minimise the risk of flooding to people and properties. - Promote and increase the use of SuDS that result in Greenfield or better run-off rates. - Only development appropriate to the Flood Zone shall take place. - All new development takes account of the 2016 Climate Change allowances. | <p><u>Colour rating and text for proformas</u></p> <p>Site more than 70% within flood zone 1 = Neutral</p> <p>Site entirely within flood zone 2/3 = Significant constraint</p> <p>Developable part of site within flood zone 2/3 (up to 30%) = Potential / minor constraint</p> | <p><i>EA datasets and SFRA</i></p> |

| SA objectives | Supporting criteria | Criteria | Source |
|---|--|--|--|
| <p>5. Land - Protect the Borough's soil resources.</p> | <ul style="list-style-type: none"> - Reduce soil erosion and protect and enhance soil quality and quantity. - Minimise the loss of Grade 2 and Grade 3a ALC land. - Reduce contamination of soils from development, industry or agriculture. - Promote the use of brownfield land for development where possible. - Increase the remediation and regeneration of contaminated land. | <p>Loss of 25ha of best and most versatile land (1,2 and 3)</p> <p>Loss of over 20ha of Grade 1 and 2 land</p> <p>Reuse of brownfield land</p> <p>Loss of greenfield land with limited agricultural value (gardens, Grade 4 land, open space, playing fields)</p> | <p>National Datasets September</p> <p>Site visits / desktop mappings to verify presence of agricultural land</p> |
| <p>6. Air quality - Improve local air quality</p> | <ul style="list-style-type: none"> - Maintain and improve local air quality. - Promote measures that will remove the occurrence of AQMAs. - Reduce the impacts on air quality from transport. - Mitigate against the uses that generate NO2 or other particulates. | <p>Residential development within AQMA – Potential / minor constraint</p> <p>HGV generating development within AQMA – Potentially significant constraint</p> <p>All others = Neutral effect</p> <p><u>Access to public transport</u></p> <p>Significant positive excellent or very good within 200m</p> <p>Minor positive good access within 200m Excellent or very good 200m to 400m</p> | <p>AQMA layers</p> <p>Bus stops Rail stops</p> <p>Frequency to be determined using timetables and definition of frequency used to inform settlement hierarchy.</p> |

| SA objectives | Supporting criteria | Criteria | Source |
|---|--|---|----------------------------------|
| | | <p>Neutral – Excellent and very good within 400m to 800m. Good within 200-400m</p> <p>Potential / minor constraint = Limited service within 200m. Excellent and very good service more than 800m. Good service more than 400m</p> <p>Significant constraint = Limited service more than 200m. No bus rail services within 1200m</p> | |
| <p>7. Climate change - Reduce the impacts of climate change and reduce greenhouse gas emissions.</p> | <ul style="list-style-type: none"> - Deliver schemes that promote habitat and species resilience and adaptability to the effects of climate change. - Promote measures that minimise greenhouse gas emissions. - Minimise the likely impacts of climate change through promotion of appropriate adaptation measures in new development. - Promote the development of renewable energy generation. - Promote water efficiency measures in new development. - Reduce waste and increase reuse, recycling and energy produced of waste. - Promote measures that reduce the need to travel and travel distances. - Promote measures to reduce the need to travel by car. | <p>Residential development on site or adjacent (within 50m) identified as having wind potential = Significant constraint</p> <p>Development within 50m - 250m of areas identified with wind energy potential – Potential / minor constraint</p> <p>Development within areas with potential for low carbon heating networks = Potential positive effect</p> <p>Industrial development in areas with wind potential = Potential positive effect</p> | <p>Energy Study October 2018</p> |

| SA objectives | Supporting criteria | Criteria | Source |
|--|---|---|--|
| | <ul style="list-style-type: none"> - Promote use of public transport. | | |
| <p>8. Historic environment - Conserve and enhance the historic environment, heritage assets and their settings.</p> | <ul style="list-style-type: none"> - Conserve and enhance designated heritage features. - Maintain and enhance the character and distinctiveness of Conservation Areas and settlements. - Promote high-quality design. - Promote heritage based sustainable tourism. - Provide for increased access to and enjoyment of the historic environment. - Provide for increased access and enjoyment of the historic environment. - Promote heritage-led regeneration. - Increase the social benefit derived from the historic environment. | <p><i>Qualitative assessment</i></p> <p>Potential for significant negative effects</p> <p>Potential for negative effects</p> <p><i>Neutral effects</i></p> <p>Potential for enhancement</p> | <p><i>GIS data supplemented with Site visits</i></p> |
| <p>9. Population – Reduce poverty and deprivation</p> | <ul style="list-style-type: none"> - Increase community engagement and decision-making. - Increase racial and gender equality and community cohesion. - Reduce poverty and social exclusion. - Reduce crime and the fear of crime. | <p>Employment accessible to deprived areas – (<i>Within 1200m walking distance or along a public transport route</i>)</p> <p>Site involving derelict buildings and/or vacant land</p> <p><i>Neutral effects</i> assumed otherwise</p> | <p>Qualitative assessment</p> |

| SA objectives | Supporting criteria | Criteria | Source |
|---|--|---|--|
| <p>10. Population - Promote healthy and active lifestyles in the Borough</p> | <ul style="list-style-type: none"> - Increase access to high quality healthcare facilities. - Promote active and healthy lifestyles. - Promote recreational and leisure opportunities and access to open space. - Increase regular participation in physical activities and sport. | <p><i>Open space</i> Within 400m of open space Within 400-800m of open space Over 800m to open space Loss of formal open space</p> <p><i>Health care</i> <400m walking / cycling to a GP/health centre <800m walking / cycling to a GP/Health centre <1200m walking / cycling to a GP/Health centre <800m to public transport stop, and then less than 2km of a GP or health centre More than 1200m from a GP/health centre and more than 800m from a public transport stop. More than 1200m from a GP/health centre and more than 1200m from a public transport stop.</p> <p><i>Proximity to older people care homes/supported living/specialist homes</i> <400m walking distance <800m walking distance <less than 1200m walking distance Over 1200m walking distance</p> | <p><i>Location of open space</i></p> <p><i>Location of healthcare facilities</i></p> <p><i>Location of specialist care</i></p> |

| SA objectives | Supporting criteria | Criteria | Source |
|--|--|---|-------------|
| <p>11. Population - Improve access to affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures within local communities.</p> | <ul style="list-style-type: none"> - Provide an adequate supply of housing. - Reduce homelessness. - Make best use of existing housing stock. - Provide quality and flexible homes that meet the needs of the community | <p><i>Amount of housing and deliverability</i></p> <p>Housing development up to 200 dwellings deliverable within the plan period</p> <p>More than 100 dwellings deliverable within 5 years</p> <p>More than 200 dwellings deliverable in the plan period</p> | SHLAA |
| <p>12. Local economy - Promote a sustainable and diversified economy, and improve skills and employability</p> | <ul style="list-style-type: none"> - Promote retention of existing jobs and create new employment opportunities. - Increase diversity in the range of job opportunities. - Ensure an adequate supply of a range of sites in terms of types and quality for employment uses. - Improve access to opportunities for education, learning and skills training for all sectors of the community. - Support the creation of flexible jobs to meet the changing needs of the population. | <p><u>Employment land</u> Does it result in the Loss of employment sites?- significant negative effect if results in loss of employment sites</p> <p>Does it result in the Creation of employment sites- likely positive effect</p> <p>Housing site on non-employment land - <i>Neutral</i></p> <p><u>Proximity to key routes</u> Is it close Proximity to key routes (employment sites only) under 2km – likely positive effect</p> <p>Above 2km = <i>Neutral</i></p> | SHLAA / ELR |

| SA objectives | Supporting criteria | Criteria | Source |
|---|--|---|--|
| <p>13. Material assets - Increase access to a wide range of services and facilities.</p> | <ul style="list-style-type: none"> - Improve availability and accessibility of key local facilities, including healthcare, education, retail and leisure. - Promote the development of a range of high quality, accessible community, cultural and leisure facilities. - Maintain and enhance rural facilities. - Increase voluntary and community infrastructure. | <p><i>School must have spare capacity or developer contributions must be able to add capacity on site.</i> <i>If landlocked, score according to next nearest school.</i></p> <p><i>Pre-school provision</i> <i>Within 400m</i> <i>Within 800m</i> <i>Within 1200m</i> <i>1200m-1600m</i> <i>More than 1600m</i></p> <p><i>Primary schools</i> <i>Scale of development supports new school</i> <i>Less than 400m distance to a primary school.</i> <i>400-800m to a primary school</i> <i>800-1200m to a primary school</i> <i>1200 - 1600m to a primary school</i> <i>More than 1600m to a primary school</i></p> <p><i>Secondary schools</i> <i>Less than 800m distance to a secondary school</i> <i>800m-1200m to a Secondary school</i> <i>1200m-3200m to a secondary school</i> <i>More than 3200m to a secondary school</i></p> | <p>Primary school point data</p> <p>Secondary school point data</p> <p>Convenience stores</p> <p>Allotments</p> <p>Play areas</p> <p>Sports facilities</p> <p>Community centres</p> <p>Libraries</p> |

| SA objectives | Supporting criteria | Criteria | Source |
|---|--|---|--|
| | | <p><i>Local retail</i></p> <p>Within 400m distance to food shop / supermarket</p> <p>Within 800m distance to food shop / supermarket</p> <p>Within 1200m of a food shop / supermarket</p> <p>Over 1200m distance to a food shop / supermarket</p> <p><i>Access to Leisure facilities (allotments, childrens play areas, libraries, community centres, sports facilities, public house)</i></p> <p>Within 800m of 4 or more facilities</p> <p>Within 1200m of 4 or more facilities</p> <p>Within 800m or 2 or 3 facilities</p> <p>Within 1200m of 2 or 3 facilities</p> <p>Within 800m of 1 facility</p> <p>within 1200m of 1 facility</p> <p>No facilities within 1200m</p> | |
| <p>14. Mineral resources - Ensure sustainable management of the Borough's mineral resources.</p> | <ul style="list-style-type: none"> - Increase the retention of mineral workings for biodiversity, landscape and the general public. - Reduce the use of minerals and increase the reuse of material on and off site. - Safeguard the existing development from the environmental effects of mineral workings. | <p><i>Overlap with Mineral Safeguard Areas (MSAs)</i></p> <p>Site not within MSAs = Neutral</p> <p>Up to 10 ha within MSAs = Potential constraint</p> <p>More than 10ha within MSAs = Potential significant constraint</p> | <p>Mineral Safeguarded Area GIS data</p> |

APPENDIX G: INTERIM SA NOTE (SETTLEMENT ANALYSIS)

Charnwood Local Plan: Spatial strategy development

Sustainability Appraisal advice note

May 2020

Quality information

Prepared by

Larna Smith
Graduate Consultant

Checked by

Ian McCluskey
Principal Consultant

Approved by

Frank Hayes
Associate Director

Prepared for:

Charnwood Borough Council

Prepared by:

AECOM Infrastructure & Environment UK Limited
4th Floor, Bridgewater House
Whitworth Street
Manchester M1 6LT
United Kingdom

T: +44 (161) 907 3500
aecom.com

© 2020 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

| | | |
|-----|--------------------------------------|----|
| 1. | Introduction..... | 5 |
| 1.1 | Background..... | 5 |
| 1.2 | Approach..... | 6 |
| 2. | Principal Urban Area..... | 7 |
| 2.1 | Summary of existing SA findings..... | 7 |
| 2.2 | Additional focused assessment..... | 8 |
| 2.3 | Conclusion / recommendation..... | 9 |
| 3. | Loughborough..... | 10 |
| 3.1 | Summary of existing SA findings..... | 10 |
| 3.2 | Additional focused assessment..... | 11 |
| 3.3 | Conclusion / recommendations..... | 12 |
| 4. | Shepshed..... | 13 |
| 4.1 | Summary of existing SA findings..... | 13 |
| 4.2 | Additional focused assessment..... | 14 |
| 4.3 | Conclusion / recommendations..... | 15 |
| 5. | Service Centres..... | 16 |
| 5.1 | Summary of existing SA findings..... | 16 |
| 5.2 | Additional focused assessment..... | 17 |
| 5.3 | Conclusion / recommendations..... | 18 |
| 6. | Other Settlements..... | 19 |
| 6.1 | Summary of existing SA findings..... | 19 |
| 6.2 | Additional focused assessment..... | 20 |
| 6.3 | Conclusion / recommendations..... | 20 |
| 7. | New Standalone Settlements..... | 22 |
| 7.1 | Summary of existing SA findings..... | 22 |
| 7.2 | Additional focused assessment..... | 23 |
| 7.3 | Conclusion / recommendations..... | 24 |
| 8. | Summary..... | 25 |



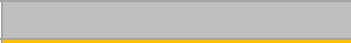


1. Introduction

1.1 Background

- 1.1.1 Following consultation on a preferred spatial strategy, Charnwood Borough Council are undertaking additional work in relation to the amount and distribution of development. This includes assessing a range of options at a higher level of growth (as suggested by several respondents), and looking at more minor tweaks to the existing strategy to address the need to provide greater flexibility.
- 1.1.2 The appraisal of additional growth options will be included in the SA Report alongside all the other options that have been appraised through the SA process so far. The findings will be taken into account by the Council when finalising the spatial strategy.
- 1.1.3 In addition to these higher growth options, the Council wishes to understand whether it is feasible to make focused changes to the preferred strategy without giving rise to additional significant negative effects.
- 1.1.4 This document is an advice note prepared by AECOM to supplement the SA Report. Its purpose is to assist in the development of the spatial strategy as described above, namely by:
- Summarising and identifying the existing sustainability issues associated with the Hybrid option; highlighting where the critical growth thresholds appear to be with regards to growth at specific settlements and when significant effects arise.
 - Undertaking additional focused assessment to understand the particular locations or sites where growth would be likely to generate negative or positive effects, their level of significance and potential for mitigation and enhancement.
 - Setting out broad recommendations in relation to how additional growth could be accommodated across the borough (if required).

1.2 Approach

- 1.2.1 For each level of the settlement hierarchy a summary table is provided showing what effects were predicted in the SA of spatial options at preferred options stage. The rationale for these effects is not replicated here as they are available in varying levels of detail in the SA Report and its' Appendices.^{1,2}
- 1.2.2 This shows the range of growth levels that have been considered across all seven options and what the implications are for all of the sustainability topics. In most instances, the positive socio-economic impacts increase with growth, whilst the negative environmental effects increase (there are exceptions though).
- 1.2.3 The purpose is to identify the important growth thresholds whereby significant effects are more likely to occur and then to look at where the hybrid/preferred option fits within this range.
- 1.2.4 Additional focused assessment is then undertaken in light of the initial findings, and to take account of any new sites that have been proposed for growth in that particular settlement.
- 1.2.5 The colour coding for the tables are as follows:

| | |
|------------------------------------|---|
| <i>Significant positive effect</i> |  |
| <i>Positive effect</i> |  |
| <i>Neutral effect</i> |  |
| <i>Negative effect</i> |  |
| <i>Significant negative effect</i> |  |

? signifies uncertainty as to whether the effect will occur to the extent that is predicted.

Both positive and negative effects are predicted for some topics. This reflects the potential for different parts of the borough to benefit (or not) as a result of a certain option. It might also mean that whilst positive in some aspects of the SA topic, it is negative in others.

¹ https://www.charnwood.gov.uk/files/documents/draft_charnwood_local_plan_2019_36_interim_sustainability_appraisal_report_october_2019/Draft%20Charnwood%20Local%20Plan%202019-36%20Interim%20Sustainability%20Appraisal%20Report%20%28October%202019%29.pdf

² https://www.charnwood.gov.uk/files/documents/charnwood_interim_sa_report_april_2018/Charnwood%20Interim%20SA%20Report%20-%20April%202018.pdf

2. Principal Urban Area

2.1 Summary of existing SA findings

PUA / LUA

| | 1000 Option 3 | 2000 Hybrid | 2500 Option 4 | 3000 Option 1, 2 | 3300 Option 5, 6 | 3900 Option 7 |
|-----------------------------|------------------|----------------|------------------|---------------------|---------------------|------------------|
| <i>Landscape</i> | | ? | | ? | ? | ? |
| <i>Biodiversity</i> | | ? | ? | | | |
| <i>Water quality</i> | | ? ? | ? | ? | ? ? | ? ? |
| <i>Flood Risk</i> | | | ? | ? | ? | |
| <i>Soil resources</i> | | | | | | ? |
| <i>Air quality</i> | | | | | | |
| <i>Climate change</i> | / | / | / | / | / | / |
| <i>Historic environment</i> | | | ? | ? | ? | |
| <i>Deprivation</i> | | ? | ? | | | ? |
| <i>Health</i> | | | | | | |
| <i>Housing</i> | | | | ? | ? | ? |
| <i>Local Economy</i> | | | | | | |
| <i>Accessibility</i> | ? | | ? | ? | ? | ? |
| <i>Minerals</i> | | | | | | |

- 2.1.1 A modest amount of additional growth (500 dwellings) in the PUA ought to have minimal additional negative effects, but could increase the positive effects in terms of deprivation and accessibility (so that they are significant).
- 2.1.2 Landscape is the main constraint to higher levels of growth, with potentially significant effects more likely to arise at a target of 3000 dwellings and beyond. There are uncertainties, which relate mostly to the location of growth and how they are implemented. At this scale of growth though, significant positive effects upon housing should arise.

- 2.1.3 Though there are several site options in the urban area, many of these are in existing use, and therefore the more substantial options are on the urban fringes. However, given that there is already significant growth committed at the PUA through SUEs, further development on strategic sites between settlements are sensitive to issues such as coalescence (for example, between at Thurcaston and to the south of Syston).

2.2 Additional focused assessment

- 2.2.1 The summary of SA effects suggests that additional growth beyond the Hybrid option is likely to lead to more negative effects on environmental aspects. However, with the exception of landscape, deprivation and soil resources, these are unlikely to be significant. It is noted that additional growth could trigger significant positive effects with regards to deprivation and accessibility.
- 2.2.2 In terms of avoiding impacts upon landscape, any further growth ought to be located in areas that do not lead to coalescence with SUEs or nearby settlements. For this reason, it is considered that a notable expansion to HS6 or increased density could possibly trigger significant negative effects. Other large sites that have already been considered are likely to have similar effects to an expansion of HS6, such as at Barkby and Thurcaston.
- 2.2.3 A series of smaller sites exist throughout the PUA, including some newly submitted site options. Some of these could be suitable for development without generating significant negative effects upon landscape either individually or cumulatively. The addition of such sites could help to improve the choice and flexibility in housing delivery, and these locations are broadly well-related to Leicester.
- 2.2.4 However, most of these site options are peripheral and not particularly well-located in terms of accessibility. The scale of growth involved for individual sites would also be unlikely to support standalone new facilities and therefore positive effects in terms of social infrastructure are unlikely to be great (though contributions to existing services would be expected).
- 2.2.5 Where sites have a good relationship to planned infrastructure (for example at an adjacent SUE, then well-designed small scales development could potentially be accommodated alongside without generating any negative effects.
- 2.2.6 Other site options exist that were previously discounted. Many of these are considered likely to bring about negative effects though in terms of one or more specific sustainability issues. For example, sites near to the Hamilton Deserted Medieval Village are likely to bring about negative impacts in terms of heritage and landscape that would be difficult to mitigate.

2.3 Conclusion / recommendation

- 2.3.1 Additional growth could be accommodated without generating significant negative effects upon landscape. However, the sites involved would be small scale, and not in locations (or of sufficient scale) that would be likely to benefit the area in terms of improved social infrastructure. Nevertheless, a modest increase in growth of approximately 200 dwellings would help to improve housing choice in this location (and would align with the existing spatial strategy approach). The overall effects on SA factors would remain the same. Further growth could be accommodated up to 500 dwellings, but some negative effects would start to arise. These would not be significant though.
- 2.3.2 There are several brownfield sites throughout the PUA (including Syston). Provided these were no longer required for employment, and were available (and deliverable), these present good opportunities for accessible housing development.
- 2.3.3 Though there are some larger-scale sites in the area that would possibly help to support improved social facilities (for example, at Thurcaston, to the north east of Glenfield, and more expansive growth at Syston), the landscape and settlement character impacts could potentially be significantly negative (and difficult to avoid given the substantial growth that is already committed in these locations).

3. Loughborough

3.1 Summary of existing SA findings

| Loughborough | | | | | | |
|-----------------------------|-----------------|--------------------------------|------------------|------------------|------------------|------------------|
| | 800 Option 2 | 2000 Option 3, 4, Hybrid | 3300 Option 7 | 4000 Option 1 | 4600 Option 6 | 5150 Option 5 |
| <i>Landscape</i> | | ? | | | | |
| <i>Biodiversity</i> | | ? | | | ? | |
| <i>Water quality</i> | | | ? | ? | ? | ? |
| <i>Flood Risk</i> | | | | ? | ? | |
| <i>Soil resources</i> | | | | | | |
| <i>Air quality</i> | | ? | | ? | ? | ? |
| <i>Climate change*</i> | / | / | / | / | / | / |
| <i>Historic environment</i> | | ? | ? | | | |
| <i>Deprivation</i> | | | | ? | | |
| <i>Health</i> | ? | ? | | | | ? |
| <i>Housing</i> | | | | | | |
| <i>Local Economy</i> | | | | | | |
| <i>Accessibility</i> | ? | | | ? | ? | ? |
| <i>Minerals</i> | | ? | | | | |

- 3.1.1 For certain environmental factors, it is evident that significant negative effects would be triggered at a growth level somewhere between 2000 and 3,300 dwellings. In simplified terms, this is mainly due to increased requirement for the release of greenfield sites in locations that are more sensitive with regards to soil resources, landscape, the historic environment, and to a lesser extent biodiversity.
- 3.1.2 Significant positive effects arise somewhere between the 2000 and 3300 range of growth as well (with regards to housing, health, economy and accessibility). In simplified terms, this is due to development contributing towards a greater number of homes (including affordable homes), jobs, and creating the critical mass for new social infrastructure.

- 3.1.3 Beyond a level of growth of 4000, the significant negative effects widen to include air quality (due to much higher levels of local car trips). Other minor negative effects also start to arise such as possible negative impacts on deprived communities. This would therefore be considered the maximum scale of appropriate growth (without substantial mitigation and enhancement being secured).
- 3.1.4 Reducing growth in Loughborough below the proposed level of 2000 would result in many positive effects being lost.
- 3.1.5 Option 7 (3,300 dwellings) is a critical point for landscape, soil resources and historic environment as these objectives will see significant negative effects. Conversely, this is where the majority of significant positive effects kick in (housing, economy, deprivation).
- 3.1.6 *Climate change effects were not described for different levels of the settlement hierarchy. However, the Hybrid approach focused growth mostly in accessible locations (such as Loughborough) and scored minor positive. Therefore, additional growth in this location would be likely to result in the same effects.

3.2 Additional focused assessment

- 3.2.1 Given Loughborough's close proximity to the Charnwood Forest, significant growth placed to the south of the settlement could significantly harm the natural environment (particularly in respect of landscape and biodiversity factors). Ongoing work by the Council to respond to technical landscape evidence from Local Plan consultation may mean some increased capacity around south or southwest of Loughborough compared to allocations in the draft plan. Increases in site capacity might be possible with a strong green infrastructure strategy for these locations which achieve net environmental gain in this location. . Given that these sites would be large scale and need to be phased, they may not contribute as strongly to the short term housing supply as other site options though.
- 3.2.2 There are several smaller sites located within the urban centre (new site options), however some of these appear to be within flood zone areas. Allocating these sites may seem more logical from an environmental asset perspective but will need to be mitigated due to flooding risks and potential delivery issues.
- 3.2.3 Smaller incremental growth that is proposed at the urban areas or adjacent to SUES / existing large scale commitments (for example 'Cricket Ground, Ashby Road', 'Bull in the Hollow Farm' and 'Land off Moor Lane') could be accommodated without generating additional significant pressures on social infrastructure, road networks or environmental factors. Though not ideally located in terms of accessibility to existing services, the Cricket Ground site should also benefit from facilities at the adjacent SUE for example.
- 3.2.4 Land of Watermead Lane would create a significant incursion into the Charnwood forest area and would not form a natural expansion of the settlement. A smaller incremental development at PSH284 may be appropriate with suitable buffer zones for flooding.

3.3 Conclusion / recommendations

- 3.3.1 Loughborough is constrained for further growth beyond the proposed Hybrid strategy predominantly due to the 'environmental border' of the Charnwood Forest to the south-west and because of settlement identity concerns to the south.
- 3.3.2 Currently there are portions of several large sites which are proposed to the south of Loughborough. There may be some opportunities to extend these boundaries however a limited amount could be accommodated without triggering significant negative effects.
- 3.3.3 Sites that are within close proximity to SUEs may be appropriate given the scale of the existing approvals for the SUE. Essentially this would represent 'rounding off' in certain locations.
- 3.3.4 The urban areas within Loughborough could potentially support an increase in dwellings as part of mixed use sites. However, these sites are located within flood risk areas and are unlikely to be short term solutions for housing.
- 3.3.5 Overall, an additional 300-700 dwellings could potentially be accommodated through increased capacities on strategic sites and additional smaller scale allocations on less sensitive site options.

4. Shepshed

4.1 Summary of existing SA findings

| Shepshed | | | | | | | | | | | | | | |
|-----------------------------|-----------------|------------------|------------------|----------------|------------------|------------------|------------------|------------------|---|---|---|---|---|---|
| | 500 Option 1 | 1200 Option 3 | 1500 Option 4 | 2000 Hybrid | 2200 Option 2 | 2500 Option 6 | 2600 Option 7 | 2650 Option 5 | | | | | | |
| <i>Landscape</i> | | | | | | | | | | | | | | |
| <i>Biodiversity</i> | | ? | ? | | | | | | | | | | | |
| <i>Water quality</i> | | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? | ? |
| <i>Flood Risk</i> | | ? | ? | ? | ? | | | | | | | | | |
| <i>Soil resources</i> | | | | | | | | | | | | | | |
| <i>Air quality</i> | | ? | ? | | | | | | | | | | | |
| <i>Climate change</i> | / | / | / | / | / | / | / | / | / | / | / | / | / | / |
| <i>Historic environment</i> | | | | | | | | | | | | | | |
| <i>Deprivation</i> | | | | | | | | | | | | | | |
| <i>Health</i> | | | | | | | | | | | | | | |
| <i>Housing</i> | | | | | | | | | | | | | | |
| <i>Local Economy</i> | | | | | | | | | | | | | | |
| <i>Accessibility</i> | | | | | | | | | | | | | | |
| <i>Minerals</i> | | | | | | | | | | | | | | |

4.1.1 There is little difference in effects between 1200 dwellings and 2200 dwellings. The main difference being that significant positive effects (rather than minor positives) could emerge around 2000 dwellings.

4.1.2 Reducing growth would lead to less positive effects, but would still entail minor negative effects unless there was a large scale cut back to around 500 dwellings. It is therefore a less desirable approach.

- 4.1.3 Effects are significantly negative for landscape and soil resources when growth exceeds 2,500 dwellings, and this remains the case for further growth. There is greater flexibility with regards to other factors. Therefore, any growth would need to focus on how landscape effects can be mitigated.
- 4.1.4 There appears to be flexibility for a small amount of additional growth without radically altering the spatial strategy nor triggering significant negative effects.
- 4.1.5 *Climate change effects were not described for different levels of the settlement hierarchy. However, the Hybrid approach focused growth mostly in accessible locations (such as Shepshed) and scored minor positive. Therefore, additional growth in this location would be likely to result in the same effects.

4.2 Additional focused assessment

- 4.2.1 Some very limited expansion of proposed sites to the west of Shepshed could be possible, but this would need to be balanced against the potential for increased impacts on environmental factors such as landscape and biodiversity. It would also be necessary to ensure that strategic green infrastructure buffers are maintained between features such as the Black Brook. Therefore, an approach that solely relies upon increased capacities upon these sites is considered likely to lead to negative environmental impacts.
- 4.2.2 Additional growth (in the region of 300 dwellings) could be implemented on a range of new / additional site locations without triggering additional negative effects upon the historic environment and landscape. This is the case for some sites to the south of the settlement that are located close to the Quarry and / or employment uses and display lower sensitivities.
- 4.2.3 Significant effects with regards to soil would still be likely to occur as the majority of additional site options involve Grade 3 land (though it is not clear if this is 3a or 3b).
- 4.2.4 There are recognised issues with GP capacity in Shepshed. Though this could theoretically be addressed through the provision of new facilities (especially as there is a critical mass of growth proposed), it is not a certainty that new services would be forthcoming. This could lead to negative implications on health should levels of growth be raised further.
- 4.2.5 The south of Shepshed has relatively poor accessibility to primary schools, GPs and other services though, especially on peripheral sites. The scale of growth that would be required in this location to support new facilities would not be feasible on the available sites. Therefore, any new growth here should be fairly limited despite there being higher capacities available (this would contribute a greater range of sites for the housing supply).

- 4.2.6 The positive effects with regards to climate change resilience could be reduced slightly if densities are increased on existing proposed sites (through less green infrastructure land use). Conversely, increased revenue from development could help to fund better quality enhancement measures.

4.3 Conclusion / recommendations

- 4.3.1 There would appear to be capacity to support some limited additional growth in Shepshed without triggering significant negative effects upon any environmental factors. However, the potential to achieve this through increased capacity on proposed sites is limited.
- 4.3.2 Additional growth would therefore also need to be on additional sites. This will ensure that negative effects upon landscape and flood risk in particular are avoided, whilst allowing for increased housing choice and flexibility.
- 4.3.3 Given the accessibility limitations with available additional sites, it is recommended that any further growth in these locations is relatively small scale (less than 00 dwellings). In combination with some increased capacity on proposed strategic sites to the west of the settlement, it ought to be possible to accommodate an additional 200 dwellings in total without triggering significant negative effects.

5. Service Centres

5.1 Summary of existing SA findings

Service centres

| | 600 Option 1 | 1000 Hybrid | 1100 Option 4 | 1600 Option 3 | 2100 Option 2 | 3100 Option 6 | 4400 Option 7 | 4600 Option 5 |
|-----------------------------|-----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <i>Landscape</i> | | ? | ? | ? | | | | |
| <i>Biodiversity</i> | | ? | ? | | | | | |
| <i>Water quality</i> | | | | ? | ? | ? | ? | ? |
| <i>Flood Risk</i> | | | | | | ? | ? | ? |
| <i>Soil resources</i> | | | | | | | | |
| <i>Air quality</i> | | | | | | | | ? |
| <i>Climate change*</i> | / | / | / | / | / | / | / | / |
| <i>Historic environment</i> | | | | | | | ? | ? |
| <i>Deprivation</i> | | ? | ? | ? | | | | |
| <i>Health</i> | | ? | ? | ? | ? | | | |
| <i>Housing</i> | | | | | | | | |
| <i>Local Economy</i> | | | | | | ? | | |
| <i>Accessibility</i> | | | | ? | ? | | | |
| <i>Minerals</i> | | ? | ? | ? | ? | | | |

- 5.1.1 There appears to be scope to increase levels of growth in the service centres without triggering any significant negative effects.
- 5.1.2 Somewhere in between a target of 1000 and 1600, there are no additional negative effects at all likely to occur, depending upon the choice and spread of sites. Presuming a small increase in growth at a range of settlements, this tweak to the strategy would therefore seem sensible as a minimum should higher flexibility in housing be sought. More substantial growth on locations that encroach Areas of Local Separation would mean that significant effects could arise, even within this range.
- 5.1.3 The most critical point for significant effects arising is 3100 dwellings. Here, impacts upon landscape and biodiversity become more pronounced, with minor impacts arising in terms of flood risk and air quality too.
- 5.1.4 At a level of 2100 dwellings, the only significant negative effects are in relation to soil resources. This is the point that significant positive effects arise for housing though.
- 5.1.5 Service Centres will have similar effects across most growth options under 2,100 dwelling. There will be significant negative effects on biodiversity, landscape and soil resources with growth of up to 3,100 dwellings or more, however this is expected to have significant positive effects for housing, the economy and potentially accessibility.
- 5.1.6 *Climate change effects were not described for different levels of the settlement hierarchy. The Hybrid approach focused some growth into the service centres, as they are generally well served by facilities. A small increase in growth in the service centres would be unlikely to change the overall conclusions.

5.2 Additional focused assessment

- 5.2.1 **Barrow-upon-Soar** contains several sites that perform relatively well from a sustainability perspective (and are comparable to those sites that have been selected within the preferred option). Several of these sites are relatively small scale and would not be likely to bring about significant negative effects. They would not create a critical mass to improve social infrastructure in this area, but would provide a greater range of site flexibility in this settlement. A larger extension to Barrow would be possible on an amalgamation of sites near Cotes Road However, there are environmental constraints (biodiversity / heritage / flood risk) that would require a lower density approach / provision of substantial green infrastructure. There would therefore be question marks about whether sufficient capacity could be created to support much needed social infrastructure such as a new primary school in this part of Barrow, and a convenience store. If the GP cannot be expanded, then there would also be additional pressure on health facilities.

- 5.2.2 **Quorn** is heavily constrained by flood risk, which rules out sites to the north of the settlement if a sequential approach is being followed. Though there are some smaller sites to the south of the settlement these are sensitive with regards to biodiversity and landscape.
- 5.2.3 **Anstey** – To the west / north west of the settlement, larger-scale development ought to be possible without giving rise to significant environmental effects. An issue with urban fringe development in this location is poor accessibility. However, development of sufficient scale could potentially create the critical mass required to support a new primary school, convenience store and green infrastructure enhancements in this part of Anstey (which would also benefit adjacent communities). To be beneficial, development would need to be of sufficient scale and master-planned to ensure a coordinated, well linked new community across several development sites / phases. Net gain in biodiversity could be a possibility on site; which would be beneficial if it helped to protect / strengthen nearby SSSIs.
- 5.2.4 **Rothley** – The settlement is already affected by several large committed developments to the north and south. Further strategic growth could trigger cumulative negative effects in terms of landscape and the settlement form. Smaller scale sites that are well related to the existing and planned urban areas may be suitable to accommodate limited growth.
- 5.2.5 **Mountsorrel** – There is limited scope to accommodate new development due to a lack of sufficient strategic sites.
- 5.2.6 **Sileby** – Smaller scale development on selected additional sites would be unlikely to lead to any greater negative effects for the settlement overall. This would contribute to a wider range of housing choice in this location, though not all sites would necessarily be available in the short term.

5.3 Conclusion / recommendations

- 5.3.1 Of all the Service Centres, three appear to be most likely to accommodate additional growth without generating significant negative effects. These are Anstey, Barrow-upon-Soar, and Rothley (to differing extents).
- 5.3.2 Anstey appears to offer the greater potential for a strategic growth cluster that could support new infrastructure and ensure minimal effects upon the environment. This location is also well related in terms of its relationship with Leicester (and any unmet demand for housing originating in this area).
- 5.3.3 Small-scale additional growth in Barrow and Rothley would not compromise environmental capacity, but there are question marks over impacts upon schools and healthcare.

6. Other Settlements

6.1 Summary of existing SA findings

Other settlements

| | 800 Hybrid | 1400 Option 3 | 2200 Option 6 | |
|-----------------------------|------------|---------------|---------------|---|
| <i>Landscape</i> | | | | |
| <i>Biodiversity</i> | | ? | | |
| <i>Water quality</i> | | | ? | ? |
| <i>Flood Risk</i> | | | | |
| <i>Soil resources</i> | | | | |
| <i>Air quality</i> | | | | |
| <i>Climate change*</i> | / | / | / | |
| <i>Historic environment</i> | ? | | | |
| <i>Deprivation</i> | | | | |
| <i>Health</i> | ? | | | |
| <i>Housing</i> | | | | |
| <i>Local Economy</i> | | ? | | |
| <i>Accessibility</i> | | | | |
| <i>Minerals</i> | | | | |

- 6.1.1 The Hybrid option presents mainly neutral to positive effects across all sustainable objectives, with only a handful of uncertain minor negative effects. This picture does not change significantly at a higher scale of growth of 1400 dwellings. Minor negative effects for accessibility emerge, and some potential minor negatives for biodiversity emerge (which is dependent upon location and scheme design – so could be avoidable).
- 6.1.2 It is clear that somewhere between 1400 – 2200 dwellings, significant effects upon the historic environment and health arise. Therefore, growth beyond this level would not be advisable. It would be difficult to mitigate the significant negative effects on heritage, as this relates to features and village character that would be difficult to avoid given the smaller scale nature of these settlements.

- 6.1.3 Higher growth options pose more certain threats on objectives such as biodiversity, accessibility, health, the economy and the historic environment. Option 6 has greater negative effects on historic environment.
- 6.1.4 *Climate change was not discussed on the basis of the settlement hierarchy. However, with regards to smaller settlements with poorer accessibility, strategies that focused more growth into these areas at smaller sites scored poorer. With a considerable increase in growth in these locations, negative effects would therefore be more likely to arise.

6.2 Additional focused assessment

- 6.2.1 Large-scale development (of the size that would support new services such as schools and healthcare) in any of the 'other settlements' would be difficult to achieve without significant negative effects upon landscape and / or historic environment arising in that particular location.
- 6.2.2 An approach that spreads growth more thinly across the settlements on appropriate sites could avoid these effects. However, between 800 and 1400 dwellings, the scale of growth required at individual settlements starts to make it more likely that negative effects on biodiversity, heritage, accessibility and landscape will occur.
- 6.2.3 Some limited additional growth (up to 200 dwellings in total spread appropriately across the other settlements) should be possible to accommodate at several settlements though without making to the overall sustainability outcomes for the borough. Further growth still (up to 800 additional dwellings in total) could also be accommodated without generating significant negative effects, but there would be some changes to the overall SA findings, with minor negative effects becoming more likely. Beyond this point, significant negative effects upon landscape become likely.
- 6.2.4 Though the development might not be placed in the most accessible locations with regards to all services, there are good connections to the City in certain settlements such as Queniborough, Rearsby and East Goscote.

6.3 Conclusion / recommendations

- 6.3.1 Growth in the other settlements is unlikely to be of a scale that will create the critical mass for new services. Given current provision, only small scale further growth at individual settlements would therefore be recommended. A total of approximately 200 dwellings ought to be possible to accommodate across a range of settlements, but not in any individual location.
- 6.3.2 This approach would be unlikely to generate any notable environmental impacts (overall) and would not alter the spatial strategy or overall SA findings.

- 6.3.3 A higher level of growth (up to 800 additional homes) could be accommodated on a dispersed basis on selected sites. However, this could give rise to some minor negative effects.
- 6.3.4 The combination of sites that contribute to the housing target for the 'other settlements' is critical in terms of determining the effects that will occur.

7. New Standalone Settlements

7.1 Summary of existing SA findings

Standalone Settlements

| | 1000 Option 4 | 1500 Option 7 |
|-----------------------------|------------------|------------------|
| <i>Landscape</i> | | |
| <i>Biodiversity</i> | | ? |
| <i>Water quality</i> | ? ? | ? ? |
| <i>Flood Risk</i> | ? | ? |
| <i>Soil resources</i> | | |
| <i>Air quality</i> | | |
| <i>Climate change*</i> | / | / |
| <i>Historic environment</i> | | |
| <i>Deprivation</i> | ? | ? |
| <i>Health</i> | ? | |
| <i>Housing</i> | ? | |
| <i>Local Economy</i> | | |
| <i>Accessibility</i> | ? | ? |
| <i>Minerals</i> | | |

7.1.1 There is limited difference between 1000 and 1500 dwellings, with the exception of soil resources.

7.1.2 There are a range of uncertainties, mainly due to the scale of growth and impacts being dependent on scheme details. The schemes considered at issues and options and preferred options stage did not include Six Hills.

7.1.3 Reliance upon very large developments would not necessarily provide the range of sites required in the short term of the Plan period.

- 7.1.4 Significant negative effects are recorded even at the lower scale of growth for both landscape and historic environment. These would be focal points in terms of making these options perform in a more rounded manner.
- 7.1.5 *Climate change was not discussed on the basis of the settlement hierarchy. With regards to new settlements, the effects were largely uncertain. On one hand, new sustainable communities could be created, with strong green infrastructure and new social infrastructure. However, the location of new settlements would likely encourage car usage if public transport links were not secured or if homes are located a long distance from higher order services / facilities and key employment areas.

7.2 Additional focused assessment

- 7.2.1 The potential to mitigate effects upon landscape and heritage are key issues for each of the proposed new settlements. A summary is provided in relation to each:

Barkby – The issues would be extremely difficult to mitigate successfully as development would be in the context of major growth at the SUE. The scale of growth would significantly alter the historic character of the settlement.

Thurcaston – The issues relating to landscape would be difficult to mitigate successfully given that it would be one of the last remaining ‘green gaps’ between the Leicester Urban Area and Thurcaston.

Cotes – Significant effects upon soil resources are likely in any instance as the whole of the area is covered by Grade 2 agricultural land. In terms of heritage, the effects could be minimised, but only with substantial screening and buffering to the south of the proposed site area (which is sensitive due to an scheduled monument and listed buildings). This would reduce site capacity somewhat though. Similarly, the impacts upon landscape would likely remain, but not to a significant extent with good quality design (given that ample open countryside would remain in surrounding areas).

Hoton – As a former RAF airfield, the character of the landscape is less sensitive. However, the scale and location of growth would potentially have negative effects on the landscape character of the ‘Wolds’. With adequate landscaping and buffer zones between existing and new built up areas, it ought to be possible to avoid significant negative effects though. There are no other significant environmental constraints, but accessibility is limited.

Six Hills – The landscape is of medium – high sensitivity and would be permanently altered by development. There are also heritage assets that are likely to be affected even with mitigation (albeit the effects may not be as significant). The site also has biodiversity sensitivities. As with any large strategic site of such nature, there is potential for mitigation and enhancement in relation to landscaping and the creation of new areas of habitat. The site would benefit in terms of accessibility should the proposed ‘garden village’ be approved (given that it involves numerous sports facilities, a secondary school and bus links and employment). However, the application has not been determined and the site is not within the Melton Local Plan. Therefore, a standalone settlement in Charnwood would still have some accessibility issues that would likely encourage car use and longer journeys to access services and employment opportunities.

7.3 Conclusion / recommendations

- 7.3.1 Accessibility at each of these new settlements is currently poor. Though large scale growth can bring with it improvements such as new open space, primary schools and perhaps small local centres, the scale of growth is not likely to be sufficient to support facilities with wider catchment areas such as GPs and secondary schools. For some settlements, access to public transport would also need to be negotiated and improved. Nevertheless, some social infrastructure improvement would be likely and this would benefit new and existing nearby communities. However, none of the sites display particular links to deprived areas, so any benefits felt would not be likely to address inequalities.
- 7.3.2 In terms of housing related issues, each could contribute towards overall needs, but may not provide the mix and flexibility in housing that is needed to boost short term supply. It may be possible for several plots to be commenced simultaneously on certain sites, but there are still issues relating to infrastructure, and the need to achieve comprehensive schemes that are linked together.
- 7.3.3 The environmental constraints on each site vary, but landscape and / or heritage effects are the most problematic overall. Mitigation would be very difficult in this respect for the sites at Barkby and Thurcaston. The potential for negative impacts remains at Cotes, Six Hills and Hoton; but high quality green infrastructure could offset this to an extent. Hoton appears to be the least sensitive in this respect.

8. Summary

- 8.1.1 The scope for further growth in the **PUA** is limited without giving rise to significant negative effects upon landscape and settlement character. A number of smaller sites could help to increase housing choice though (perhaps 200 dwellings), without leading to significant effects, or a large departure from the spatial strategy.
- 8.1.2 The scope to increase growth in **Loughborough** is limited by the Charnwood Forest to the southwest and settlement identity considerations to the south. However, it could be possible to increase capacity on the proposed strategic sites by a modest amount whilst still retaining a degree of openness and countryside character. Coupled with several additional smaller site options, it ought to be possible to accommodate between 300-700 further dwellings without triggering any significant negative effects.
- 8.1.3 At **Shepshed**, the scope for increased densities on the proposed sites to the west is considered low, without giving rise to negative effects on landscape and biodiversity. Some additional growth could be supported to the south of the settlement, though this would not be ideally located with regards to walkable neighbourhoods.
- 8.1.4 The **Service Centres** differ in their characteristics, and therefore some could possibly accommodate further growth in a more sustainable way. Common to each of the service centres is pressure on services such as healthcare and schools. Therefore, any additional growth would be likely to create negative effects unless of a scale to support enhancements or (ideally) new facilities. With this in mind, strategic growth in Anstey could possibly be a suitable location. Whilst there are some environmental sensitivities, a well-designed scheme with green infrastructure at its' heart would create positive effects on social factors. Smaller scale growth is considered more suitable at the other service centres. In total, 500 additional dwellings could probably be accommodated across the service centres without generating significant negative effects, and potentially delivering positive effects in terms of socio-economic factors.
- 8.1.5 An increase of up to 800 dwellings ought to be possible to accommodate at the '**Other Settlements**', provided that it is distributed amongst these locations and not focused in any one settlement. However, this could give rise to some minor negative effects.
- 8.1.6 **Standalone settlements** each have different characteristics, and the effects are dependent upon these as well as the details of new communities that would be developed. Several options already assessed are still considered to be sensitive with regards to landscape and / or heritage, including "Cotes", "Thurcaston" and "Barkby".
- 8.1.7 A new settlement at Six Hills was submitted, and this too has environmental sensitivities. Whilst it could have good local accessibility if linked to the proposed Six Hills Garden Village in Melton, this is not a certainty.

- 8.1.8 In terms of (a lack of) significant environmental constraints, Hoton appears to be suitable option. However, there would be a need for a strong green infrastructure strategy to avoid impacts on settlement character. Accessibility to certain services would likely remain poor, but existing residents at the Wolds would likely benefit from better access to a primary school and open green space. In terms of higher order facilities, residents would most likely need to travel longer distances, which would be difficult to mitigate.

APPENDIX H: SITE PROFORMAS

About AECOM

AECOM (NYSE: ACM) is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations in more than 150 countries.

As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges.

From high-performance buildings and infrastructure, to resilient communities and environments, to stable and secure nations, our work is transformative, differentiated and vital. A Fortune 500 firm, AECOM companies had revenue of approximately US\$19 billion during the 12 months ended June 30, 2015.

See how we deliver what others can only imagine at aecom.com and [@AECOM](https://twitter.com/AECOM).