

**APPENDIX 2B:
COMPARISON OF DIRECTIONS FOR GROWTH FOR SOUTH CHARNWOOD**

Key to Matrix

NN	Significant negative effect (i.e. a move away from the objective)	YY	Significant positive effect (i.e. a move towards the objective)	D	Effect depends on how the policy is implemented (one form of uncertainty)	O	There is no relationship or no significant relationship between the objective and the policy
N	Marginal negative effect (i.e. a move away from the objective)	Y	Marginal positive effect (i.e. a move towards the objective)	?	It is not known whether the policy will move towards or away from the objective (another form of uncertainty)	T	Denotes a temporary effect Effects are permanent if this symbol is not used.

Directions for Growth South Chamwood							
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To maintain and enhance biodiversity, flora and fauna	Growth Option area	D Depends on location. Urban capacity sites have previously been developed and are less likely to contain ecology, flora and fauna that would need preserving than greenfield sites.	N There are no specific nature conservation or wildlife protection designations in the area north of Birstall. The land does not form part of English Nature priority habitats. However, development in this location will result in the loss of Greenfield land and so there is potential to affect biodiversity, flora and fauna. There would be significant potential to create new habitats as	N Extensive area of well treed and hedged farmland bounding Thurmaston and the Leicester urban area not including, and not near, any areas of acknowledged biodiversity, flora and fauna interest. Although development in this location will result in the loss of Greenfield land and potentially affect biodiversity, flora and fauna there	N Well treed and hedged farmland not including or near any areas of acknowledged biodiversity, flora and fauna interest. Although development in this location will result in the loss of Greenfield land and potentially affect biodiversity, flora and fauna there would be significant potential to create new habitats as part of new development.	D Impact depends on location of development. There are no areas of designated nature conservation interest within or adjoining Anstey and East Goscote . The Bradgate Park SSSI (SK537108) comes within about 500m, and Sheet Hedges Wood SSSI (SK529087) about 750 m of nearest properties along Bradgate Rd, Anstey . SINC's are located about	Previously developed sites are less likely to have harmful effects on biodiversity, flora and fauna interests than Greenfield locations. There are no specific nature conservation or wildlife protection designations adjoining Birstall, adjoining Thurmaston/Leicester or adjoining Glenfield/Leicester. There are designated sites adjoining Anstey, Rothley and Syston. Loss of Greenfield land

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			part of new development.	would be significant potential to create new habitats as part of new development.		200m north of Homefield Lane, west of Loughborough Rd Rothley ; and adjacent to the Midland Mainline railway, off Bath Street Syston . Elsewhere development adjoining any of these villages could result in the loss of Greenfield land and potentially affect biodiversity, flora and fauna but there would be potential to manage existing and create new habitats as part of developments.	may affect nature conservation interests which will have to be protected and/or mitigated to prevent loss of these interests.
To maintain and enhance landscape and townscape character	Growth Option and surrounding area	D Urban capacity sites are located within existing urban areas where there are already urban influences resulting in little impact on the landscape. Care is needed to ensure the design of the new development enhances and protects the character of the	N This option falls on land close to the A6/A46 interchange designated as Countryside and falls within the Soar Valley landscape character area. The land forms part of a wider tract of open land between Birstall and Rothley. Development in this area could have a significant visual impact	N The open land north of Barkby Thorpe Lane east of Asda and west of the mainline railway is farmland prominent in views from the railway. The only built development is a caravan park fronting Barkby Thorpe Lane. This area provides separation between	N Closest to Anstey this area comprises part of the valley of the Rothley Brook. This is separated from an undulating landform rising southward towards Leicester by the A46 corridor and interchange. Although rural in character there are urbanising influences in the form of main	D Impact depends on location of development. Care needed to ensure redevelopment within these settlements does not damage townscape character by poor quality design, overdevelopment/densification. Increased use of brownfield sites will reduce the need to	Previously developed sites are less likely to have harmful effects on landscape interests than Greenfield locations. The impact on townscape will depend upon design. Adjoining Birstall is part of a wider tract of elevated open land within the locally designated Soar valley landscape. Adjoining Glenfield/Leicester is a

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		existing area and does not damage the townscape character by poor quality design, over development/densification. Redevelopment of previously used land helps to protect greenfield landscapes and green wedges and prevents coalescence of towns and rural villages.	upon the sloping landform in the vicinity of the A6, north of the A46; and on the village of Wanlip if located in the area south of the A46, east of the former A6.	Thurmaston and Syston to the north. East of Thurmaston, east of the railway corridor, north of Leicester is an extensive block of open arable farmed countryside with a bowl landform falling away from the existing built areas then rising up to the bluff of an east-west ridge in the vicinity of Barkby / Barkby Thorpe. This landform falls away southward from this ridge to the valley of Melton Brook then rises southward towards the Hamilton area of Leicester. Roads in this area are little better than country lanes and already experience heavy traffic flows. Significant development in this general location	roads (A46, Gorse Hill) electricity transmission lines and ribbon housing development. In views from the north this appears as a significant open area fringing Leicester between major development areas notably County Hall/ Glenfrith Hospital and Beaumont Leys housing and employment areas. Development is likely to appear prominent especially in views from the north.	extend villages into rural landscapes of surrounding open land. All these settlements are located close to at least one other settlement. Anstey to the north east of Leicester is separated from the urban area by the narrow Rothley Brook valley, the A46 corridor and the Glenfrith area. The green wedge between Anstey/ Beaumont Leys / Glenfield is already narrow in parts. The other main landscape features are Chamwood Forest to the north and open countryside separating from Groby about 1.2 km to the west. East Goscote is located on the southern edge of the Wreake valley with a compact built area clearly defined by the Leicester to Peterborough railway line, Queniborough	rising landscape from Rothley Brook but subject to urban influences. Adjoining Thurmaston is farmed open countryside but a ridgeline could contain to some extent the urbanising impact of built development.

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				however well screened would have an urbanising impact on a rural landscape.		brook / Syston Northern bypass, the A607 and Broome Lane. There is a cluster of development east of the A607. In the river valley west of the village a golf course and landfill site occupy areas of former sand and gravel extraction. The village is close to Queniborough, Rearsby and Ratcliffe on the Wreake. Rothley is located on the western edge of the Soar valley west of the A6. The village lies either side of the Rothley Brook corridor running from south west to north east through the village. There is narrow separation between the village and the Ridgeway area to the west and Mountsorrel to the north either side of Mountsorrel Lane. Birstall is located beyond the A46 to the south	

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						<p>Other defining landscape characteristics are the river valley to the east and attractive Chamwood Forest countryside west of the Ridgeway area.</p> <p>Syston, the largest Wreake valley settlement, is a town located next to the confluence of the rivers Wreake and Soar. The defining landscape characteristics are river valleys to the north and west, the transition to attractive countryside west of the town, and the wedge of open land either side of the mainline railway corridor separating the Leicester PUA (including Thurmaston) from Syston . The town is close to a number of settlements and separation from Thurmaston is already minimal, Queniborough is close by to the north,</p>	

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						and Barkby to the south west. Birstall and Wanlip are west of the Soar valley north green wedge area.	
To protect and improve surface and groundwater quality	Growth Option and surrounding area	○ The groundwater beneath the Borough does not supply drinking water and it is not considered to be particularly susceptible to pollution from surface sources.	○ The groundwater beneath the Borough does not supply drinking water and it is not considered to be particularly susceptible to pollution from surface sources.	○ The groundwater beneath the Borough does not supply drinking water and it is not considered to be particularly susceptible to pollution from surface sources.	○ The groundwater beneath the Borough does not supply drinking water and it is not considered to be particularly susceptible to pollution from surface sources.	○ The groundwater beneath the Borough does not supply drinking water and it is not considered to be particularly susceptible to pollution from surface sources.	The groundwater beneath the Borough does not supply drinking water and it is not considered to be particularly susceptible to pollution from surface sources. Neutral factor across all options.
To minimise water consumption	Borough	○ New development will result in an increase in water consumption. There will be opportunities to minimise water consumption in any new development through sustainable design techniques.	○ New development will result in an increase in water consumption. There opportunities to minimise water consumption through sustainable design techniques.	○ New development will result in an increase in water consumption. There opportunities to minimise water consumption through sustainable design techniques.	○ New development will result in an increase in water consumption. There opportunities to minimise water consumption through sustainable design techniques.	○ New development will result in an increase in water consumption. There are opportunities to minimise water consumption through sustainable design techniques.	New development will result in an increase in water consumption. There are opportunities to minimise water consumption through sustainable design techniques. Neutral factor across all options.
To increase air quality	Growth Option and surrounding area	Y Birstall is next to the AQMA at Abbey Lane and in Leicester. Thurmaston is next to the Melton Rd	Y The area is adjacent to the main 125/127 bus route between Loughborough and Leicester running at 10	Y The close proximity of development in this location to established housing and employment areas in	Y The close proximity of development in this location to established housing and employment areas in	Y All these settlements are reasonably well served by public transport to main urban centres. Good cycle	New housing, employment, science park and associated new development will add to air quality particularly in relation to energy

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		<p>AQMA in Leicester. The close proximity of development in these settlements to the Leicester PUA could reduce the need to travel and distances travelled. There is scope for good bus use utilising high frequency services through Thurmaston and along the A607 between Melton Mowbray/ East Goscote/ Syston and Leicester. Effective demand management measures would be needed to reduce likelihood of high car use arising from proximity to main road network via the A46 A607 interchange. The nearest rail station at Syston is about 2km from Asda, and A607 bus services go past the station. There are</p>	<p>minute frequency during the day and hourly in the evenings and on Sundays. The nearest rail station is over 3km to the east in Syston. National Cycle Route 6 runs alongside the A6 on its way between Loughborough and Leicester. East to west links are planned as part of the Hallam Fields development, which will also provide a park and ride site serving Leicester. Proximity to the A46/A6 interchange offers easy access to the M1 and A46 and may result in additional vehicle journeys both long and short. This location is more than 3.5km from the nearest current Air Quality Management Area at Abbey Lane in Leicester.</p>	<p>Syston and the Leicester PUA could reduce the need to travel and distances travelled. There is significant scope to reduce car use. High frequency bus services operate through Thurmaston and along the A607 between Melton Mowbray/ East Goscote/ Syston and Leicester. Hamilton has good bus links into Leicester. The nearest rail station at Syston is about 4km away from Barkby Thorpe, and about 2km from Asda, A607 bus services go past the station. Whilst a new rail station at Thurmaston may be achievable as part of a large scale development there are concerns it may not fit in with service timetables.</p>	<p>Leicester and Anstey could reduce the need to travel and distances travelled. Scope for good bus use utilising or enhancing high frequency 74 services between Anstey and Leicester and other services between Leicester and Loughborough via rural villages. Effective demand management measures would be needed to reduce likelihood of high car use arising from proximity to main road network via A46 interchange and A50. Location is remote from the rail network. Area is about 2.5km from nearest AQMA at New Parks Boulevard/ A50 junction in Leicester.</p>	<p>facilities are available in East Goscote, Rothley, and Syston. Anstey is well served by high frequency weekday daytime bus services within the village and towards Leicester with hourly services towards Loughborough. Rail stations are too far away for rail to be a realistic option. There are few cycle facilities in the village. The village has direct access to the A46 via the Gynsills interchange. East Goscote has high frequency weekday daytime bus services around the village and along the A607 towards Leicester with half hourly towards Melton Mowbray. The nearest rail station at Syston is over 3km away and can be reached by bus. There are good cycle links parts along parts of the A607 towards</p>	<p>production but the journeys created between the developments will be a major factor. Air Quality Management Areas in Leicester at Abbey Lane close to Birstall and Melton Road close to Thurmaston. Urban capacity in Birstall and Thurmaston and adjoining Birstall, adjoining Thurmaston/Leicester and adjoining Glenfield/Leicester are likely to have scope for reducing car use due to high frequency bus services. Walking and cycling are also more likely in these locations due to proximity and existing facilities. Birstall, adjoining Birstall and adjoining Glenfield/Leicester locations are also close to or have good access to the M1 via the A46 and A50. A park and ride facility is planned for Birstall.</p>

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		<p>cycle routes along sections of the A46 south of and the A607 north of the A46/ A607 interchange.</p> <p>Birstall has good high frequency bus services 125/ 127 along the A6 corridor but elsewhere services are half hourly / hourly. Effective demand management measures would be needed to reduce likelihood of high car use arising from proximity to main road network via the A6/ A46 interchange. The nearest rail station at Syston is over 4km from Asda, and not connected by bus services. National Cycle route 6 runs alongside the old A6 and through housing areas east of Loughborough Rd/ Sibson Rd to</p>		<p>There are cycle routes along sections of Newark Road, Thurmaston and Melton Road, Syston either side of the A607 interchange and a number of routes in the City.</p> <p>This general location is about 2 km from the AQMA in Syston and about 4km from the nearest AQMAs at Abbey Lane and Uppingham Rd/ Colchester Rd in Leicester. The location's good access to the main road network could encourage car use adding to pressures on AQMAs.</p>		<p>Syston.</p> <p>Rothley has high frequency weekday daytime bus services towards Leicester and Loughborough through the village via Hallfields Lane and Mountsorrel Lane. There are infrequent services linking the Ridgeway area to Mountsorrel/ Rothley and Leicester. The nearest rail station at Sileby some 5km away is not accessible by bus. Part of National Cycleway Route 6 runs along Loughborough Rd/ Leicester Rd between Loughborough and Leicester. The village has direct access to and from the A6.</p> <p>Syston has an AQMA on a section of Melton Road. The town is well served by public transport with a good choice of high frequency bus services towards Leicester and half hourly</p>	<p>The service centres are also reasonably well served by public transport to main urban centres.</p>

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		Watermead Country Park and Leicester. There is a cycle route from the A6 through housing areas west of the A6 to the GCR corridor and then south into Leicester. A strategy of urban concentration could have a negative impact on air quality in designated AQMAs in Leicester. Mitigation measures will be needed if development would add to problems in these areas.				frequency towards Melton Mowbray. The town has a rail station with hourly weekday daytime and evening train services to Loughborough/ Nottingham and Leicester. Cycle access towards Leicester and East Goscote is by sections of cycle routes alongside the A607. The direct access to the A46 at the Hobby Horse junction is programmed for improvement within the next few years. Each of these settlements has good access to the main road network that could encourage car use and add to problems in AQMAs particularly in Leicester the nearest main urban centre.	
To conserve soil resources and quality	Growth Option area	YY The locations would be previously developed land and backland, which has	NN This location comprises land designated grade 2 best and most versatile agricultural land.	N? This greenfield location is mainly Grade 3 agricultural land but it is not	O Greenfield location but does not contain best and most versatile agricultural land.	D Impact depends on location of development. Anstey is flanked by	Previously developed sites are less likely to have harmful effects on soil resources and quality than Greenfield locations.

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		<p>previously not been used for agricultural purposes. Redevelopment of existing sites to make more efficient use of land will help protect soil resources. There are no geological SSSIs in these settlements.</p>		<p>known how much is Grade 3a best and most versatile agricultural land – more information needed. There is a pocket of Grade 2 best and most versatile agricultural land adjacent to Hamilton.</p>	<p>No geological SSSI in this location.</p>	<p>Grade 3 land but is not known how much is 3a and so best and most versatile agricultural land. East Goscote is flanked by Grade 2 BMVL to the south, north and east. Other land around the village in the Wreake valley to the west and alongside Queniborough brook is Grade 4 land. Rothley is flanked by Grade 2 BMVL land to the south and north. To the east land in the Soar valley is Grade 4. Rothley Plain west of the village is mainly Grade 3 land with an area of Grade 2 south of Westfield Lane. It is not known how much of the Grade 3 land is 3a and so best and most versatile agricultural land. Syston is flanked by Grade 4 land in the river valleys to the east and</p>	<p>Adjoining Birstall and the Service Centres of East Goscote, Rothley and Syston would take Grade 2 best and most versatile agricultural land. Adjoining Thurmaston/Leicester (Hamilton) and sites adjoining the Service centres of Anstey have some Grade 2 and Grade 3 land (Grade 3a best and most versatile unknown).</p>

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						north west of the town. Land around the rest of the town from the railway line in the north west to Barkby Lane in the south is Grade 2 best and most versatile agricultural land.	
To reduce contributions to climate change	Borough	YY See comments re air quality above. In general terms development within towns should help cut emissions by reducing the need to travel and distances travelled by car. Both Birstall or Thurmaston have high frequency bus services towards Leicester along main corridors, but some residential areas of Birstall are less well served. There are no direct bus services between the two settlements despite their close proximity to each other. There are	Y The comments relating to air quality above are relevant. The option adjoins the Birstall part of the Leicester Principal Urban Area. However, it is 6km from Leicester city centre and 13 km from Loughborough town centre. There are no bus services to key orbital destinations such as Asda at Thurmaston or Tesco at Beaumont Leys. New development will give the opportunity to reduce greenhouse gas emissions through sustainable design and construction techniques.	Y The comments relating to air quality above are relevant. Scope for good bus use utilising some of the high frequency services between Melton Mowbray/ East Goscote/ Syston/ /Thurmaston/ Hamilton and Leicester. Even if development funded a new rail station at Thurmaston it is uncertain trains would serve it. Cycle facilities restricted to the vicinity of the A607 interchange. Effective demand management measures needed to reduce potential for	Y The comments relating to air quality above are relevant. New development will give the opportunity to reduce greenhouse gas emissions through sustainable design and construction techniques.	Y See the comments re air quality above. New development will give the opportunity to reduce greenhouse gas emission through sustainable design and construction techniques.	See comments air quality above. All options offer the opportunity to reduce travel by car and distances travelled due to increased opportunities walk, cycle or to use public transport.

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		reasonable cycling facilities. New development will give the opportunity to reduce greenhouse gas emissions through sustainable design and construction techniques.		high car use arising from good access to main road network. New development will give the opportunity to reduce greenhouse gas emission through sustainable design and construction techniques.			
To reduce vulnerability to climate change	Growth Option and surrounding area	D New development will give the opportunity to reduce greenhouse gas emissions, reduce energy and water consumption and construct buildings able to adapt to climate variations and flooding through sustainable design and construction techniques. Birstall is on the west, and Thurmaston on the east, edge of the Soar valley, an area known to be at significant risk from	D New development will give the opportunity to reduce greenhouse gas emission, reduce energy and water consumption and construct buildings able to adapt to climate variations and flooding through sustainable design and construction techniques all options. The option does not fall within any area at risk area for flooding.	D New development will give the opportunity to reduce greenhouse gas emission, reduce energy and water consumption and construct buildings able to adapt to climate variations and flooding through sustainable design and construction techniques. Land in this location within and adjacent to the valley of Melton Brook known to be at risk from flooding. It is not known whether it	D? Land in this location is within and adjacent to the valley of Rothley Brook known to be at risk from flooding. It is not known whether it would be possible to incorporate mitigation measures as needed. New development will give the opportunity to reduce greenhouse gas emissions, reduce energy and water consumption and construct buildings able to adapt to climate variations and flooding through sustainable design and construction	D New development will give the opportunity to reduce greenhouse gas emission, reduce energy and water consumption and construct buildings able to adapt to climate variations and flooding through sustainable design and construction techniques. Areas known to be at significant risk from flooding are: -land west of East Goscote , north west of Syston in the Wreake valley -land east of Rothley and west of Syston in	New development will give the opportunity to reduce greenhouse gas emission, reduce energy and water consumption and construct buildings able to adapt to climate variations and flooding through sustainable design and construction techniques. Birstall and Thurmaston, adjoining Glenfield/Leicester due to Rothley Brook, adjoining Thurmaston/Leicester (Hamilton) due to the Melton Brook and adjoining service centres of East Goscote, Syston, Rothley and Anstey are at

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		flooding.		would be possible to incorporate mitigation measures as needed.	techniques.	the Soar valley the valley of Rothley brook to the south and east of Anstey then running from south west to north east through Rothley -land along the corridor of Barkby brook running from south east to north west through Syston and also Queniborough brook running east to west to the south of East Goscote . It is not known whether it would be possible to incorporate mitigation measures as needed in new developments.	risk from flooding.
To conserve and enhance the historic and cultural environment	Growth Option area	D The older built area of Birstall is defined as a Conservation Area with the core identified as an archaeological alert zone. There are 7 listed buildings and a few sites of archaeological interest	D There are potentially 4 archaeological sites and an archaeological alert area in the general vicinity of the option. Further information would be required in relation to these. There are also 2 listed buildings within this	Y Location is not within or close to any conservation areas or listed buildings. There is significant archaeological interest in the form of the deserted medieval village of Hamilton (SK 64340740) and	D? Location is not close to any conservation areas or listed buildings. Parts of Anstey Pastures (SK55 07) and Old Park Pale (SK55 07) are defined as areas of archaeological significance. Until the scale and extent of	D Until the scale and extent of development for this option is known it is difficult to indicate whether either there will be significant harmful effects. The older built area and parts of the village around The Green in	The unknown scale and extent of development of specific options makes it difficult to indicate whether either there will be significant harmful effects. There are historic and cultural assets in Loughborough and Shepshed and the service

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		<p>in the parish. Similarly the older built area of Thurmaston is defined as a Conservation Area with the core identified as an archaeological alert zone. There are 2 listed buildings and a few sites of archaeological interest in the parish. Until the scale and extent of development for this option is known it is difficult to indicate whether either there will be significant harmful effects.</p>	<p>general location. The impact of any development on the identity and character of Birstall and Wanlip would need to be considered. Until the scale and extent of development for this option is known it is difficult to indicate whether either there will be significant harmful effects.</p>	<p>the area south of Barkby Thorpe (SK 6350925). Development could threaten these interests but also offers potential to secure the conservation and enhancement of these important historic features</p>	<p>development for this option is known it is difficult to indicate whether either there will be significant harmful effects.</p>	<p>Anstey are defined as a Conservation Area with a similar area defined as an archaeological alert zone. King William Bridge (SK 556089) taking Sheepwash Lane over Rothley Brook is an ancient monument. There are 24 listed buildings and a number of sites of archaeological interest in the parish. East Goscote being a new settlement developed in the late 1960's has few features of historic interest other than a few sites of archaeological interest. The older parts of the built area of Rothley are defined as a Conservation Area with the core identified as an archaeological alert zone. There are 34 listed buildings in the parish. The Saxon cross in Rothley churchyard (SK 586126) and the site of a roman villa at</p>	<p>centres. The impact on these interests will depend upon design and mitigation measures. In terms of the directions for growth, there are archaeological interests adjoining Birstall, adjoining Thurmaston/ Leicester at Hamilton and adjoining Glenfield/Leicester.</p>

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						the western end of the Ridgeway (SK569118 & 568123) are scheduled ancient monuments. The oldest parts of Syston around High St are designated as a conservation area and an archaeological alert zone. There are 32 listed buildings and a number of sites of archaeological interest in the parish with the most extensive located in countryside south of Cedar Drive/ Pine Drive.	
To increase the re-use of previously developed land and buildings	Growth Option area	Y Thurmaston and Birstall both contain previously used sites which could be used for redevelopment although these are unlikely to be significant in scale. Extensions to any of the villages would involve development of Greenfield land.	NN This option would involve the development of Greenfield land.	NN There is no previously developed land and buildings in this Greenfield location. No known evidence of contamination.	NN There is no previously developed land and buildings in this Greenfield location. No known evidence of contamination.	D Impact will depend on location of development. All these settlements offer further opportunities for beneficial redevelopment of previously developed/contaminated land although these are unlikely to be significant in scale. Extensions to any of the villages would	Birstall and Thurmaston and the service centres will offer opportunities for the reuse of previously developed land and buildings. Adjoining Birstall, Adjoining Thurmaston/Leicester and adjoining Glenfield/Leicester will involve the development of Greenfield land.

Directions for Growth South Chamwood							
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To minimise the extraction of new and increase reuse and recycling of minerals and aggregates resources	Borough/ County	○ New development will give the opportunity to encourage sustainable extraction, re-use and recycling of minerals and aggregates resources through sustainable design and construction techniques.	○? Much of the land in this general location falls within a mineral consultation area. More information on the status of these areas is required. North and east of Birstall and west of Thurmaston are within the mineral consultation area for sand and gravel. There is a long history of extraction and restoration of former workings in these parts of the Soar and Wreake valleys. New development will give the opportunity to encourage sustainable extraction, re-use and recycling of minerals and aggregates resources through sustainable design and construction techniques.	○ Land surrounding Barkby Thorpe is part of a mineral consultation area. More information on the status of this area is required. New development will give the opportunity to encourage sustainable extraction, re-use and recycling of minerals and aggregates resources through sustainable design and construction techniques.	○ No mineral consultation areas affect this location. New development will give the opportunity to encourage sustainable extraction, re-use and recycling of minerals and aggregates resources through sustainable design and construction techniques.	○ involve development of Greenfield land. ○ Anstey and immediately surrounding land is located outside any mineral consultation area. Land around East Goscote and Syston lies within the mineral consultation area primarily for sand and gravel but also clay east of Syston. There is a long history of extraction and restoration of former workings in these parts of the Soar and Wreake valleys. The area east of Rothley is similarly within a mineral consultation area for sand and gravel in the Soar valley. The western area of Rothley Plain is part of a mineral consultation area for sand. New development would give the opportunity to	Adjoining Birstall and to a lesser extent adjoining Thurmaston/Leicester as well as around the services centres are included wholly or partly within Mineral Consultation Areas – further information is needed. Birstall and Thurmaston and the existing built-up areas of Services centres do not fall within Mineral Consultation Areas. New development will give the opportunity to encourage sustainable extraction, re-use and recycling of minerals and aggregates resources through sustainable design and construction techniques. Neutral factor across all options.

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						encourage sustainable extraction, re-use and recycling of minerals and aggregates resources through sustainable design and construction techniques.	
To manage waste in accordance with the waste hierarchy in all sectors (i.e. household, commercial and industrial)	Borough/ County	○ New development will give the opportunity to reduce, re-use and recycle waste through sustainable design and construction techniques.	○ New development will give the opportunity to reduce, re-use and recycle waste through sustainable design and construction techniques.	○ New development will give the opportunity to reduce, re-use and recycle waste through sustainable design and construction techniques.	○ New development will give the opportunity to reduce, re-use and recycle waste through sustainable design and construction techniques.	○ New development will give the opportunity to reduce, re-use and recycle waste through sustainable design and construction techniques.	New development will give the opportunity to reduce, re-use and recycle waste through sustainable design and construction techniques. Neutral factor across all options.
To minimise the use of energy and optimise the use of renewable resources	Borough	○ New development will give the opportunity to encourage energy efficiency and the use of renewable energy sources through sustainable design and construction techniques.	○ New development will give the opportunity to encourage energy efficiency and the use of renewable energy sources through sustainable design and construction techniques.	○ New development will give the opportunity to encourage energy efficiency and the use of renewable energy sources through sustainable design and construction techniques.	○ New development will give the opportunity to encourage energy efficiency and the use of renewable energy sources through sustainable design and construction techniques.	○ New development will give the opportunity to encourage energy efficiency and the use of renewable energy sources through sustainable design and construction techniques.	New development will give the opportunity to encourage energy efficiency and the use of renewable energy sources through sustainable design and construction techniques. Neutral factor across all options.
To increase the population's access to a full range of appropriate	Growth Option and surrounding area	Y These settlements have grown significantly since the 1950s and in planning	Y The location adjoins the Birstall part of the Leicester Principal Urban Area but it is	YY Western parts of this location and the area close to Hamilton are reasonably close to	YY The location is close to main bus routes to and from Leicester City Centre about 3km away.	D Whilst development in Service Centres does not score highly in the sequential approach it	Leicester is close and offers a wide range of shops, local services and community facilities. All locations are accessible by

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public, private, community and voluntary services		<p>terms function as suburbs of Leicester. Each has a good range of services and facilities for residents and a local catchment. Employment opportunities in each village have declined in recent years, as old factory sites have been lost, usually to housing.</p> <p>Birstall (population 11368) at Nov 2004 had 4 main convenience stores and a good range of local shops, 2 doctors surgeries (7 doctors), 1 dentist and 2 opticians, 2 post offices, 4 banks and 6 cashpoints, 4 pubs, an upper/ secondary school and 2 primary schools, a library (plus a mobile service) and a range of leisure and community facilities.</p> <p>Thurmaston (population 8979) at</p>	<p>about 6km away from City centre facilities. There are no bus services to key orbital destinations such as Asda at Thurmaston or Tesco at Beaumont Leys.</p> <p>Birstall (population 11368) at Nov 2004 had 4 main convenience stores and a good range of local shops, 2 doctors surgeries (7 doctors), 1 dentist and 2 opticians, 2 post offices, 4 banks and 6 cashpoints, 4 pubs, an upper/ secondary school and 2 primary schools, a library (plus a mobile service) and a range of leisure and community facilities.</p> <p>Wanlip (population 155) at November 2004 had a mobile library service and a village hall.</p>	<p>main bus routes to and from Leicester City Centre about 4.5km away. A location adjoining Thurmaston (population 8979) would have ready access to a superstore and 3 convenience stores, a comparison goods retail park, 3 doctors surgeries (10 doctors), 2 pharmacies, 1 dentist, 1 optician, 2 post offices, 2 banks, 6 pubs, 1 petrol filling station, 1 upper school, 3 primary schools, 1 library and arrange of community and leisure facilities.</p> <p>Housing in this location could be within 2km of employment opportunities at Thurmaston and north east Leicester, about 1.5km from shopping facilities at</p>	<p>Housing in this location would be within 800 m of employment opportunities at Beaumont Leys, County Hall and Glenfrith Hospital. Same distance from services at County Hall and the Hospital. About 1km from Beaumont Leys shopping centre, including large food superstore, and within 1.5km of services and facilities in Anstey village centre.</p> <p>Employment in this location would be within 800 m of housing at Glenfield and Beaumont Leys and about 1km from Anstey village.</p> <p>All these distances are relatively short and suitable for walking, cycling and bus.</p>	<p>could support local services and facilities and contribute to improvements where necessary. These settlements offer a good range of services and facilities for residents and a local catchment.</p> <p>Anstey (population 5893) at Nov 2004 had 3 main convenience stores, a doctors surgery (4 doctors), a pharmacy, a dentist, 2 opticians, a post office, 3 banks, 4 pubs, a secondary school and 2 primary schools, a library and a range of leisure and community facilities.</p> <p>East Goscote (population 3006) at Nov 2004 had a few small food shops, a doctors surgery (1 doctor), a pharmacy, a post office, 2 cashpoints, 1 pub, a primary school, a library and a range of leisure and community</p>	<p>public transport, walking and cycling. Birstall and Thurmaston, the service centres of Syston and to a lesser extent Anstey provide a range of shops, local services and community facilities. Other locations nearby at Beaumont Leys, Hamilton and Glenfield also offer a range of services.</p> <p>Other Service Centres may be able to provide a lesser range of shops, local services and community facilities for local residents.</p>

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		Nov 2004 had 1 superstore (and a major retail park under construction), 3 main convenience stores, 3 doctors surgeries (10 doctors), 2 pharmacies, a dentist, 1 optician, 2 post offices, 2 banks, 5 cashpoints, 6 pubs, a secondary school and 2 primary schools, a library and a range of leisure and community facilities.		Asda/ retail park, about 2.5km from Syston town centre. The area near Hamilton could be under 1.5km from the Hamilton District Centre. Employment in this location would be adjacent to existing housing at Thurmaston, Syston and in north east Leicester. All these distances are relatively short and could be made by walking, cycling and bus. A large scale development option could contribute to improved community facilities. A strategy of urban concentration could limit opportunities for development in rural areas to support local services.		facilities. Rothley (population 3535) at Nov 2004 had 1 main convenience store, 1 doctors surgery (4 doctors – same as Mountsorrel) and a pharmacy, a dentist, a post office, 1 cashpoint, 5 pubs, a primary school, a library (plus a mobile service) and a range of leisure and community facilities. Syston (population 11544) at Nov 2004 had 2 supermarkets, 3 convenience stores, 2 doctors surgeries (12 doctors) and 3 pharmacies, 2 dentists, 1 optician, a post office, 3 banks and 8 cashpoints, 8 pubs, 1 petrol filling station, an upper school and 2 primary schools, a library and a range of leisure and community facilities. Most Syston residents will be within 2km of Asda/ retail park at Barkby Thorpe Lane,	

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						Thurmaston served by direct bus links.	
To encourage appropriate access to the countryside, open spaces and semi urban environments (eg parks)	Growth Option area	N Thurmaston and Birstall are on opposite sides of the Soar valley adjacent to the Watermead Country Park offering excellent public access for informal and formal recreation. Access to the wider countryside is available east of Thurmaston but lacking to the north of Thurmaston and west of Birstall. There are also some parks and open spaces in Birstall and Thurmaston which would be able to provide some recreational opportunities. The Green Space Strategy indicates people living in Birstall do not have access to a district park of 10-20 ha. Parts of north	D The Green Space Strategy indicates people living in Birstall do not have access to a district park of 10-20 ha. Parts of north Birstall are not currently within 400m of a local park/ distinct open space of 2.5 ha+. The situation should improve in coming years with provision planned as part of the Hallam Fields development. The central north part of Birstall is not served adequately by equipped play provision. There may be scope to remedy some of these deficiencies as part of new development schemes. Public footpaths give good access to the Watermead Country Park and the River Soar close by to the east, but	YY Land east and north of Thurmaston is within 1.5km of Watermead Country Park. There are no access routes across land north of Thurmaston. There are some footpaths to the east of Thurmaston mainly linking to Barkby/ Barkby Thorpe. The area north of Leicester adjoins public open space within the Hamilton development area and would be close to footpath and bridleway links between Barkby/ Barkby Thorpe and Hamilton. It would be about 3.5km from Watermead Country Park and about 2km from Humberstone Heights Golf Course.	Y Location is within 1km of the Castle Hill Country Park and is crossed by a network of rural footpaths connecting local communities. Potential to extend recreational provision in this urban fringe location as part of a development scheme. The Green Space Strategy does not identify any open space deficiencies that might be addressed by development in this location in Chamwood.	Y People living in Anstey, Rothley and Syston have good access to parts of the surrounding open land via networks of footpaths and some bridleways. Access is best in Watermead Country Park in the Soar valley west of Syston . East Goscote is less well served with only limited footpath links with Rearsby. The Green Space Strategy indicates people living in Syston do not have access to a district park of 10 to 20 ha. Parts of some settlements are not within 400m of a local park/ distinct open space of 2.5 ha+:-East of East Goscote . The Jubilee playing field would be sufficiently large if there were less pitch provision.	Birstall and Thurmaston and adjoining locations have access to Watermead Country Park whilst adjoining Glenfield/Leicester is close to Castle Hill Country Park. Access to the countryside via the soar valley from Birstall and public rights of way elsewhere. The Green Spaces strategy identifies deficiencies in the network in terms of district parks of 10-20 hectares in Birstall and Syston and for more local provision elsewhere in Birstall, Thurmaston and the service centres. All the options would offer the opportunity to provide new green spaces.

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		Birstall and south Thurmaston are not currently within 400m of a local park/ distinct open space of 2.5 ha+. The situation in Birstall should improve in coming years with provision planned as part of the Hallam Fields development. The central north part of Birstall and south east part of Thurmaston are not served adequately by equipped play provision. There may be scope to remedy some of these deficiencies as part of new development schemes.	elsewhere footpath links are less well developed. National Cycle Route 6 goes along the A6 and less trafficked routes towards Loughborough and Leicester.	Chamwood's Green Space Strategy identifies some local deficiencies: -people living in south Thurmaston are not within 400 metres of a local park/ distinct open space, and this area lacks equipped play provision -Thurmaston has no allotment provision -a district park of 10 to 20 ha in Syston -Barkby Thorpe lacks a local recreation ground Potential to extend recreational provision in this urban fringe location as part of a development scheme, especially east Thurmaston and north Leicester.		-East of Syston . Deville Park is not large enough to accommodate needs. -The Rothley Plain area does not have a local recreation ground. There is no allotment provision within or immediately adjacent to East Goscote and the west part of Syston . From the assessment Anstey and Rothley village appear to have adequate recreational provision at present, although the north part of Anstey is identified as not being served by equipped play provision. Scope to remedy some of these various deficiencies as part of new development schemes.	
Promote a strong community where people feel they have a say in the future	Growth Option and surrounding area	D It is likely there may be some objections to development at these sites as they are adjacent to existing	D Depends upon the strategies adopted to integrate new development with existing communities.	D This development would function as part of the wider Leicester PUA, especially near Hamilton. The impact	D Development in this location would function as part of the Leicester Principal Urban Area rather than Anstey.	D Depends on strategies adopted to integrate new development with existing communities.	Greenfield development is likely to attract more objections but the impact will depend on strategies adopted to integrate new development with existing

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		residential areas. However, depending upon the design and density of the development and how the site is promoted and the Council engage in preparing the options may help reduce some objections.		depends on strategies adopted to integrate new development with existing communities.	Depends upon the strategies adopted to integrate new development with existing communities.		communities.
To reduce crime, anti social behaviour and promote community safety	Growth Option and surrounding area	Y The re-use of derelict sites can help reduce crime. Residential uses within the town centre can increase surveillance and activity in an area creating a safer place. New development will give the opportunity to reduce crime and the fear of crime through sustainable design and construction techniques.	D New development will give the opportunity to reduce crime and the fear of crime through sustainable design and construction techniques.	D New development will give the opportunity to reduce crime and the fear of crime through sustainable design and construction techniques.	D New development will give the opportunity to reduce crime and the fear of crime through sustainable design and construction techniques.	D New development will give the opportunity to reduce crime and the fear of crime through sustainable design and construction techniques.	Redevelopment of previously developed sites particularly for housing will increase surveillance. New development will give the opportunity to reduce crime and the fear of crime through sustainable design and construction techniques. Neutral factor across all options.
To ensure that the people of Chamwood have an	Growth Option area	Y Each settlement has a range of venues for community and	Y The option is about 6km from Leicester city centre and 13km from	Y The nearest Leisure Centre is at Cossington St in	Y The nearest Leisure Centre is at Beaumont Leys about 1 km away.	Y Each settlement has a range of venues for community and leisure	Leicester is close and offers a wide of arts, culture and sports opportunities. All locations

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opportunity to participate in culture, media and sport in Chamwood Borough		leisure purposes - village halls, community centres, church halls etc - and dual use of upper school facilities. Soar Valley leisure centre, Mountsorrel is accessible to residents of Birstall linked by good bus services. Thurmaston residents can reach South Chamwood swimming pool via main A607 bus routes. Birstall and Thurmaston are about 4km from facilities available in Leicester City Centre. A strategy of urban concentration could limit opportunities for the development of cultural and leisure opportunities in rural areas.	Loughborough town centre where there is a wide range of cultural and entertainment opportunities. Beaumont Leys Leisure Centre is over 6km away and the Soar Valley Centre, Mountsorrel is about 4km to the north.	Leicester is 4km. South Chamwood Swimming pool is 6km. Other leisure, cultural and entertainment opportunities in the City centre are about 4.5km to the south. A range of existing recreation areas, playing fields etc in Thurmaston and NE Leicester, including Humberstone Heights Golf Course. A strategy of urban concentration could limit opportunities for the development of cultural and leisure activities in rural areas.	A variety of recreation areas, playing fields exist in Anstey, Glenfield and Beaumont Leys. Other leisure, cultural and entertainment opportunities in Leicester city centre are about 3 km away	purposes - village halls, community centres, church halls etc. Anstey and Syston have dual use of facilities at upper school sites. Syston has South Chamwood swimming pool and people living in Anstey have ready access to Beaumont Leys leisure centre in Leicester. The Soar Valley leisure centre, Mountsorrel is accessible to residents of Rothley , including by bus. Approximate distances to facilities available in the nearest main urban centre, Leicester City Centre: Anstey 6km, East Goscote 9km, Rothley 8km, Syston 7km. Each has good bus links with the City Centre.	are accessible by public transport, walking and cycling. Birstall and Thurmaston offer community and school based facilities. There are leisure facilities at the Soar Valley, Beaumont Leys and Cossington Street leisure centres and South Chamwood Pool. Local sports clubs and playing pitches exist at a range of locations. Service Centres may be able to provide a lesser range of locally focused sports, arts and leisure opportunities for local residents. There is access to Leicester and in some cases Loughborough for a wider range by a reasonable level of service of public transport.
To ensure that the housing stock meets the	Borough	YY Development for housing can help meet	YY New development for housing in this location	YY A large scale development offers	YY New development for housing in this location	YY Development in Service Centres could provide a	New development for housing will provide a range and mix of new

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housing needs of all parts of the community		the housing need for the community, although these sites may have less affordable housing on them than larger sites. The sites will also be able to have a diverse range of house types appropriate to help meet the demands of the community.	will help to ensure that needs including those for affordable housing are met. (Sites for this option were promoted for employment development.) A strategy of urban concentration would do little to tackle rural housing needs.	opportunities to provide a range and mix of new housing to meet identified needs, including the need for affordable housing. This option could help needs in nearby small villages in south east Charnwood would do little to tackle wider rural housing needs.	will help to ensure that needs including affordable housing are met. A strategy of urban concentration would do little to tackle rural housing needs.	range and mix of new housing to meet identified needs, including for affordable housing in these villages and others nearby in more rural parts of the Borough.	housing for local needs and to meet the strategic requirement. Neutral factor across all options.
To reduce poverty and social exclusion	Borough	YY Parts of north east Thurmaston have relatively high levels of deprivation. New development for employment would increase employment opportunities. Regeneration schemes could create employment, improve housing and services in locations readily accessible by those in need including without access to a car.	Y This location is not close to a specific area with a relatively high level of deprivation. However, new development for housing in this location will help to ensure that the housing needs including those for affordable housing. New development for employment will increase employment opportunities.	Y Parts of north east Thurmaston display high indices of deprivation. New development for employment would increase job opportunities in an accessible location.	Y No output areas of Anstey display high indices of deprivation. Location is close to areas of significant deprivation at Beaumont Leys & New Parks. New development for employment will increase employment opportunities in an accessible location.	Y Parts of east Syston have relatively high levels of deprivation. New development for employment would increase employment opportunities in the town.	Areas of relative deprivation are identified in east, central and south Loughborough, in Shepshed and in specific locations in the Soar Valley and South Chamwood. This includes Anstey, Sileby, Syston and Thurmaston. The provision of new employment land and housing including affordable housing will contribute towards this objective. All locations have good or reasonable levels of access

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		Strategy would not help to address problems in other communities.					by public transport, walking and cycling access to employment areas, shops, local services and community facilities and arts, culture and sports opportunities..
To improve learning, skills and employability for all sectors of the community	Borough	Y In Birstall there are two primary schools, an upper/ secondary school/ community college. There are also a number of community facilities. In Thurmaston, there are two primary schools and a community college together with a number of community facilities. These all help provide opportunities for the community and help with learning, training opportunities and employability. Approximate distances to education and training facilities available in the	Y Birstall has a secondary school/ community college on its north west edge and 2 primary schools. The location would be about 6km from education and training facilities in and around Leicester City Centre, including the University.	Y The area north of Thurmaston would be adjacent to the Roundhill College site and about 200m from the nearest primary school on Barkby Thorpe Lane. The area east of Thurmaston would be about 1.5km from the Roundhill College site and about 500m from the nearest primary school on Barkby Thorpe Lane. Development close to Hamilton could be adjacent to Hamilton Community College and as near as 0.5km to Kestrels Field Primary School in Leicester	Y Location is about 2km from Anstey Martin High School and about 1km from the village's Latimer St primary school. The location is about 3 to 4 km from education and training opportunities at Leicester University/ City Centre.	Y Each settlement has a primary school (Anstey and Syston have two). Wreake Valley College at Syston is accessible to children living in East Goscote . Anstey has an upper school. Approximate distance of each settlement from Leicester University and College facilities: Anstey 7km East Goscote 10km Rothley 9km Syston 8km	Education facilities are available in Birstall and Thurmaston and Service Centres up to secondary level. Leicester has a number of colleges and 2 Universities. There are also further and higher education facilities in Loughborough.

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		nearest main urban centre, Leicester City Centre: Birstall 4km Thurmaston 4km.		The overall location is about 6km from Leicester University/ City Centre education and training opportunities.			
To promote vibrant and viable settlements	Growth Option and surrounding area	YY Sites located within the settlement boundary and not on the edge of existing built up areas would help prevent coalescence of other settlements and retain settlement identity. Close proximity to services and facilities locally can help reduce car dependency and tackle congestion. Redundant disused sites can be used which improves neighbourhood satisfaction levels and helps to improve the attractiveness of the area. Birstall is close to neighbouring	N This is likely to depend upon the mix of uses, design and integration into the existing settlement. This is likely to be a neutral factor across all Greenfield options. However, this option is in an area where settlements are already relatively close together. The Hallam Fields development will take the built area of Birstall up to the A46, west of the A6. The gap between the A46 and Rothley is under 800m on either side of a prominent ridge. Wanlip is about 250 m from nearest housing areas in Birstall (but only 100m from the Longslade	D The actual impact would depend upon the mix of uses, design and integration into the existing urban form. Development would form part of the Leicester Principal Urban Area. Part of the Development option is designated as green wedge but strategic planning policy indicates green wedge boundaries are reviewable. Development could reduce existing separation between communities: -north Thurmaston to south Syston, east of Melton Rd 400m -east Thurmaston to Barkby/ Barkby	N The actual impact would depend upon the mix of uses, design and integration into the existing urban form. Development here would form part of the Leicester Principal Urban Area rather than Anstey. As a result the village would be expected to retain its existing form and character, but the gaps between Anstey village and Leicester/ Glenfield would be reduced from about 1.5 km to as little as 0.5 km. Development in this location would encroach into the green wedge area between Anstey, Glenfield and Leicester. However, strategic	D The actual impact will depend upon the mix of uses, design and layout. Each settlement has a distinct character and identity but all are already close to other settlements. Separation between Anstey and the Leicester urban area is provided by the valley of Rothley Brook and open land at Glenfrith. At its narrowest this area of green wedge is about 500-600m. The separation between the village and Newtown Linford is only about 600m along Bradgate Road. Groby is located about 1.5km to the west beyond the A50 East Goscote is close to	Depend upon the scale of development, mix of uses, design and layout. Redevelopment of previously developed sites in Birstall, Thurmaston and service centres will help to protect the identity of settlements so long as the design takes account of local context and avoids town cramming. Green wedge exists east and west of Birstall, east and west of Thurmaston and between Glenfield and Anstey but strategic planning policy allows for the review of green wedge boundaries. However, development adjoining Glenfield/Leicester would lead to loss of Green Wedge and prevent the proper functioning of

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		<p>settlements with Thurmaston/ Syston about 750 m-1km to the east, Wanlip about 500 m to the north, Rothley about 1.5km north of the A46, Beaumont Leys about 400m to the west and to the south development in Leicester is about 400m across the river valley.</p> <p>Thurmaston similarly adjoins Leicester with the only separation being about 100m to the west of Melton Road. Birstall is about 750m to the west across the river valley. To the north separation from Syston is very narrow at about 100m in the vicinity of Roundhill College grounds. Barkby and Barkby Thorpe lie about 1km to the east.</p>	<p>school site) and will be less than 200m from the park and ride site to be provided east of the A6.</p>	<p>Thorpe 1.2km -Hamilton to Barkby Thorpe 1.2 to 2.1km There appears to be scope to incorporate new development within this area, maintain the separate identities of Thurmaston, Syston, Barkby and Barkby Thorpe and ensure continued safeguarding of an effective green wedge.</p>	<p>planning policy indicates that green wedge boundaries are reviewable.</p>	<p>neighbouring villages with Queniborough only about 250 m to the south, Rearsby about 200 m to the north and Ratcliffe on the Wreake about 1 km away west of the river valley.</p> <p>Rothley has narrow separation between the village and Mountsorrel to the north either side of Mountsorrel Lane. Birstall is about 1.8km to the south beyond the A46. Housing to the west in the Ridgeway area of Rothley comes to within about 200m of the village. Cossington is about 1.3km distant on the other side of the Soar valley.</p> <p>Syston is close to a number of settlements. To the south separation from Thurmaston is already minimal at less than 200 m either side of Melton Road. Queniborough is about</p>	<p>Green Wedge from Leicester.</p> <p>There are issues of loss of separation at adjoining Birstall towards Wanlip and Rothley, at adjoining Thurmaston towards Syston, Barkby and Barkby Thorpe and adjoining Glenfield/Leicester towards Anstey and around Service Centres.</p>

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						400 m to the north, and Barkby about 800 m to the south west. Birstall and Wanlip are about 1.2 km and 900 m respectively west of the Soar valley north green wedge area.	
To promote sustainable design and construction	Growth Option area	D New development will give the opportunity to use sustainable design and construction techniques.	D New development will give the opportunity to use sustainable design and construction techniques.	D New development will give the opportunity to use sustainable design and construction techniques.	D New development will give the opportunity to use sustainable design and construction techniques.	D New development will give the opportunity to use sustainable design and construction techniques.	New development will give the opportunity to use sustainable design and construction techniques. Neutral factor across all options.
To promote healthy life styles	Growth Option and surrounding area	YY Birstall and Thurmaston offer a number of health facilities such as doctors and dentist, which are dispersed around the towns and accessible by modes of transport other than the car. Benefits to rural communities will be less direct.	Y Birstall, at November 2004, had 2 doctors surgeries (7 doctors), 1 dentist and 2 opticians, although it is known how much, if any, spare capacity is available. National Cycle Route 6 runs alongside the A6. Improved east to west links planned as part of Hallam Fields should improve cycle access towards Castle Hill and Watermead Country	Y There are a number of local footpaths in the area east of Thurmaston and north of Leicester. This location is within 5km of Leicester General hospital and within 1.5km of the nearest health centre at Thurmaston. Other nearby health centres are at Syston (about 2.5km) and in Leicester (about	YY There are a number of local footpaths linking Anstey/ Glenfield and Leicester. Parts of this location are within 800 metres of Glenfield hospital and within 1.5km of health centres at Anstey and Glenfield, although capacity is unknown. Direct links by bus to Anstey. Short distances to the hospital would be suitable for cycling and	D Each of the settlements has some healthcare provision, although it is known how much, if any, spare capacity is available Anstey (population 5893) at Nov 2004 had a doctors surgery (4 doctors), a pharmacy, a dentist and 2 opticians East Goscote (population 3006) at Nov 2004 had a doctors surgery (1 doctor) and a	The options would be close to local healthcare facilities in Birstall, Thurmaston and service centres but the capacity of these facilities is unknown. There are 3 hospitals in Leicester and 1 on Loughborough. Access by public transport depends upon settlement and specific hospital. The National Cycle Route 6 runs through Chamwood between Leicester via Birstall and

Directions for Growth South Chamwood							
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			Parks. There are good walking links with Watermead Country Park.	2.5km). New development gives the opportunity to incorporate improved open space, walking and cycling routes.	walking. New development gives the opportunity to incorporate open space, walking and cycling routes accessible to people in existing communities.	pharmacy Rothley (population 3535) at Nov 2004 had a doctors surgery (4 doctors – same doctors as Mountsorrel), a pharmacy and a dentist Syston (population 11544) at Nov 2004 had 2 doctors surgeries (12 doctors) and 3 pharmacies, 2 dentists and 1 optician Each of these settlements has good bus links to Leicester and at least one other main urban centre. Syston has a rail station providing links to Loughborough and Leicester, intermediate villages and places beyond. Each , apart from East Goscote, has a relatively good footpath network. East Goscote, Rothley and Syston have some good quality cycle links but Anstey lacks facilities that could make cycling	Rothley to Loughborough.

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						<p>more attractive. People living in Anstey and Rothley are about 2km and 6km respectively from the nearest, Glenfrith, hospital in Leicester. There are some direct bus links from Anstey but not from Rothley. The nearest hospitals to East Goscote and Syston residents are Leicester General and Leicester Glenfrith (about 10km and 8km respectively) but there are no direct bus links to either. Glenfrith Hospital is easier to access by road.</p>	
To encourage sustainable economic growth	Borough	<p>Y</p> <p>There is potential to provide employment opportunities on urban capacity sites. The sites are located in close proximity to housing and residential areas, which could provide job opportunities for</p>	<p>Y</p> <p>Making provision for employment land will give the opportunity for economic growth. This is likely to be a neutral factor across all Greenfield options. Urban concentration strategy will do little to support rural enterprise.</p>	<p>Y</p> <p>An employment area close to east Thurmaston could develop linkages with existing provision close to the A607. There is also an opportunity to locate next to existing provision at Troon/</p>	<p>Y</p> <p>An employment area in this location could develop linkages with existing provision at Beaumont Leys/ Gorse Hill in Leicester and would be close to a range of local services with good bus links to Leicester and Anstey.</p>	<p>Y</p> <p>Although not performing well in terms of the sequential approach new employment land in these villages would foster local economic growth, help reduce the need for commuting and replace some of the</p>	<p>The provision of employment land contributes to this objective. Redevelopment of previously developed sites for employment is preferable but the sites available in Birstall or Thurmaston are not of a scale to accommodate the</p>

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		residents within the town, which would be accessible by modes of transport other than the car. The new sites would also be in close proximity to facilities and shops.		Hamilton in Leicester. Development, depending on location, could be close to a range of local services and have, or develop, good bus links to Leicester and Syston/ East Goscote. Urban concentration strategy would do little to support rural enterprise		older employment sites lost to redevelopment.	strategic requirement for a 20 hectare strategic employment site. There are opportunities to link with existing employment areas off Troon Way adjoining Thurmaston/Leicester and at Beaumont Leys/Gorse Hill adjoining Glenfield/Leicester.
To encourage efficient patterns of movement to support sustainable economic growth	Borough	Y Close proximity to residential areas. Good bus routes. However, the sites are also located near to good fast roads encouraging longer travelling distances.	Y The option is located along the main 125/127 bus route between Loughborough and Leicester which runs at 10 minute frequency during the day and hourly in the evenings and on Sundays. However, the option is located close to the junction of the A46/A6 where there is easy access to the M1 and A46. This may result in additional car and other vehicle journeys both	Y Scope for good bus use especially in areas north and east of Thurmaston utilising high frequency services between Thurmaston and Leicester. Effective demand management measures would be needed to reduce potential for high car use arising from proximity to main road network. Cycle facilities are relatively lacking at present. The	Y Scope for good bus use utilising high frequency services between Anstey and Leicester via Leicester Rd, and Gorse Hill, Anstey. Close to hourly bus services 120 & 123 from Leicester to Loughborough town centre via Gynsills Lane. Effective demand management measures would be needed to reduce potential for high car use arising from proximity to main road network. There is likely	Y Each of these settlements has good bus links to Leicester and at least one other main urban centre. Syston has a rail station providing links to Loughborough and Leicester, intermediate villages and places beyond. Each , apart from East Goscote, has a relatively good footpath network. East Goscote, Rothley and Syston have some good quality cycle links but	Adjoining Birstall, adjoining Thurmaston/Leicester and Adjoining Glenfield/Leicester are likely to have scope for reducing car use due to high frequency bus services. Walking and cycling are also more likely in these locations due to proximity and existing facilities. Adjoining Birstall and adjoining Glenfield/Leicester are also close to or have good access to the A46 and M1. This is likely to have

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			long and short. There are likely to be implications for the A6/A46 junction.	nearest rail station is at Syston about 4km to the north. It is doubtful rail services would stop at a new station at Thurmaston, even if it were viable to provide as part of a new development. New employment area in this location would be close to significant housing areas in north east Leicester and neighbouring settlements.	to be an impact on the A46 junctions at Glenfield and in particular at Anstey. Cycle facilities are lacking. Rail provision is remote.	Anstey lacks facilities to make cycling more attractive	an effect on the respective junctions. Adjoining Thurmaston/Leicester is less accessible by motor vehicle. This is likely to deter economic investment. Effective demand management measures would be needed to reduce potential for high car use arising from proximity to main road network. A park and ride facility is planned at Birstall. The service centres are also reasonably well served by public transport to main urban centres.
To reduce disparities in economic performance	Borough	Y Redevelopment of the urban capacity sites for employment will provide employment opportunities for local people, which can help reduce levels of unemployment within the area.	Y Development in this location, adjacent to the Leicester Principal Urban Area, is unlikely to encourage diversification of the rural economy.	Y Given this location is on the edge of Leicester next to rural High Leicestershire it is likely that there would be limited benefits for diversification of the rural economy.	Y This option is unlikely to encourage diversification of the rural economy. The locational strategy set at national, regional and county level is one of urban concentration. However new employment opportunities in this location would	Y Although a lower priority in the sequential approach than urban concentration new employment development in Service Centres would help diversify the local economy. The benefits for rural diversification may be limited given the	The areas with the highest levels of relative deprivation are located in Sileby, Syston, Thurmaston and Anstey. The provision of employment land will create the right climate for business to create new jobs but the locational strategy of urban concentration will locate

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					compensate for the loss of employment sites in Anstey,	proximity of these settlements to Loughborough and Leicester.	such jobs in urban locations. This is unlikely to contribute to rural diversification.

Key to Matrix

NN	Significant negative effect (i.e. a move away from the objective)	YY	Significant positive effect (i.e. a move towards the objective)	D	Effect depends on how the policy is implemented (one form of uncertainty)	O	There is no relationship or no significant relationship between the objective and the policy
N	Marginal negative effect (i.e. a move away from the objective)	Y	Marginal positive effect (i.e. a move towards the objective)	?	It is not known whether the policy will move towards or away from the objective (another form of uncertainty)	T	Denotes a temporary effect Effects are permanent if this symbol is not used.