

Charnwood Local Plan

Sustainability Appraisal

Addendum

December, 2022

Quality information

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NON TECHNICAL SUMMARY

Introduction

An SA Report Addendum has been prepared to explore options for the following issues:

- Charnwood's share of unmet housing needs arising from Leicester: Three reasonable alternatives have been identified for the delivery of an additional 78 homes per year, each of which has been appraised.
- Retail site options in Loughborough.

Scoping

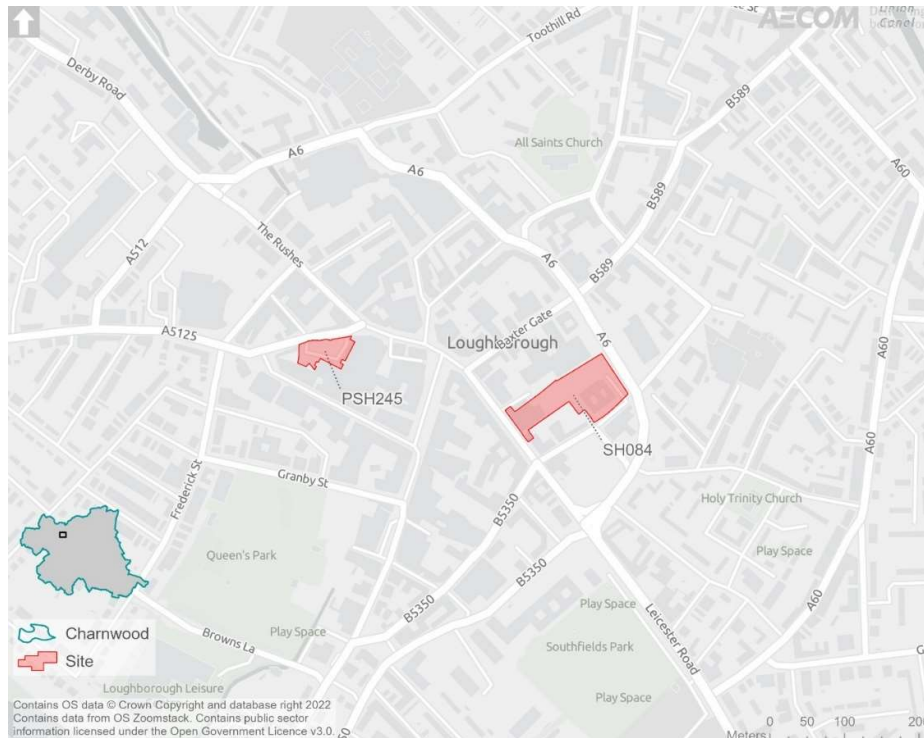
An appropriate methodology has been established through the SA process and is set out within the SA Report. The framework and the supporting evidence remains an appropriate mechanism for further sustainability appraisal work. The fourteen sustainability appraisal objectives are set out below.

1. **Landscape** - Protect and enhance the integrity and quality of the Borough's urban and rural landscapes, maintaining local distinctiveness and sense of place.
2. **Biodiversity and nature conservation** - Protect and enhance biodiversity, habitats and species
3. **Water Quality** - Protect and improve the quality and quantity of the water in the Borough's surface and groundwaters.
4. **Flood Risk** – Reduce the risk of flooding to existing communities and ensure no new developments are at risk.
5. **Land** - Protect the Borough's soil resources.
6. **Air quality** - Improve local air quality
7. **Climate change** - Reduce the impacts of climate change and reduce greenhouse gas emissions.
8. **Historic environment** - Conserve and enhance the historic environment, heritage assets and their settings.
9. **Population** – Reduce poverty and deprivation.
10. **Population** - Promote healthy and active lifestyles in the Borough.
11. **Population** - Improve access to affordable housing and ensure an appropriate mix of dwelling sizes, types and tenures within local communities.
12. **Local economy** - Promote a sustainable and diversified economy, and improve skills and employability.

13. **Material assets** - Increase access to a wide range of services and facilities.
14. **Mineral resources** - Ensure sustainable management of the Borough's mineral resources.

Retail options

Two retail options have been identified in Loughborough, as illustrated on the map below.



The options perform similarly, with both being positive in terms of the economy, built environment / landscape, population and material assets. For many objectives, neutral effects are anticipated. The key differences between the options are as follows:

- The preferred allocation will generate positive effects of greater significance with regards to the economy.
- The discounted option could generate negative effects on water quality and flooding (whilst the selected option does not).

Housing options

The Council have established three options to meet Charnwood's contribution towards Leicester City's unmet housing needs (78 dwellings per annum over the plan period). The options are introduced below.

1. **Site intensification** – additional development would be achieved primarily by increasing capacity on a range of sites in the Submitted Local Plan.
2. **Additional sites** – higher growth would be achieved by allocation of additional sites in Shepshed, Loughborough and the Leicester Urban Area.
3. **Cotes standalone settlement** – There are continued representations in support of growth at Cotes, which is reflected in this option.

The effects of each option are illustrated in the table below.

SA Topic	Option 1	Option 2	Option 3
Landscape	Minor Negative	Minor Negative	Significant Negative
Biodiversity	Minor Negative	Minor Negative	Minor Negative
Water quality	Minor Negative	Minor Negative	Minor Negative
Flood risk	Uncertain	Uncertain	Uncertain
Land	Minor Negative	Significant Negative	Significant Negative
Air quality	Minor Negative	Minor Negative	Minor Negative
Climate change	Minor Negative	Minor Negative	Minor Negative
Historic environment	Minor Negative	Minor Negative	Significant Negative
Population: Poverty	Minor Negative	Minor Negative	Minor Negative
Population: Health	Minor Negative	Minor Negative	Minor Negative
Population: Housing	Major Positive	Major Positive	Major Positive
Local economy	Minor Negative	Minor Negative	Minor Negative
Material assets: Access	Minor Negative	Minor Negative	Minor Negative
Mineral resources	Minor Negative	Minor Negative	Minor Negative

In terms of the significance of effects, each of the options perform very similarly, which is to be expected to an extent given that the majority of growth involved is already set out in the submitted strategy and there are a range of policies to support development. This is not to say that the additional growth will have no effects though, just that it does not change the overall conclusions regarding the effects of the Plan in most cases. There are some exceptions though which distinguish the options in terms of the significance of effects.

- Options 2 and 3 could both lead to significant negative effects with regards to landscape, which would worsen the overall effects of the Plan from minor negatives in the Submitted Local Plan. Option 1 is therefore the most preferable in this respect as minor negative effects remain overall.
- Option 3 could lead to a significant negative effect on the historic environment, which is also greater than the effects of the Submitted Local Plan. Options 1 and 2 are therefore preferable in this respect as minor negative effects remain overall.

For all other topics the effects are unlikely to change from minor to significant, but there are some differences in terms of how each option is ranked comparative to the others. The main differences are discussed below:

- **Biodiversity:** Option 2 performs less favourably compared to Options 1 and 3 as it brings development close to a SSSI at one of the additional sites.
- **Land and soil:** Options 2 and 3 both perform worse than Option 1 in terms of the loss of greenfield land, especially Option 3 which involves a greater amount of Grade 2 agricultural land.
- **Accessibility, Air quality and Climate Change:** Option 3 is ranked as the worst performing option as it could generate a large amount of car trips close to Loughborough, which in addition to growth already planned could potentially put pressure on the AQMAs that are nearby. This also has implications in terms of carbon emissions and despite certain facilities likely being accessible on site, some basic services would not be within a reasonable walking distance.
- **Minerals:** A greater use of resources would be involved for Option 3, which also overlaps with greater areas of Mineral Safeguarded Areas. Therefore, this performs less well compared to Options 2 and 1 (which performs the best given that it does not involve significant amounts of additional land take).
- **Health:** Option 3 performs most favourably in regard to health as it should allow for comprehensive open space and new community facilities to be secured through development. It may also involve health facilities, but even if not, there is access in nearby settlements. Though Options 1 and 2 do not perform badly in respect of health, the opportunities associated with option 3 mean that it has been ranked first..
- **Housing:** All options will improve the situation with regards to housing as they are increasing planned development beyond the submitted Local Plan to account for a portion of Leicester City's unmet needs. Option 2 is considered to be most favourable as it introduces new sites, thus broadening choice. There is also less reliance on windfall under this approach, and some of the growth is very close to the Leicester City area itself.

Mitigation

Potential mitigation measures are identified below in relation to each of the reasonable alternatives appraised at this stage for housing growth. In some instances, no recommendations are considered necessary.

SA Objective Recommendations

Landscape	<p>For Option 1, ensure that intensification at Anstey and Shepshed in particular do not have significant negative effects upon landscape given their close proximity to the Charnwood Forest.</p> <p>For Option 2, secure buffer zones of green infrastructure at gateways into Thurcaston to avoid the character of the settlement being dominated by new development. At the Nanpantan site, ensure that comprehensive green infrastructure is secured throughout the site and that long range views are not affected by new development.</p> <p>For Option 3, avoid excessive built development in areas of greater sensitivity such as close to the scheduled monument and the existing built up area of Cotes.</p>
Biodiversity	<p>For Option 1, ensure that additional growth near to the Black Brook in Shepshed can still be accommodated without encroaching into the proposed green infrastructure buffer.</p> <p>For Option 2, maintain areas between the Charnwood Forest and the new development that are not accessible for recreation and therefore would maintain its undisturbed nature. Consider expansion of forested areas in this respect to increase tree cover and act as a buffer.</p> <p>For Option 3 direct built development away from the nearby SSSI.</p>
Land	<p>For Option 2, ensure that agricultural land is surveyed at Thurcaston and the higher quality land avoided if possible.</p>
Air quality	<p>For Option 3, take a more proactive approach to electric vehicle infrastructure provision and sustainable travel, so as to reduce the impact that substantial growth in car trips would have in this area.</p>
Historic environment	<p>For Option 2, ensure that the setting of the Grade II listed buildings at Outwood Farm is protected by ensuring that there is an element of open land in the immediate approach to the property grounds.</p> <p>For Option 3, avoid built development within proximity of the Scheduled Monument (though this could affect capacity and other sustainability factors)</p>
Material assets: Access	<p>For Option 3, development would need to secure on site facilities to allow for daily needs to be met without the need to travel to other settlements (such as through a primary school, local food shop, community meeting facilities as a minimum). Securing strong public transport links, cycling and safe pedestrian routes into Loughborough would be critical to the success of a new settlement in terms of accessibility.</p>

Monitoring

Monitoring measures are outlined in table 7.2 of the full SA Report (Exam SD5).

1. Introduction

Background

- 1.1 AECOM is commissioned by Charnwood Borough Council to undertake a Sustainability Appraisal (SA) of the Local Plan. The SA encapsulates the requirements of a strategic environmental assessment (SEA).
- 1.2 The SA has been undertaken alongside the development of the Local Plan, with the intention of aiding the decision-making process.
- 1.3 The Local Plan is currently undergoing Examination in Public, where it has been established that further SA work is necessary to explore options for:
 - Charnwood's share of unmet housing needs arising from Leicester: Three reasonable alternatives have been identified for the delivery of an additional 78 homes per year, each of which has been appraised.
 - Retail site options in Loughborough.

This Addendum

- 1.4 This document is an SA Report Addendum which documents the SA process at this stage. The report is structured as follows:

Section 2: Plan details: *Shows the geography of the area the Plan applies to, and a summary of the Plan objectives.*

Section 3: What is the scope of the SA?: *Sets out the sustainability appraisal framework, which forms the basis of the appraisal methodology.*

Section 4: Identifying alternatives for housing: *Introduces the alternatives considered for delivery of unmet needs from Leicester City.*

Section 5: Appraisal of alternatives for housing: *Summarises the appraisal findings of the housing alternatives, including an appraisal matrix and supporting text.*

Section 6: Reasonable alternatives for retail: *Provides an appraisal of two retail site options in Loughborough.*

Section 7: Recommendations: *Sets out a table of mitigation and enhancement measures that have been identified through the appraisals undertaken at this stage of the SA.*

Section 8: Next steps: *Discusses the next stages of plan making and how the SA Report Addendum will be taken into consideration.*

2. Plan details

Introduction

- 2.1 Following several stages of plan-making, the Charnwood Local Plan was submitted to the Secretary of State in December 2021. The Plan sets out a strategy for development in Charnwood Borough from 2021 – 2037, seeking to meet a range of objectives under four key themes.

The Development Strategy: *Which aims to guide new development to the most suitable locations in the Borough, avoid development in the most environmentally sensitive locations and reduce the Borough's contribution to global warming*

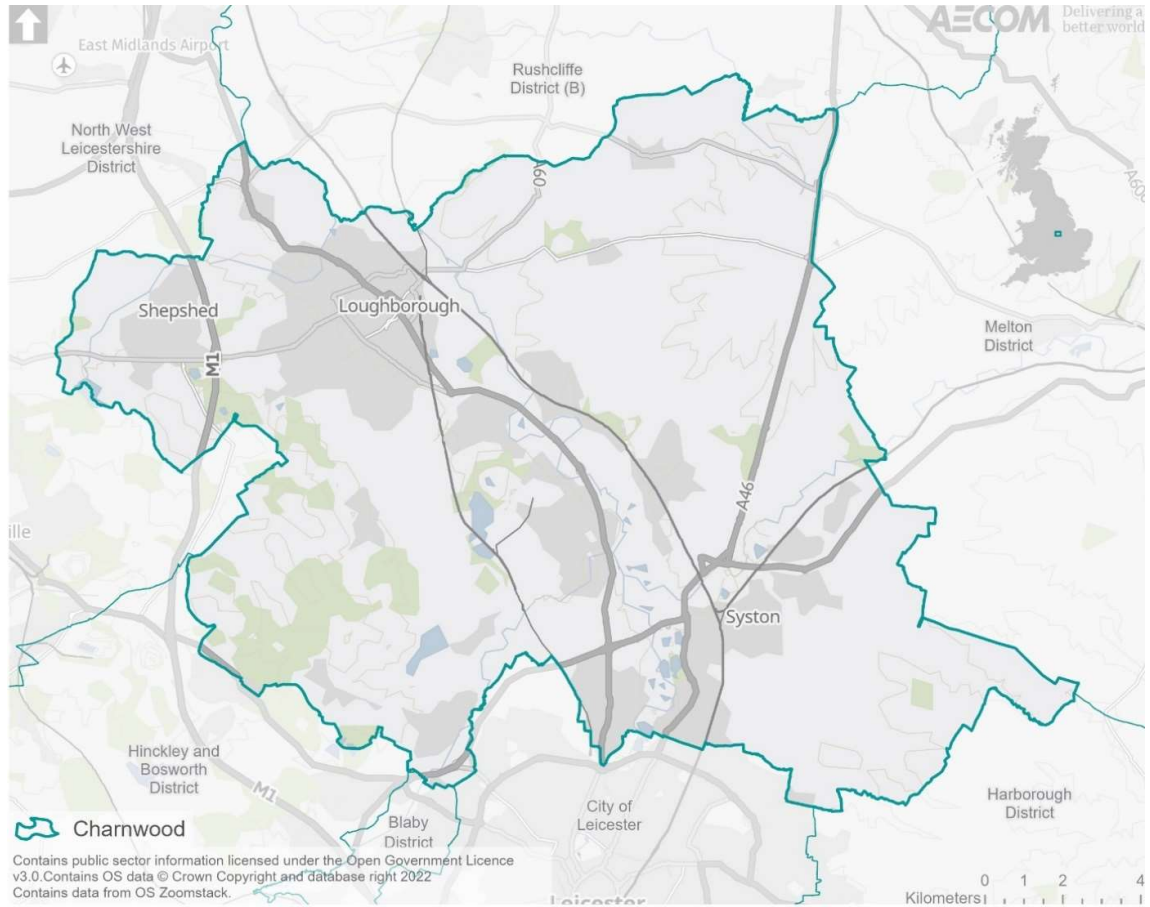
Society: *Supporting strong, vibrant and healthy communities*

Environment: *Contributing to protecting and enhancing the natural, built and historic environment*

Economy: *Helping build a strong, responsive and competitive economy*

- 2.2 The Plan area within which the development strategy and supporting policies will apply to is shown in Figure 2.1 below. However, it is important to consider cross boundary impacts, and local authorities have a duty to cooperate with neighbouring authorities to deal with strategic matters. An important issue for the Leicestershire authorities is to address a shortfall in the provision of housing and employment needs arising in Leicester City. Each Local Authority ought to explore how its share of unmet needs can be accommodated.

Figure 2.1 The Plan area



3. What is the scope of the SA?

Introduction

3.1 The aim here is to summarise the scope of the SA, i.e. the sustainability themes and objectives that should be a focus of the SA. Full details of the process and outputs can be found in the 2017 SA Scoping Report.

Consultation

3.2 The SEA Regulations require that “*when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are the Environment Agency, Historic England, and Natural England. As such, these authorities were consulted on a Scoping Report in January 2017. Wider involvement was achieved by making the scoping report available on the Councils website.

3.3 Given that SA is an iterative process, the scope of the SA has been updated as considered necessary at subsequent stages of the SA process.

The SA framework

3.4 Table 3.1 presents a list of objectives, supporting criteria and monitoring indicators that form the back-bone of the SA scope. Together they comprise a ‘framework’ under which to undertake assessment.

Table 3.1: The SA Framework

SA objectives	Appraisal Criteria	Potential Indicators
1. Landscape - Protect and enhance the integrity and quality of the Borough’s urban and rural landscapes, maintaining local distinctiveness and sense of place.	<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.

SA objectives	Appraisal Criteria	Potential Indicators
<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.
<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 Water Framework Directive (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.

SA objectives	Appraisal Criteria	Potential Indicators
<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 Agricultural Land Classification (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.

4. Identifying alternatives

Alternative strategies for housing delivery

- 4.1 A key part of the plan-making process for Charnwood Local Plan has involved the consideration and appraisal of options for housing development.
- 4.2 The Council has tested a range of options for the growth and distribution of housing across several stages of plan making including issues and options, preferred options and at the submission draft stage. The options at each stage were informed by evidence of need and potential sources of supply, and were proportionate to the level of detail in the Local Plan regarding strategy and site allocations.
- 4.3 Figure 4.1 below summarises how options have been considered throughout the SA process. This is important to understand as it sets the context for further work relating to housing options that is being undertaken at this latest stage.
- 4.4 The Council considers that the submitted strategy is supported by a thorough consideration of options through the SA process. This has included appraisal of different distribution options at higher scales of growth than that proposed in the submitted local plan (15,700 and 11,700 dwellings compared to the 8,858 dwellings in the submitted plan). At the latter stages of plan-making, the SA was used to help refine the strategy, rather than exploring new spatial options as such.
- 4.5 Though the unmet housing need from Leicester City raises the amount of growth that the Plan will be dealing with, it is considered unnecessary and disproportionate to start from scratch with regards to housing strategy and options. A wide range of distribution options have already been appraised at several scales of growth, and the increased level of growth does not exceed the scales of growth that have already been tested.
- 4.6 At this stage, the focus should be on how the unmet needs from Leicester identified and apportioned to Charnwood (an additional 78 dwellings per year, increasing the housing requirement to 1,189 dwellings per year) can be accommodated within the context of the submitted strategy. To ensure flexibility, the Council has determined it appropriate to continue to provide for a 10% buffer to this increased figure.
- 4.7 Taking into account recent appeal site decisions and the potential for windfall development to contribute to supply, the residual amount of growth to be found is relatively small, and can be met without significantly altering the submitted strategy. The options in the SA at this stage are therefore limited to how residual unmet needs from Leicester could be met across Charnwood (rather than rethinking the entire strategy).
- 4.8 The Council has identified 3 reasonable alternatives, which are summarised in Table 4.1. Table 4.2 provides the presumed supply information for each alternative, followed by a map of each option illustrating the sites involved.

Figure 4.1 Relationship between options appraisal and strategy development

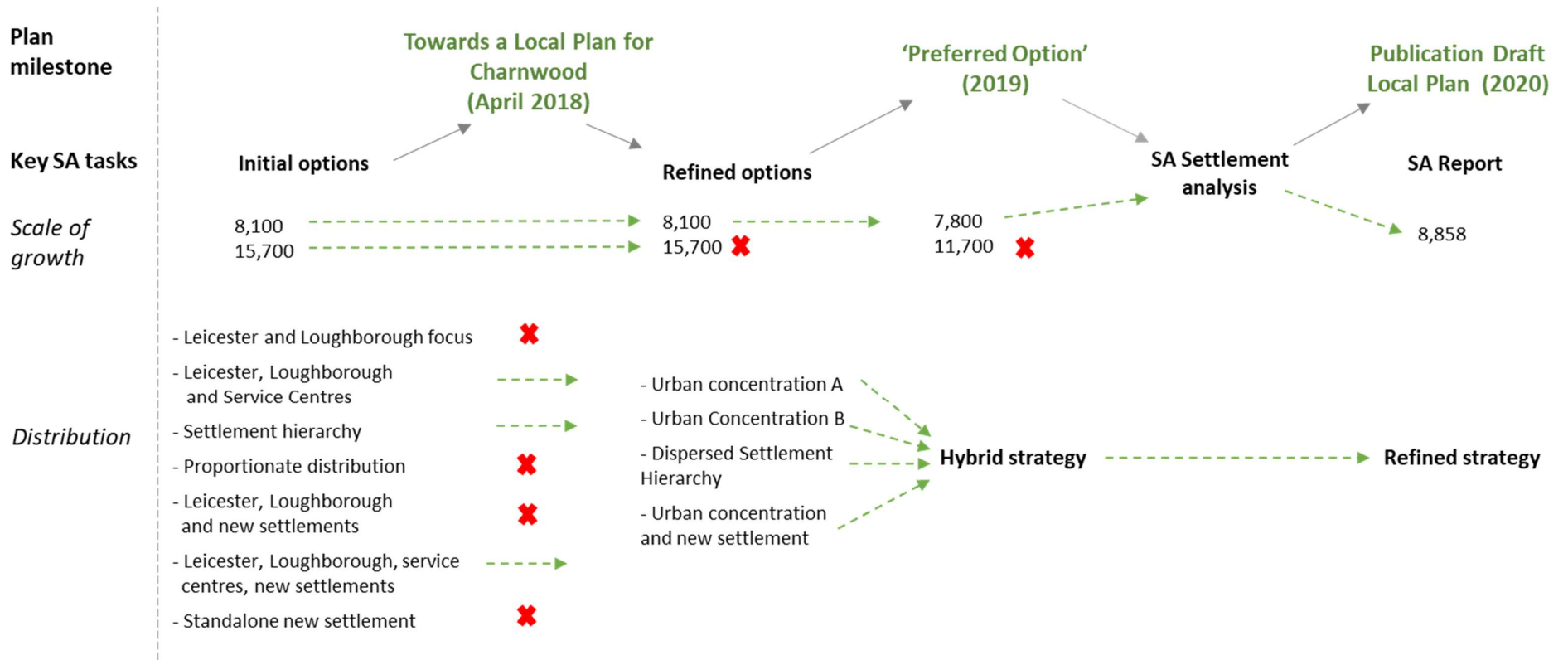


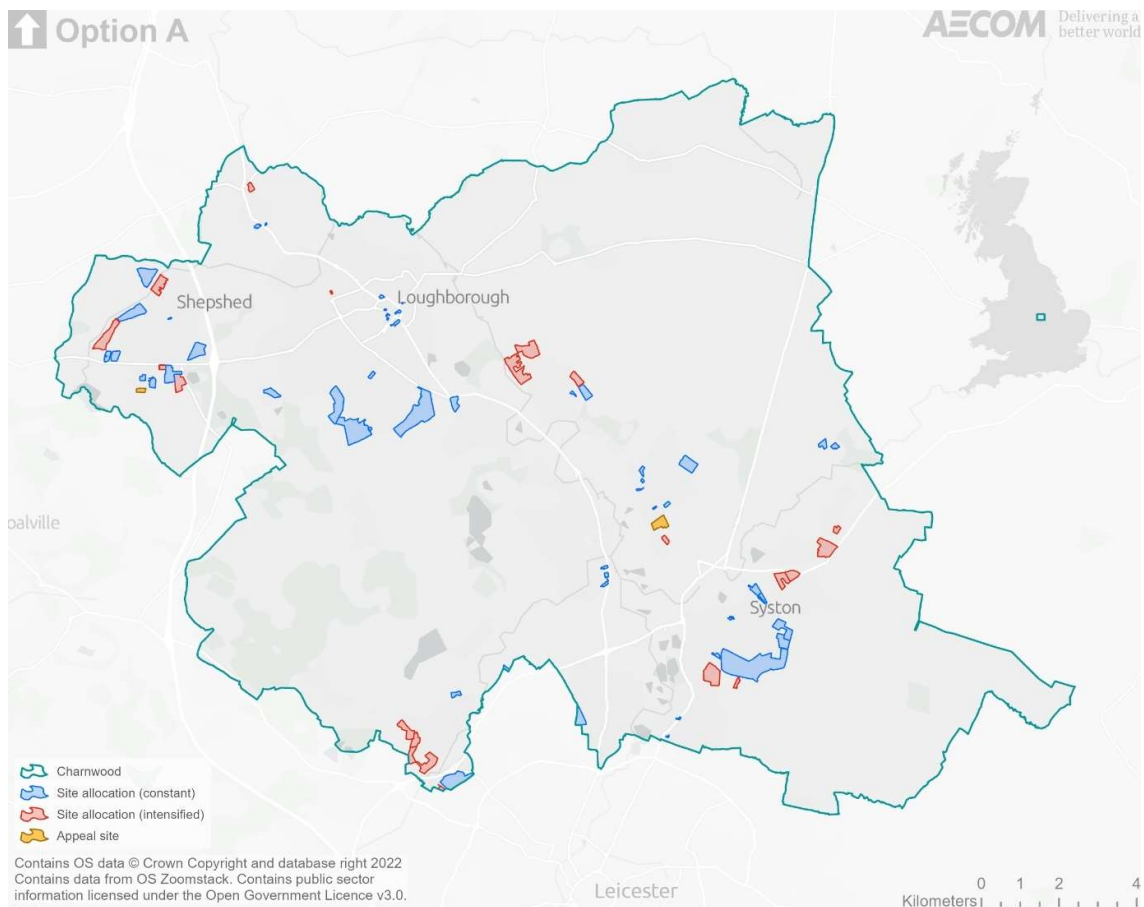
Table 4.1 Strategic options for meeting unmet housing needs

Strategic option	Description and assumptions
1: Site Intensification	<p>The Council have identified sites where increased capacity can be achieved through increased density, or additional land being utilised for housing.</p> <p>These sites were identified from among the existing site allocations where information relating to higher capacities had previously been provided by site promoters and the existing evidence base indicated that intensification would not cause significant adverse environmental effects.</p> <p>A windfall allowance of 755 dwellings has also been presumed in the housing supply. This figure was established by taking the average annual number of windfalls over the last 10 years and applying it over the final 12 years of the plan period to avoid double counting with existing commitments. The Council believe this is a reasonable figure that is achievable. There is a presumption that windfalls would come forward in line with the established strategy and policies within the plan and they have been assumed to be distributed equally between the top five tiers of the settlement hierarchy.</p>
2: Additional sites	<p>Additional sites (to those allocated in the Submission Local Plan) have been identified, guided by the settlement hierarchy, fit with the submitted spatial strategy, and performance through the site selection process. Sites are located in Shepshed, Loughborough and the Leicester urban area.</p> <p>There is no windfall allowance for this option because it is intended to provide a meaningful contrast with Option A. In option A the focus is on existing sites and small scale development across the settlement hierarchy, while in option B the focus is on new greenfield sites in the most sustainable settlements (Edge of Leicester, Loughborough and Shepshed).</p>
3: Cotes	<p>Though the Council have ruled out a 'new settlement' approach on several occasions, there are continued representations in support of growth at Cotes. There is a presumption that the entire site would not be completed in the Plan period, so this option would also rely on a windfall allowance.</p>

Table 4.2: Supply of housing for each reasonable alternative (*excluding permitted development*)

	Option 1	Option 2	Option 3
Submitted strategy sites ¹	8886	8886	8886
Appeal sites	220	220	220
Windfall allowance	755	0	755
Intensification	524	0	0
Additional sites	0	1272	0
Cotes	0	0	525
Total	10385	10378	10386

Figure 4.2 Housing Option 1: Site Intensification



¹ This is different to the figure in the submitted plan (8,858 dwellings) and reflects the updated housing trajectory from April 2022 submitted as EXAM 11 but retaining the 60 dwellings at Wymeswold rather than the permitted developments that replaced it.

Figure 4.3 Housing Option 2: Additional Sites

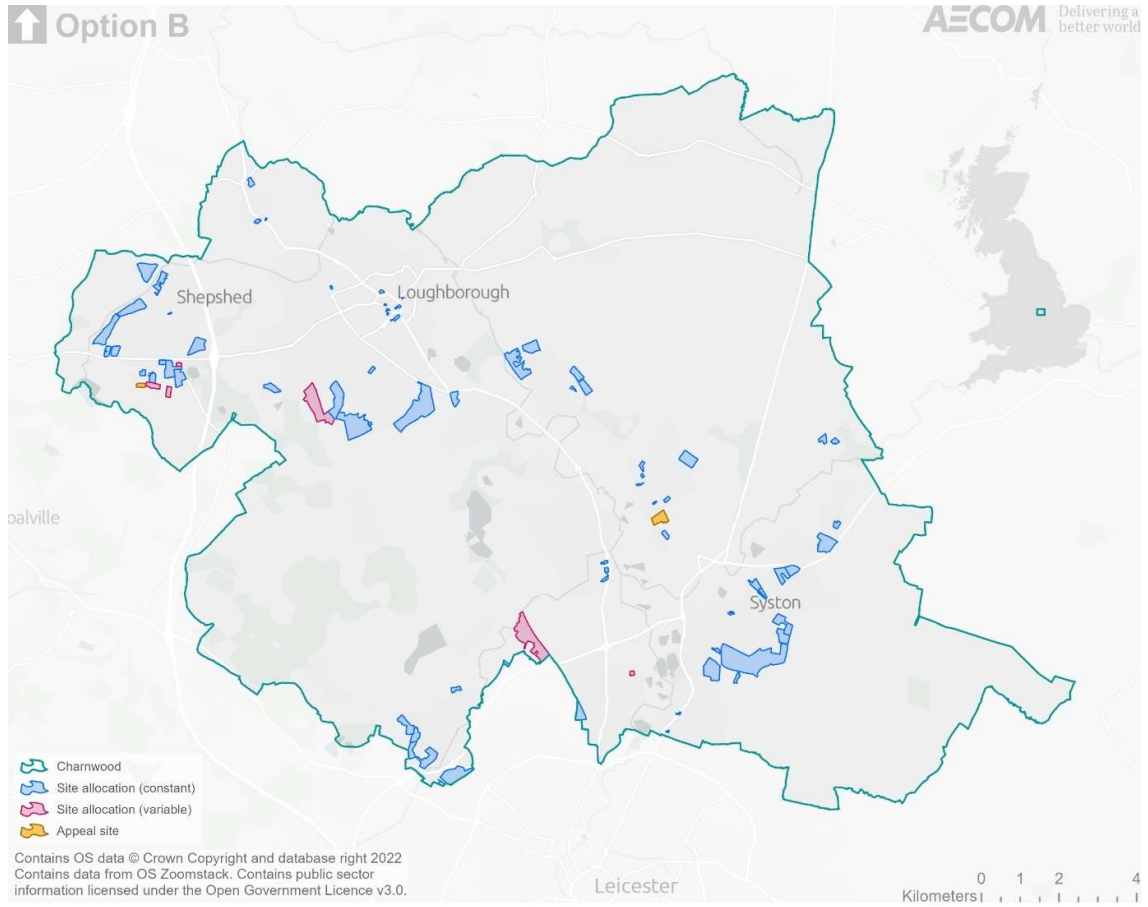
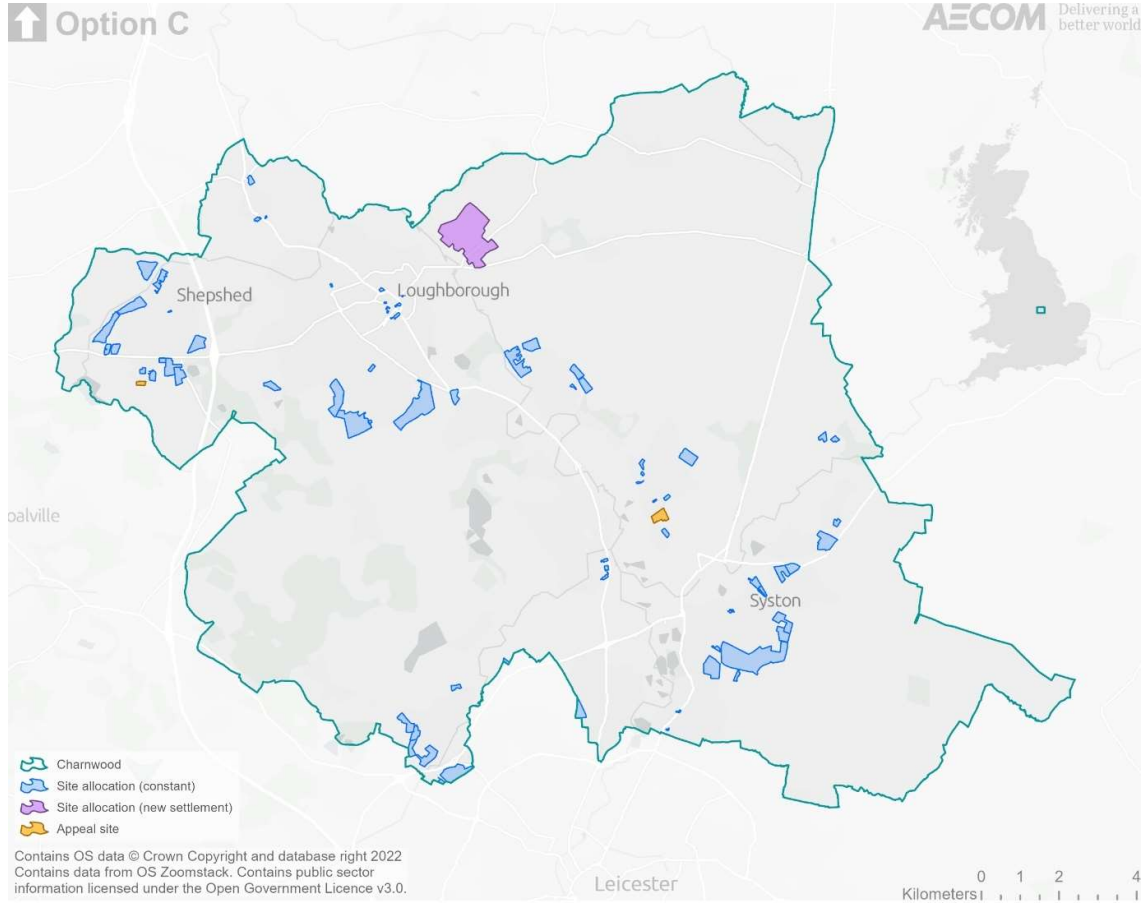


Figure 4.4 Housing Option 3: Cotes



Unreasonable alternatives

Planning for a higher (unspecified) amount of Leicester's unmet housing needs

- 4.9 The Council considers it unreasonable because it does not align with the figure identified in the Statement of Common Ground which has been identified through evidence and significant cooperation with partners in the Housing Market Area.

Planning for a lower (unspecified) amount of Leicester's unmet housing needs

- 4.10 The Council considers it unreasonable because it does not align with the figure identified in the Statement of Common Ground which has been identified through evidence and significant cooperation with partners in the Housing Market Area. Furthermore, such an approach would not provide an alternative with sufficient contrast to show meaningful comparison with the current development strategy identified in the pre-submission local plan.

5. Appraisal of reasonable alternatives for housing

Introduction

- 5.1 For each reasonable alternative, an appraisal has been undertaken against the SA Framework. In determining the significance of effects, professional judgement has been applied, being mindful of key effect characteristics including: *magnitude, likelihood, duration, time-frame and cumulative effects*. A range of information sources have been utilised to inform judgements:
- Geographical Information Systems data (which sets out a high level appraisal of each reasonable site options).
 - Inputs from technical studies.
 - Reference to the SA Report.
- 5.2 Whilst every effort is taken to predict effects accurately, there is a degree of uncertainty that must be acknowledged given the strategic nature of the appraisal. In particular, the level of detail is less granular with regards to specific on site characteristics, so there is a reliance on higher level datasets (for example; the presence of designated environmental assets).
- 5.3 It is important to ensure a consistent comparison between the options. For this reason, the same high-level assumptions are made with regards to mitigation and enhancement and how plan policies would come into play. Where possible, account is taken of likely features for each of the sites / locations, but a balance needs to be achieved to allow for a consistent comparison.
- 5.4 This is not to say that such effects could not be different when mitigation and enhancement considerations are fully appreciated. In this respect, all of the options have been considered equally alongside the draft Plan policies within the Submission version of the Draft Plan. Recommendations are made for each option too, reflecting the potential for additional policy measures to be introduced to deal with any issues or opportunities that are identified.
- 5.5 In some instances it is possible for both positive and negative effects to be recorded against the same SA Objective. This recognises that there could broadly be positive effects for most parts of the Borough, or for certain communities, but that other areas may well experience negative effects.

Summary of effects

- 5.6 Table 5.1 below presents a visual summary of the appraisal findings for each of the reasonable alternatives. Following this is a discussion of the effects of each option and a brief comparison of how the options perform comparatively.
- 5.7 The full appraisal of each the reasonable alternatives is provided in Appendix A.

Table 5.1: Summary of appraisal findings and ‘relative ranking’

Submission Plan	SA Topic	Option 1	Option 2	Option 3
	Landscape	1	3	2
	Biodiversity	1	3	1
	Water quality	1	1	1
	Flood risk	? 1	? 1	? 1
	Land	1	2	3
	Air quality	1	1	2
	Climate change	1	1	2
	Historic environment	1	2	3
	Population: Poverty	1	1	1
	Population: Health	2	2	1
	Population: Housing	2	1	3
	Local economy	1	1	1
	Material assets: Access	1	1	2
	Mineral resources	1	2	3

Interpreting the significance of effects

Significant positive	
Minor positive	
Neutral	
Minor negative	
Significant negative	
Uncertainty	?



Performs better than both other options



Performs poorer than both other options

Discussion of effects

5.8 In terms of the significance of effects, each of the options perform very similarly, which is to be expected to an extent given that the majority of growth involved is already set out in the submitted strategy and there are a range of policies to support development. This is not to say that the additional growth will have no effects though, just that it does not change the overall conclusions regarding the effects of the Plan in most cases. There are some exceptions though which distinguish the options in terms of the significance of effects.

- Options 2 and 3 could both lead to significant negative effects with regards to landscape, which would worsen the overall effects of the Plan from minor negatives in the Submitted Local Plan. Option 1 is therefore the most preferable in this respect as minor negative effects remain overall.
- Option 3 could lead to a significant negative effect on the historic environment, which is also greater than the effects of the Submitted Local Plan. Options 1 and 2 are therefore preferable in this respect as minor negative effects remain overall.

5.9 For all other topics the effects are unlikely to change from minor to significant, but there are some differences in terms of how each option is ranked comparative to the others. The main differences are discussed below:

- **Biodiversity:** Option 2 performs less favourably compared to options 1 and 3 as it brings development close to a SSSI at one of the additional sites.
- **Land and soil:** Options 2 and 3 both perform worse than Option 1 in terms of the loss of greenfield land, especially Option 3 which involves a greater amount of Grade 2 agricultural land.
- **Accessibility, Air quality and Climate Change:** Option 3 is ranked as the worst performing option as it could generate a large amount of car trips close to Loughborough, which in addition to growth already planned could potentially put pressure on the AQMAs that are nearby. This also has implications in terms of carbon emissions and despite certain facilities likely being accessible on site, some basic services would not be within a reasonable walking distance.
- **Historic environment:** Option 1 performs most well as (in most cases) intensification would be unlikely to have an effect on heritage assets beyond the submitted Plan allocations. Option 2 performs less well as one of the proposed new sites could have negative effects on the settings of listed buildings. Option 3 performs worst, as it could potentially have negative effects on a scheduled monument and concerns have been raised in this respect by Historic England.
- **Minerals:** A greater use of resources would be involved for Option 3, which also overlaps with greater areas of Mineral Safeguarded Areas. Therefore, this performs less well compared to Options 2 and 1 (which performs the best given that it does not involve significant amounts of additional land take).

- **Health:** Option 3 performs most favourably in regard to health as it should allow for comprehensive open space and new community facilities to be secured through development. It may also involve health facilities, but even if not, there is access in nearby settlements. Though Options 1 and 2 do not perform badly in respect of health, the opportunities associated with option 3 mean that it has been ranked first..
 - **Housing:** All options will improve the situation with regards to housing as they are increasing planned development beyond the submitted Local Plan to account for a portion of Leicester City's unmet needs. Option 2 is considered to be most favourable as it introduces new sites, thus broadening choice. There is also less reliance on windfall under this approach, and some of the growth is very close to the Leicester City area itself.
- 5.10 Overall, Option 1 appears to be the most sustainable approach when looking at the breadth of sustainability objectives. It is ranked first for four SA Objectives, and is not clearly worse than both other options for any SA Objective.
- 5.11 Option 2 is ranked comparably to Option 1 on many SA Objectives, and is indeed the most positive with regards to housing. However, it performs the worst of all three options with regards to biodiversity and landscape.
- 5.12 Option 3 is comparable to the other options for some SA Objectives, but is considered to be the least favourable for 7 of the SA Objectives, primarily relating to the remote nature of the settlement and the potential to create less sustainable patterns of travel. Though the site is fairly close to Loughborough, it has poor road, cycling and walking links that would require significant investment to bring to an acceptable level. For example, there are long stretches of very narrow pavements and no dedicated pedestrian access across several bridges along the A60 towards Loughborough.
- 5.13 This option would also involve the greatest effects on land resources. The one area where this option performs better is for health and wellbeing, as it is likely that new communities would be well served by open space and recreation opportunities, and would not put incremental pressures on community facilities across the borough (rather new facilities would likely be secured for education and potentially for health). However, as mentioned above, access to facilities further afield would likely be poor by active modes of travel, which offsets these benefits somewhat.
- 5.14 Ultimately, there is no 'best' or 'worst' option, as this depends on the weight that the Council gives to different aspects of sustainability, the extent to which the Council think that issues can be resolved through mitigation and enhancement, and whether there are other issues to consider such as market factors.
- 5.15 On the face of it though, the sustainability appraisal would suggest that Option 1 performs in a balanced manner and is most favourable in terms of avoiding significant negative effects and securing positive effects.

How do the options appraisal findings relate to the settlement analysis identified in Appendix G of the SA Report?

- 5.16 The findings above suggest that **overall**, the effects of additional growth would be limited in terms of leading to new significant effects at a borough scale. The exceptions are Options 2 and 3 in terms of landscape and Option 3 in terms of heritage.
- 5.17 This section cross-references the settlement analysis provided in Appendix G of the SA Report (EXAM REF SD/5), showing how the effects identified in the options appraisal above relate to the potential significant effects thresholds established in Appendix G.
- 5.18 Each SA Objective is discussed in turn below, noting how each option changes the amount of growth in different parts of the settlement hierarchy and how this relates to the significance thresholds (see Appendix B for a detailed breakdown of the figures involved).
- 5.19 **Landscape:** The level of growth distributed to settlements within the submitted Plan falls below the indicative threshold for significant effects for all settlement areas with the exception of Loughborough, which falls somewhere between minor negative and significant negative effects arising. Having confirmed which sites are involved and taking into account plan policies, it was concluded that the effects in Loughborough would be minor.
- 5.20 Additional growth under Options 1 and 3 do not exceed the point at which significant effects were considered likely (3300 dwellings), and when looking at the nature of growth involved (intensification and windfall), it has been concluded that the increase in growth would not give rise to significant effects in Loughborough.
- 5.21 Option 2 increases the amount of growth in Loughborough further, with the figure still sitting between the threshold for minor and significant effects becoming likely. However, because of the specific site involved and the sensitivities here, it is concluded that significant negative effects could arise in Loughborough for Option 2 (which is worse than the submitted local plan in this respect).
- 5.22 **Biodiversity:** The level of growth within the submitted Plan falls below the indicative thresholds for significant negative effects for all settlements areas.
- 5.23 The additional growth under all three options does not exceed the point at which significant effects are considered likely for any levels of the settlement hierarchy. This is reflected by each option having limited additional effects overall.
- 5.24 Though Option 1 brings the level of growth in the service centres to a level somewhere between minor and significant negative effects, the growth is relatively small and is through intensification at existing allocations. Through analysis of the sites involved, it has been possible to determine that significant effects would not arise.
- 5.25 **Water, Flood Risk, Air Quality, Minerals:** The level of growth within the submitted Plan falls below the indicative thresholds for significant negative effects for all settlements areas (for all of these SA Objectives).

- 5.26 The additional growth under all three options does not exceed the point at which significant effects are considered likely for any levels of the settlement hierarchy. This is reflected by each option having limited additional effects overall in terms of water, flood risk, air quality and minerals.
- 5.27 **Soil:** The level of growth within the submitted Plan exceeds the thresholds for significant negative effects for Loughborough and the service centres, which also equates to significant negative effects overall when considering cumulative effects.
- 5.28 The additional growth proposed under all of the options increases the potential for further effects, with particular negative effects highlighted in service centres for options 1 and 3, as growth exceeds the indicative threshold for significant negative effects.
- 5.29 Option 3 would also exceed the threshold for significant negative effects at a new settlement, but only when considering the full extent of growth beyond the plan period.
- 5.30 **Historic Environment:** The level of growth within the submitted Plan falls below the indicative thresholds for significant negative effects for all settlements areas.
- 5.31 Additional growth under all three options brings the level of growth in Loughborough to a level somewhere between minor and significant negative effects. The increase is greatest for Option 2 in Loughborough, but having considered the site proposed, it is considered that significant negative effects can be avoided. The growth in Loughborough is mostly attributable to windfall growth for options 1 and 3. Though it would exceed the indicative threshold for significant negative effects, these are considered unlikely.
- 5.32 For Option 3, potential significant negative effects arise associated with the new settlement at Cotes (though acknowledging that the full extent of the development would not occur in the plan period).
- 5.33 **Population, Poverty:** The level of growth within the submitted Plan falls somewhere within minor and significant positive effects for Loughborough and the Leicester Urban Area. This equates to significant positive effects overall when considering cumulative effects across all other settlements.
- 5.34 Additional growth in Loughborough and the Leicester Urban Area under each option consolidates these positive effects and for Option 2 exceeds the indicative threshold for significant positive effects in the Leicester Urban Area. However, when looking at the specific site involved, the surrounding area has low levels of deprivation, bringing a question mark over whether significant positive effects would arise in this particular location.
- 5.35 **Population, Health:** The submitted Plan is predicted to have significant positive effects overall, but these are cumulative benefits, rather than significant benefits arising in any particular settlement.
- 5.36 In the main, the additional growth for all three options consolidate the minor positive effects identified for most settlements. However, these are still below the indicative thresholds for significant positive effects arising in specific settlements.

- 5.37 There are two exceptions. For Option 1, growth exceeds the indicative thresholds for significant positive effects arising in Shepshed. This is due to the potential for greater growth to support social infrastructure. For Option 3, growth at a new settlement (including that beyond the Plan period on the same site) would exceed the threshold for significant positive effects here due to the potential for on-site community facilities.
- 5.38 For both of these options, the significant positive effects thresholds are exceeded for specific settlements, but this does not change the overall conclusions; as cumulative significant positive effects would already arise as a result of the submitted Plan (taking into account accompanying policies).
- 5.39 **Housing:** The submitted Plan is predicted to have significant positive effects overall, due to the cumulative benefits achieved across the borough. Loughborough is the only settlement to exceed the indicative threshold for significant positive effects at a settlement level, but Shepshed, and the Leicester Urban Area also involve levels of growth somewhere between minor positive and significant positive effects.
- 5.40 With additional growth under each option, the threshold for significant positive effects for Shepshed would also be exceeded. Elsewhere, whilst thresholds would not be exceeded at a settlement level, the increases in growth all contribute towards consolidating significant positive effects in terms of housing.
- 5.41 **Local Economy:** The submitted Plan is predicted to have significant positive effects overall, but this is due to the cumulative benefits achieved across the borough (rather than significant effects in any particular settlements).
- 5.42 The increased growth involved in each of the options consolidates the positive effects in most settlement areas, but only exceeds the indicative threshold for significant positive effects in Shepshed. The additional growth here would be well located with regards to employment opportunities, and a higher scale of growth would also be more likely to support social infrastructure improvements (for which a particular need exists in terms of schools). Therefore, each option could lead to significant positive effects in Shepshed, as well as contributing further to the cumulative significant positive effects identified at the borough-wide scale.
- 5.43 **Accessibility:** The submitted Plan is predicted to have mixed effects (minor positive and negative), but none are considered to be significant at either the settlement level or cumulatively. However, it is acknowledged that some individual service centres are close to capacity with regards to infrastructure provision, and a more significant level of growth could possibly lead to significant effects.
- 5.44 Additional growth proposed under Option 2 in the Leicester Urban Area would exceed the indicative threshold for significant positive effects, presumably due to the increased amount of homes being located in accessible locations and possibly generating economies of scale to improve transport links. However, the specific site involved is not as well located as other locations across the Leicester Urban Area, and so there would be a question mark over whether significant positive effects would actually arise.

- 5.45 Overall, the increase in growth could potentially give rise to significant positive effects for the Leicester Urban Area, but there is uncertainty, and overall, the picture for the borough is still predicted to be a minor positive effect.
- 5.46 Similarly, additional growth proposed under Options 1 and 3 at the service centres would exceed the threshold for significant positive effects. The locations involved are a mix of windfall, an appeal site and for Option 1 intensification on existing sites. Overall, the increase in growth could potentially give rise to significant positive effects for the service centres, but there is uncertainty, and overall, the picture for the borough is still predicted to be a minor positive effect.

6. Reasonable alternatives for retail

Background

- 6.1 The Charnwood Retail and Town Centres Study (2018) identifies a need for additional comparison goods floorspace to meet the Borough's needs. It goes on to identify two potential sites in Loughborough Town Centre that could contribute to meeting this need (see figure 6.1).
- i. Part of Baxter Gate Opportunity Site (SH84)
 - ii. Carillon Court Shopping Centre, Derby Square (PSH245)
- 6.2 The study recommended that investment on the Baxter Gate site (SH84) should be supported, and this would meet identified needs in full. Therefore, this site was proposed for allocation in the Local Plan.
- 6.3 The smaller site (HA28) would not meet needs in full, and the Council considered it unnecessary to allocate this site in addition to the larger site option at Baxter Gate. In this respect, the Council considered there to be no reasonable alternatives to the proposed retail site allocation at the time the Plan was submitted.
- 6.4 However, since the Retail Study was completed in 2018, and following submission of the Local Plan, the Covid Pandemic has had impacts on the economy which could potentially affect identified retail needs. As such, the Council now consider a smaller site allocation for retail in Loughborough to be a reasonable alternative.
- 6.5 The two site options identified are described in further detail below, followed by an appraisal against the SA framework.

Part of Baxter Gate Opportunity Site (SH84)

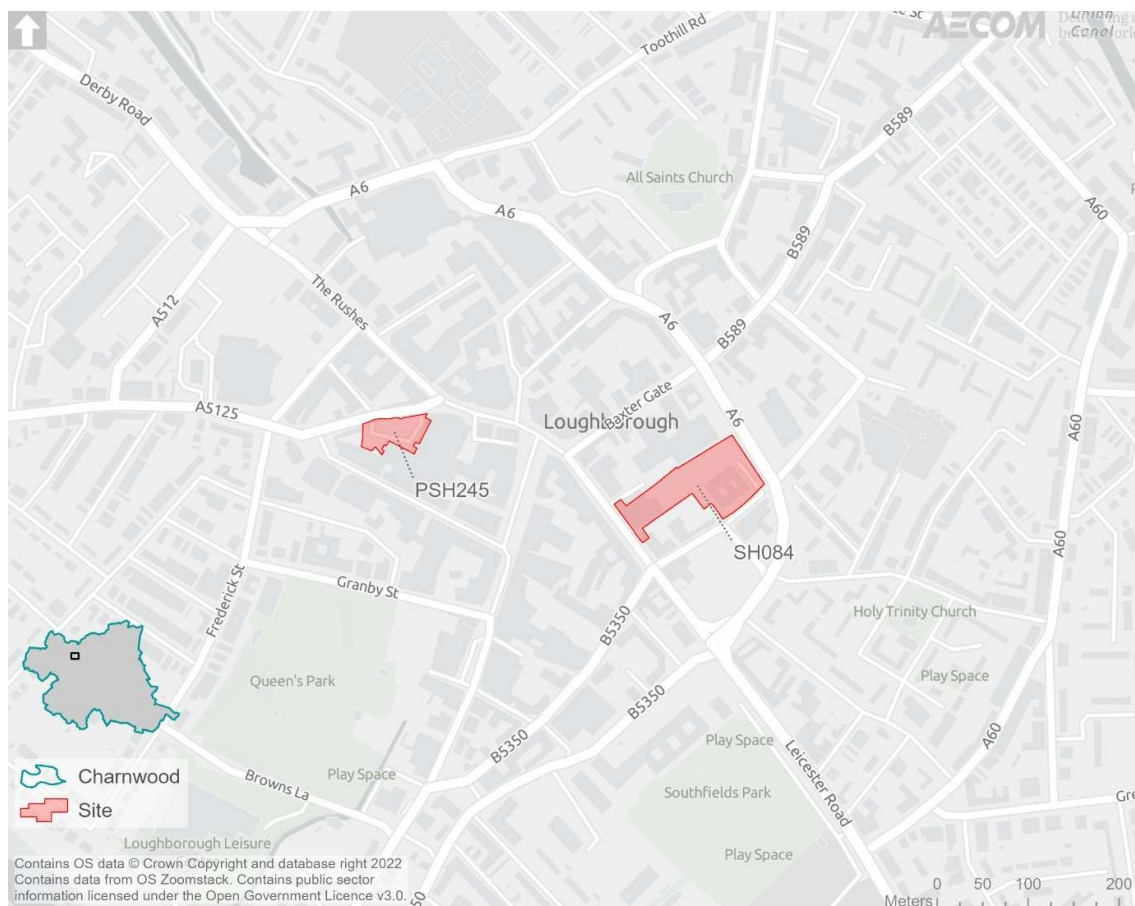
- 6.6 This is a 1.08 ha brownfield site within Loughborough's city centre proposed for retail development. The site boundary is formed by Pinfold Gate to the south, the High Street to the west, the A6 to the east and various leisure (Cineworld) and food outlets to the north. A medical practice and a large car park currently take up a large proportion of the site.

6.7 The southern boundary of the site includes a row of terraced houses on Pinfold Gate and the Grade II listed 30-31 Pinfold Gate (early C19 houses with workshops above).

Carillon Court shopping Centre Derby Square (PSH245)

6.8 This is a 0.22 ha brownfield site within Loughborough's city centre proposed for retail development. The site is enclosed by multi-storey car park and the Carillon Court shopping centre to the south and west and the A512 (Derby Rd.) to the north and east.

Figure 6.1 Map of the retail site options



Summary of findings

- 6.9 Site SH84 performs positively against the landscape, population, local economy and material assets SA topics. The regeneration of the area is likely to produce positive synergies with the nearby Baxter Gate development (former hospital site) leading to improvements in the public realm and townscape. This will enhance the attractiveness of the area to visitors and investors, and contributing to the local economy and job opportunities. Neutral effects are predicted with respect to air quality and climate change. Whilst additional traffic would likely to be generated near to an AQMA, this ought to be offset by the accessible location and good public transport provision. There is potential for minor negative effects on the historic environment as the site contains several listed buildings, the setting of which, may be adversely affected.
- 6.10 Site PSH245 Performs positively with respect to the landscape, population, local economy and material assets SA topics. The regeneration of the area is likely to enhance the attractiveness of the area helping to expand / enhance the adjacent shopping centre use and potentially leading to improvements in the public realm and townscape. As discussed above, this is anticipated to enhance the attractiveness of the area to visitors and investors, contributing to the local economy and job opportunities.
- 6.11 As for the SH84 site, neutral effects are predicted with respect to air quality and climate change. Whilst additional traffic would likely to be generated near to an AQMA, this ought to be offset by the accessible location and good public transport provision. There is potential for minor negative effects on the historic environment as the site faces a listed building, the setting of which, may be adversely affected (although there is also potential for improving the setting if development is sensitively designed). Negative effects are likely with respect to the flood risk topic as the site is entirely within a flood zone 2 / flood zone 3 area. Minor adverse effects are also likely on water quality as the site is in close proximity to a water course and therefore polluted runoff from development could negatively affect water quality.
- 6.12 Both options perform fairly similarly overall, with the main differences relating to flood risk / water and the local economy. The proposed allocation is more positive with regards to economy as the site gives potential for a greater amount of retail. Furthermore, the alternative site is at greater risk of flooding.
- 6.13 The table below presents a visual summary of the new retail site options appraisal findings. This is followed by a discussion of the effects for each SA topic.

Table 6.1 Summary of retail sites appraisal

SA Topic	SH84	PSH245
Landscape	?	?
Biodiversity & nature conservation		
Water quality		?
Flood risk		?
Land		
Air quality		
Climate change		
Historic Environment		
Population		
Local economy		
Material assets		
Mineral resources		

Interpreting the significance of effects

Significant positive	
Minor positive	
Neutral	
Minor negative	
Significant negative	
Uncertainty	?

Retail Site Options Appraisal

Part of Baxter Gate Opportunity Site (SH84)

- 6.14 **Landscape:** No adverse effects are anticipated as the site is in a commercial location within an urban area. Redeveloping the site through a regeneration approach; such as that previously applied to the leisure development at the former hospital site at Baxter Gate, presents potential opportunities to improve the townscape through provision of attractive public realm, good design and attractive urban spaces, giving rise to potential **minor positive effects**.
- 6.15 **Biodiversity:** The site is dominated by car parking and surrounded by roads in an area with very little green space provision or tree cover. Given the busy, noisy commercial nature of the location it is unlikely to include valuable green space. In this respect, the site is not expected to give rise to significant effects on biodiversity (**neutral effects**). However, there could potentially be features supporting bat species that would need to be addressed through the development process.
- 6.16 **Water quality** The site is not in proximity to a water course. The redevelopment of the car park (a major component of the site currently) may help reduce polluted surface water runoff once the site is redeveloped (through less vehicular traffic stationary and moving across the site) though the effects are not considered likely to be significant. Therefore, **neutral effects** are anticipated.
- 6.17 **Flood risk:** **neutral effects** are anticipated as over 70% of site is within a flood zone 1 (low risk) and the areas at risk of flooding would be avoidable.
- 6.18 **Land:** The site is within an urban area on previously developed land (pdl) and therefore will not lead to loss of agricultural land; **neutral effects**.
- 6.19 **Air quality:** The site is within an AQMA, the development may result in increased visitor traffic which could exacerbate current emission levels in the AQMA. However, given the existing uses such as the parking, commercial and leisure uses effects are unlikely to significantly alter the baseline position. A reduction in car parking spaces would also be positive in terms of encouraging sustainable travel. Therefore, with mitigation **neutral effects** are anticipated.
- 6.20 **Climate change:** The site is centrally located in an area well served by public transport but the site may create additional visitor traffic to the area leading to increased emissions. However, given the existing concentration of retail activities around the site, the location already constitutes a destination for visitors seeking to access retail/ leisure services meaning there would be a smaller increase in net journeys than would otherwise be the case (i.e. if new retail development was located in a non-retail use area). Furthermore, the potential effects would be partly counterbalanced by the public transport provision nearby leaving residual **neutral effects** overall.
- 6.21 **Historic environment:** The site contains Grade II listed buildings in the form of a terraced block of houses (45-54 Pinfold Gate) and a Grade II pair of houses with workshops above (30-31 Pinfold Gate). These buildings and their amenity areas are contained within a defined bounded area and thus the remainder of the site should be easily developable.

- 6.22 Development would need to be appropriately designed in terms of height, massing and design, in order to mitigate adverse effects on the character of the listed buildings. The listed buildings are also predominantly red brick, and it is important that the materials used are in-keeping to avoid any potential adverse effect. Part of the site also falls within an archaeological alert area. Therefore, with mitigation, residual **minor negative effects** are likely (presuming that heritage assets are retained as part of new development).
- 6.23 **Population:** redeveloping the site has the potential to provide improved leisure and retail services provision in a central, accessible location. It is also likely to lead to new employment opportunities. Regeneration of the site will help improve the attractiveness of the area and increase footfall with positive effects on the local economy and existing businesses through increased footfall. Therefore, **minor positive effects** are predicted.
- 6.24 **Local economy:** beneficial effects are predicted as development of the site is likely to produce synergies with previously completed redevelopment project at Baxter Gate, helping to regenerate the area, improving overall its attractiveness to visitors, businesses and investors and helping create new jobs for residents. This site provides opportunity to deliver a greater amount of retail (compared to the alternative) and this should contribute significantly to identified needs. Therefore, **significant positive effects** are likely overall.
- 6.25 **Material assets:** the site will facilitate the provision of new, high quality leisure and retail services in a highly accessible (by public transport), central location. The site would present opportunities to build on the previous regeneration scheme at Baxter Gate. Overall, the site is expected to improve the attractiveness of the area helping increase land value and attract new investment giving rise to minor **positive effects**.
- 6.26 **Mineral resources:** **neutral effects** are expected as the site is not within an MSA and will make use of existing infrastructure to an extent.

Carillon Court shopping Centre Derby Square (PSH245)

- 6.27 **Landscape:** the landscape is not particularly sensitive to development here as it is dominated by the car park, the shopping centre and the A512. No adverse effects are anticipated as the site is in a commercial location within an urban area. Developing the site, presents a potential opportunity to improve the townscape through provision of attractive public realm, good design and attractive urban spaces giving rise to potential **minor positive effects**.
- 6.28 **Biodiversity & nature conservation:** The site is currently vacant and has been colonised by some vegetation. Whilst it may potentially sustain biodiversity, it is an isolated space, bound as it is by fencing, the car park and the A512 and therefore unlikely to act as a stepping stone or contribute to a biodiversity network. Also, the area is busy, noisy commercial location unlikely to be of ecological value. Therefore, the site is not expected to give rise to significant effects on biodiversity (**neutral effects**).

- 6.29 **Water quality:** The site is in close proximity to a water course and therefore there is potential for adverse effects on water quality from polluted surface water runoff. Through appropriate drainage design and incorporation of SuDS, the development presents opportunities to reduce surface water runoff. Given that the site is currently surrounded by the road and network and a large car park, effects to the baseline position are not anticipated to be significant in magnitude leading to potential **minor negative effects** overall.
- 6.30 **Flood risk:** The site is entirely within a flood zone 2 and 3. The loss of the green space may exacerbate flood risk leading to potential **significant negative effects**.
- 6.31 **Land:** The site is within an urban area on previously developed land (pdl) and therefore will not lead to loss of agricultural land; **neutral effects**.
- 6.32 **Air quality:** There are several AQMAs in the vicinity of the site, the nearest being around 60 m from site boundary. The development may result in increased visitor traffic which could exacerbate the traffic and congestion leading to increased vehicular emissions in the AQMAs. However, given the existing uses such as the shopping centre and parking, effects are unlikely to significantly alter the baseline position. Therefore, with mitigation, **neutral effects** are anticipated.
- 6.33 **Climate change:** The site is centrally located in an area well served by public transport. However, the site may create additional visitor traffic to the area leading to increased emissions, but potential effects would be counterbalanced by the public transport provision leaving **neutral effects** overall.
- 6.34 **Historic environment:** The site faces the Grade II listed Loughborough Masonic Hall therefore there may be potential impacts on the setting of this heritage asset. However, the area is currently dominated by the road and car park structure and graffiti covered fencing surrounding the site. Also some of the surrounding buildings currently include modern buildings not in keeping with the character of the heritage asset. Therefore, significant negative effects to the baseline would be unlikely. Indeed, development presents an opportunity to improve the setting by intercepting the direct line of sight between the Hall and the car park. Development would need to be appropriately designed (in terms of materials, massing, and height) in order to mitigate potential adverse effects. Overall, with mitigation **neutral** to **minor negative effects** are predicted.
- 6.35 **Population:** redeveloping the site has the potential to provide improved leisure and retail services provision in a central, accessible location. It is also likely to lead to new employment opportunities. Regeneration of the site will help improve the attractiveness of the area and increase footfall with positive effects on the local economy and existing businesses through increased footfall. Therefore, **minor positive effects** are predicted.
- 6.36 **Local economy:** beneficial effects are predicted as development likely to improve the current character and feel of the area, improving its attractiveness to visitors, businesses and investors and helping create new jobs for residents. Positive synergies with the adjacent shopping centre development (Carillon Court) would be expected, but the scale of retail provision would be minor; leading to **minor positive effects** overall.

- 6.37 **Material assets:** the site will facilitate the provision of new, high quality leisure and retail services in a highly accessible (by public transport), central location. Overall, the site is expected to improve the attractiveness of the area helping increase land value and attract new investment giving rise to **minor positive effects**.
- 6.38 **Mineral resources:** **neutral effects** as the site is not within an MSA and will make use of existing infrastructure to an extent.

Outline reasons for the selection of the preferred option

- 6.39 The Council proposes to continue its approach to retail provision in Loughborough by allocating site SH84 (Part of Baxter Gate Opportunity Site) as part of a mixed use development.
- 6.40 This site is preferred because retail development in this location aligns with the Council's Loughborough Town Centre Masterplan (2018) which is not the case for the alternative site.
- 6.41 The smaller of these sites was allocated for housing (HA28) in the Submission version of the Local Plan, and the Council maintains that this is a suitable use of the land.

7. Recommendations

- 7.1 The sustainability appraisal (SA) of the Charnwood Local Plan has been an iterative process, in which proposals for mitigation and enhancement have been considered at key milestones throughout.
- 7.2 A range of measures for mitigation and enhancement were made in the Pre Submission version of the Local Plan and the Council responded to these before finalising the Submission version of the Plan. It is unnecessary to revisit these recommendations unless the additional growth proposed under each option would lead to additional / new effects. The focus of recommendations at this latest stage of SA has therefore been on these factors.
- 7.3 Potential mitigation measures are identified in the table below in relation to each of the reasonable alternatives appraised at this stage for housing growth. Comments are provided for each of the SA Objectives. In some instances, no recommendations are considered necessary.
- 7.4 The SA has been prepared prior to the Council determining which approach is to be followed. Therefore, it is considered helpful to provide recommendations in relation to all three options, as these could be taken into consideration in the decision making process.

Table 8.1 Recommendations for the reasonable alternatives to housing delivery

SA Objective	Recommendations
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Landscape	<p>For Option 1, ensure that intensification at Anstey and Shepshed in particular do not have significant negative effects upon landscape given their close proximity to the Charnwood Forest.</p> <p>For Option 2, secure buffer zones of green infrastructure at gateways into Thurcaston to avoid the character of the settlement being dominated by new development. At the Nanpantan site, ensure that comprehensive green infrastructure is secured throughout the site and that long range views are not affected by new development.</p> <p>For Option 3, avoid excessive built development in areas of greater sensitivity such as close to the scheduled monument and the existing built up area of Cotes.</p>
Biodiversity	<p>For Option 1, ensure that additional growth near to the Black Brook in Shepshed can still be accommodated without encroaching into the proposed green infrastructure buffer.</p>

SA Objective Recommendations

For Option 2, maintain areas between the Charnwood Forest and the new development that are not accessible for recreation and therefore would maintain its undisturbed nature. Consider expansion of forested areas in this respect to increase tree cover and act as a buffer.

For Option 3 direct built development away from the nearby SSSI.

Water quality No recommendations are made for any of the options.

Flood risk No recommendations are made for any of the options.

Land For option 2, ensure that agricultural land is surveyed at Thurcaston and the higher quality land avoided if possible.

Air quality For Option 3, take a more proactive approach to electric vehicle infrastructure provision and sustainable travel, so as to reduce the impact that substantial growth in car trips would have in this area.

Climate change No recommendations are made for any of the options.

Historic environment For Option 2, ensure that the setting of the Grade II listed buildings at Outwood Farm is protected by ensuring that there is an element of open land in the immediate approach to the property grounds.

For Option 3, avoid built development within proximity of the Scheduled Monument (though this could affect capacity and other sustainability factors)

Population: Poverty No recommendations are made for any of the options.

Population: Health No recommendations are made for any of the options.

SA Objective Recommendations

**Population:
Housing** No recommendations are made for any of the options.

**Local
economy** No recommendations are made for any of the options.

**Material
assets: Access** For Option 3, development would need to secure on site facilities to allow for daily needs to be met without the need to travel to other settlements (such as through a primary school, local food shop, community meeting facilities as a minimum). Securing strong public transport links, cycling and safe pedestrian routes into Loughborough would be critical to the success of a new settlement in terms of accessibility.



























































**Mineral
resources** No recommendations are made for any of the options.

8. Next steps

- 8.1 This report presents the outcomes of an interim step in the SA and plan-making process. The focus has been on identifying and appraising different alternatives in relation to meeting a proportion of Leicester City's housing needs.
- 8.2 Monitoring measures will be finalised following adoption in a sustainability appraisal statement (building upon table 7.2 set out within EXAM Ref SD5).

Appendix A: Appraisal of Housing Alternatives

Summary of effects for the reasonable alternative (i.e. the Submitted Plan plus additional growth).

SA Topic	Option 1	Option 2	Option 3
Landscape	 	 ?	 ?
	1	 3	2
Biodiversity			
	1	 3	1
Water quality			
	1	1	1
Flood risk	 ?	 ?	 ?
	1	1	1
Land	 	 2	  3
	1	1	 2
Air quality			  2
	1	1	1
Climate change			  2
	1	1	1
Historic environment	 ? 	 2	  3
	1	1	1
Population: Poverty	 ?	 ?	 ?
	1	1	1
Population: Health			  1
	2	2	1
Population: Housing		  1	  3
	2	1	1
Local economy			
	1	1	1
Material assets: Access	 ?	 ?	  2
	1	1	1
Mineral resources	 	 2	  3

Landscape

Effects of the submitted Plan

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 allocated for development.

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.

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.

Greatest concern relates to cumulative development around Loughborough and Syston. Development to the south west of Loughborough would encroach further into the Charnwood Forest. Likewise, site allocations at Syston add further development pressure in an area that is already being affected by substantial loss of countryside. The site is also within a former Green Wedge and proposed Area of Local Separation.

In response, a range of Plan policies and specific site clauses have been included 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.

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.

Option 1 – Implications of site Intensification

The majority of the sites identified for intensification involve relatively small amounts of growth and are unlikely to have a major effect with regards to landscape. However, in several locations where intensification is greater (Shepshed / Anstey) it could make it more difficult to avoid negative effects on landscape where the intensification could lead to decreased areas of greenspace and / or denser developments in locations that are in close proximity to the Charnwood Forest (where landscape character is important). The effects would not be expected to be significantly negative though. In this respect, the potential for negative effects is slightly higher compared to the submitted Local Plan, but would not change the overall picture from one of minor negative effects.

Option 2 – Implications of additional sites

Additional sites are proposed in Shepshed, one of which is more sensitive to development and is somewhat detached from the urban area (PSH495). This would add to the negative effects experienced in the location, but would not be considered to be major / significant.

The site proposed at Thurcaston (PSH120) is somewhat sensitive to land use change, and the large scale of growth involved would therefore be likely to lead to moderate negative effects on landscape character in the settlement. Gateways into the village would be affected along Thurcaston Lane and Leicester Road, as views into the development site are currently open fields and provide a rural context to the settlement.

The site proposed at Loughborough (PSH467) is in a relatively sensitive location for landscape character, being on the edge of the Charnwood Forest. Though there would be potential to incorporate green infrastructure, the currently open nature of the site would be permanently altered, and long range views towards the site could be negatively affected. This could lead to moderate negative effects in this location.

In combination, this option is likely to lead to more significant negative effects compared to the submitted Local Plan. Therefore, a potential / uncertain significant negative effect is predicted overall considered alongside all the allocated sites.

Option 3 – Implications of Cotes

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.

Options comparison

Option 1 performs most favourably with regards to additional growth, primarily because intensification would be dispersed across many sites, and would be small scale. Where higher levels of growth are involved, this could have some minor negative effects with regards to landscape character. This could be through denser developments in areas that are in close proximity to the Charnwood Forest, or reducing the amount of non-developable land. Overall though, the effects would remain minor negatives from a borough wide perspective.

Options 2 and 3 are both more likely to lead to significant negative effects in specific locations, as the additional sites involved are in more sensitive areas, and the scale of growth is more substantial. Though the Cotes site would be of a larger scale and more intrusive in the longer term, it is confined to one location and would still be surrounded by open countryside. The additional sites under Option 2 are also sensitive to change, and effects would be felt in several locations, including changing the settlement character of Thurcaston and intruding into the Charnwood Forest. As a result, this option is ranked third.

	Significance of effects	Rank
Option 1: Intensification		1
Option 2: Additional sites		3
Option 3: Cotes		2

Biodiversity and nature conservation

Effects of the submitted Plan

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.

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.

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.

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.

At Barrow upon Soar, there is a need to protect and enhance local wildlife sites and surrounding biodiversity which should help to mitigate effects.

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.

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).

At a borough-wide level **minor positive 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.

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.

Option 1 – Implications of site Intensification

The sites identified for intensification are dispersed across the borough in locations that are mostly not sensitive with regards to biodiversity. The scale of growth is also relatively low in most locations, and therefore effects are likely to be minimal in this respect.

Several locations are adjacent to SSSIs in Shepshed (HA32, HA40). The level of growth is not major, but could potentially lead to some increased pressures such as recreation, noise and light near to Black Brook and the Cuttings SSSI. This is dependent upon the layout and design of development though.

HA43 at Anstey is also identified for more substantial intensification, and this site is fairly close to Sheet Hedges Wood SSSI and is adjacent to areas of woodland. The additional growth does not extent the site beyond the proposed allocated site, and with suitable mitigation effects on the SSSI are not considered to be significantly negative. It will be important to ensure that development retains a buffer between developed lands and the SSSI / wooded areas.

Overall, the effects of intensification are likely to bring about greater potential for negative effects, but from a borough wide perspective the effects are still considered to be broadly neutral taking account of other Plan policies.

Option 2 – Implications of additional sites

Site PSH467 is immediately adjacent to the Beacon Hill, Hangingstone and Outwoods SSSI. The large scale of growth could bring potential pressures in terms of increased recreation, light and noise pollution and construction related issues (temporary). It would be expected that built development areas did not encroach close to the SSSI. An illustrative masterplan submitted for this site shows this to be the case, and suggests that between built up areas and the forest there would be enhanced areas for recreation. This could help to offset impacts, but there could still be some residual impacts. The existing open space could act as supporting habitats to the SSSI, and this could mean habitats are negatively affected by recreation. Furthermore, access to the wooded area itself would be relatively easy. The close proximity of the residential aspects of development (less than 400m) could also increase the risk of predation from domestic cats. In combination with other allocated development sites to the south of Loughborough, this could bring about significant negative effects with regards to biodiversity that would need to be explored and mitigated. Overall, from a borough wide perspective a minor negative effect is predicted.

Option 3 – Implications of Cotes

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.

From a borough wide perspective, taking account of plan policies, it is considered that the overall effects would remain neutral. However, there is some uncertainty relating to the need to address potential impacts at Cotes.





Options comparison

Each option retains the positive effects associated with the submitted Plan allocations and supporting policies that promote biodiversity net gain and increased tree coverage.

With regards to additional development, Option 1 does intensify development in a handful of locations that are close to biodiversity assets, particularly in Shepshed. However, it is unlikely this would lead to a significant change in effects compared to the submitted sites (provided that the site policies are updated to assure that ecological assets remain protected from the development). Overall, it is considered that negative effects could be mitigated and so neutral effects remain.

There is a similar picture for Option 3, which places new development close to a SSSI at Cotes. However, it is considered that there is substantial scope to avoid significant negative effects. As a result Options 1 and 3 are ranked on par with one another.

Option 2 which involves new sites is ranked less preferable compared to Options 1 and 3 as there is a greater potential for significant negative effects to arise given the cumulative growth to the south of Loughborough, and the close proximity to a large SSSI. Even with mitigation in place residual negative effects could remain, which is considered to be a minor negative effect from a borough wide perspective.

	Significance of effects	Rank
Option 1: Intensification	? 	1
Option 2: Additional sites	 	2
Option 3: Cotes	? 	1

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

Effects of the submitted Plan

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**.

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 **minor positive effect**.

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.

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**.

Option 1 – Implications of site Intensification

Intensification would occur in a dispersed manner across the borough, which would be unlikely to add significant pressures to water infrastructure in any particular location. None of the sites identified for intensification are within groundwater protection zones, and thus neutral effects are predicted in this respect. The effects remain unchanged compared to those within the submitted Local Plan.

Option 2 – Implications of additional sites

New development is spread across several sites, and it is expected that water infrastructure would be capable of accommodating growth. In this respect, neutral effects are anticipated. None are within groundwater protection zones.

With regards to pollution from construction and new development activities, two of the new sites are intersected by watercourses. This could increase the potential for negative effects due to run off and sedimentation during construction activities. However, it is expected that these areas (which are also prone to flooding) would not be the focus of development and that mitigation would be employed during construction. These areas of land are currently agricultural, and therefore, in the longer term, a change of use could be positive in terms of reducing diffuse pollutants from farming practices. This is an uncertain effect. On balance, the effects of additional growth are considered to be similar to those within the submitted version of the Plan.

Option 3 – Implications of Cotes

For a large settlement, there will need to be new drainage and water treatment facilities installed as part of any development. In this respect it is expected that effects on water quality would be addressed.

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.

Overall, the effects are unlikely to be substantially different from those identified in the submitted Local Plan.

Comparison of options

Overall, it is predicted that the additional growth would not give rise to significant effects regardless of the option involved. Option 2 could possibly increase the potential for short term negative effects on watercourses from pollutants, but conversely, changes in land use could lead to longer term positive effects. The picture is similar for Option 3, and thus these two options are ranked on par. Though Option 1 is less likely to bring about negative effects, it is also less likely to lead to further changes in land use with the potential positive effects this could bring. Therefore, this too is ranked on par.

	Significance of effects	Rank
Option 1: Intensification	 	1
Option 2: Additional sites	 	1
Option 3: Cotes	 	1

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

Effects of the submitted Plan

Generally, the sites that have been allocated are either not within a flood risk zone or slightly adjoining a flood risk zone.

However, there are some sites where areas of flood risk intersect the site, including regeneration areas in Loughborough. The site in Quorn (HA59) 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.

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.

On balance, the effects of the Plan are predicted to be **neutral** from a borough-wide perspective.

Option 1 – Implications of site Intensification

With the exception of two sites (HA33 and HA08), all of the sites fall entirely within flood zone 1 and are not identified as being at risk in terms of surface water flooding. Site HA08 only involves a small amount of additional growth, which would be achieved through density, rather than increasing the area of land to be involved. Therefore, areas at risk of flooding would still be avoided. The intensification involved at HA33 is more substantial but will not increase the development outside of flood zone 1 areas.

Option 2 – Implications of additional sites

With regards to flood risk, the additional sites identified are mostly within flood zone 1. The exceptions are the larger sites PSH120 at Thurstaston and PSH467 at Loughborough which are both intersected by areas of flood zone 2 and flood zone 3. The assumption is that these areas would be avoided, and Plan policies would seek to ensure that SUDs are included that minimise risk of flooding on site and downstream. From a borough-wide perspective, the additional sites would not be considered likely to change the overall conclusions in terms of neutral effects. However, there would be increased uncertainty.

Option 3 – Implications of Cotes

Part of the site that forms the new settlement contains areas that fall within flood 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 ought to allow for substantial green infrastructure and sustainable drainage systems to be incorporated. The plan policies CC1 and CC2 would ensure that such factors are taken into consideration. From a borough-wide perspective, the addition of Cotes would not be considered likely to change the overall conclusions in terms of neutral effects. However, there would be increased uncertainty.

Options comparison

The majority of land involved under each option is not at risk of flooding, whether this be multiple sites under Option 1, or large parts of the sites involved for Option 2 and 3. Where flood risk exists, it is likely these areas would not be developed, and / or could include enhancements to green infrastructure. As such, the overall effects of the Plan are still predicted to be neutral for each of these options (despite an increase in housing allocations). The presence of areas of flood risk on several sites does create some uncertainty for each of the options. Each option is considered to perform on par with regards to flood risk.

	Significance of effects	Rank
Option 1: Intensification	?	1
Option 2: Additional sites	?	1
Option 3: Cotes	?	1

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

Effects of the submitted Plan

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.

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).

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.

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

It may well be the case that a proportion of the Grade 3 agricultural land being affected is Grade 3b and therefore no 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.

Option 1 – Implications of site Intensification

Intensification of existing sites is the most effective way of avoiding further loss of greenfield and agricultural land. As no additional sites would be allocated, the additional effects are predicted to be neutral. The effects of windfall development are considered likely to be addressed through Plan policies which mainly direct growth away from development outside existing settlements (hence avoiding a significant effect in terms of land use).

Option 2 – Implications of additional sites

The new sites proposed fall within mostly Grade 3 land, with only site PSH120 potentially involving Grade 2 land. The overall scale of additional allocations is higher for this option (taking windfall out of the equation), and therefore this approach will exacerbate the significant negative effects identified in the submitted Plan.

Option 3 – Implications of a new settlement (Cotes)

The new settlement opportunity at Cotes is classified as predominately Grade 2 land, which appears from field patterns to be in agricultural use. Development would involve the permanent loss of a proportion of this land, which heightens the significant negative effects of the submitted version of the Plan. The effects of windfall development are considered likely to be addressed through Plan policies which mainly direct growth away from development outside the existing settlements (hence avoiding a significant effect in terms of land use).

Options comparison

Overall, option 1 is most preferable from a land and soil perspective, as it involves no additional land allocations, hence avoiding further agricultural land loss.

Option 2 is ranked second. It involves further loss of agricultural land, but not to the same extent / quality compared to Option 3. The majority of land affected would be grade 3 land, though there is potential Grade 2 land on site PSH120.

Option 3 is ranked least favourable as it will involve further substantial loss of Grade 2 agricultural land. Though much of this would not be developed out in the Plan period, it would eventually be permanently lost as the new settlement progresses beyond the Plan period.

	Significance of effects	Rank
Option 1: Intensification		1
Option 2: Additional sites		2
Option 3: Cotes		3

Air quality - Improve local air quality

Effects of the submitted Plan

With regards to the spatial strategy and 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.

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.

Overall, a **minor negative effect** is predicted.

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

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.

Option 1 – Implications of site Intensification

None of the sites identified for intensification are in close proximity to air quality management areas, but there is a possibility that some increased growth could lead to trips along routes where AQMAs exist. For example, much of the intensification would take place at Anstey, potentially leading to increased car trips into Leicester and along areas declared as AQMAs within Leicester. The remaining growth is fairly dispersed across the Borough and would be unlikely to lead to significant effects with regards to air quality. These are minor negative effects, and unlikely to significantly change the effects of the submitted Local Plan.

Option 2 – Implications of additional sites

The most substantial amount of growth involved at additional sites would be at Thurcaston and Nanpantan. Neither site is adjacent to an AQMA, but could potentially create some increased trips into Loughborough or Leicester respectively. These are minor negative effects, and unlikely to significantly change the effects of the submitted Local Plan.

Option 3 – Implications of Cotes

Development at Cotes would need to involve new local 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 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 (which contains several AQMAs nearby). The scale of growth would not generate significant negative effects, but would be additional to those identified in the submitted Local Plan.

Options comparison

Option 1 disperses additional growth the most across the borough, and in the majority of locations is unlikely to lead to significant effects in terms of air quality. In some locations, additional car trips are likely, which could put additional pressure on AQMAs, but the magnitude of effects would be low, and therefore only minor negative effects would remain overall.

Though the level of dispersal is less for Option 2, the majority of development would still not be in close proximity to AQMAs. The greater scale of growth involved at individual sites could lead to some pressures in locations such as Leicester and Loughborough, but nevertheless, the overall effects are predicted to be minor. In this respect, Options 1 and 2 are predicted to perform on par with one another.

Option 3 focuses growth into one location. Whilst this offers the potential for new communities to be walkable and served by local facilities, it is still likely that substantial new car trips would be generated. Given the close proximity to AQMAs in Loughborough, this brings a greater potential of effects on air quality in comparison to the dispersed approaches of Options 1 and 2. In this respect it is ranked less preferable to Options 1 and 2 with regards to air quality. However, the overall effects are still predicted to be minor negatives.

	Significance of effects	Rank
Option 1: Intensification		1
Option 2: Additional sites		1
Option 3: Cotes		2

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

Effects of the submitted Plan

The Plan is predicted to have mixed effects. 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.

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).

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).

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.

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.

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**.

Option 1 – Implications of site Intensification

Intensification of existing allocations will lead to an overall increase in housing delivery. Whilst this would lead to an increase in overall greenhouse gas emissions, an approach that increases density / intensifies growth should help to ensure that per capita emissions are reduced (by promoting accessible / walkable developments and increasing the potential to secure low carbon energy generation at new developments (increased densities could improve viability for example). It is also likely that new growth would be designed to a higher standard of sustainability compared to the existing stock of housing. Therefore, the effects of this additional growth are not expected to change the overall conclusions in relation to the submitted Local Plan.

Option 2 – Implications of additional sites

As per Option 1, additional growth will likely lead to an increase in overall emissions. However, this would offset emissions from Leicester to an extent, and it is also likely that new growth would be designed to a higher standard of sustainability compared to the existing stock of housing (thus helping to reduce per capita emissions in the longer term).

The larger scale nature of two of the sites could bring good potential to incorporate low carbon energy schemes into development, but this is not a certainty. In terms of emissions from transport, the sites would perform in a mixed manner. Whilst there is potential for local facilities on sites to reduce emissions, the need to travel outside of settlements for other services could lead to a slight increase. On balance, the effects are considered to be neutral and are not expected to change the overall conclusions in relation to the submitted Local Plan.

Option 3 – Implications of Cotes

This location is not currently well serviced by public transport, and therefore could promote car travel and an associated increase in transport related emissions. However, this would not change the overall effects of the Local Plan being predicted as minor positives. Development at a new settlement would also offset emissions that otherwise would have emanated in Leicester City, and ought to be built to a higher standard of sustainability than the current stock (indeed a new settlement could offer opportunities for low carbon energy schemes). On balance, the effects are considered to be neutral, but are not expected to change the overall conclusions in relation to the submitted Local Plan (i.e. minor positive effects).

Options comparison

None of the options are predicted to lead to a significant change in the effects associated with the Submission version of the Local Plan. Whilst a higher level of housing will be planned for under each option, the additional development will be of a higher standard of sustainability (than the majority of existing housing stock) and should help to reduce per capita emissions in this respect. The main difference between the options is potential for construction and transport emissions, which is considered to be greater for Option 3 which would involve a new settlement in a location that could lead to a greater number / length of car trips. A new settlement would also need to be supported by new utilities and road networks, rather than relying on / improving existing systems (as would be more likely the case for options 1 and 2). Therefore, overall, despite the significance of effects being the same for each Option, Option 3 is ranked least favourable.

	Significance of effects	Rank
Option 1: Intensification		1
Option 2: Additional sites		1
Option 3: Cotes		2

Effects of the submitted Plan

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.

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**.

There are several site allocations identified where negative effects could occur though. At Anstey, Sileby, Thurstaston, 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.

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. 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.

Option 1 – Implications of site Intensification

The majority of sites identified for intensification are not sensitive with regard to the historic environment, and intensification is considered unlikely to have a different effect compared to the allocated sites in the submitted plan. Site HA64 is an exception, as it is adjacent to a Grade II listed milestone. However, development of a residential property has already occurred directly opposite the milestone, and further development is unlikely to have a detrimental effect on this asset. Site HA43 is also earmarked for intensification. The effects would be dependent upon how this intensification is achieved. If growth maintains areas of separation and open green space between the settlement at Green Court and new built up areas, then negative effects are likely to be avoidable. Overall, an uncertain minor negative effect is predicted for this option.

Option 2 – Implications of additional sites

The new sites at Shepshed are not located in sensitive locations with regards to the historic environment (there are no nationally or locally listed heritage assets). Therefore, additional growth here alongside the proposed allocations is considered likely to have neutral effects.

The site at Thurcaston does not contain any assets on the site itself, but the open setting of a Grade II farmhouse along Mill Road could be adversely affected, which is considered to be a minor negative effect. The site at Nanpantan in Loughborough would be in fairly close proximity to Outwoods Farm, which consists of several Grade 2 listed buildings. There would be proposed planting and retention of open space, which would prevent direct effects on these assets and immediate views from the properties. However it is likely that the setting of these rural buildings would be negatively affected as the approach to the farm would no longer be of a 'rural' nature. These are minor negative effects.

Option 3 – Implications of Cotes

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 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.

Options comparison

The effects of Option 1 are predicted to be similar to those in the submitted Plan. Though the overall scale of growth is higher, the locations where intensification is proposed are mostly not sensitive with regards to the historic environment. In terms of rank, this option performs the best.

For Option 2 two of the additional sites involved could lead to negative effects on heritage, but with suitable mitigation in place it is considered that the overall effects for the borough would be minor negatives (albeit, to a greater extent than for Option 1, hence being ranked second).

Option 3 could give rise to significant negative effects at Cotes, though a degree of mitigation would be expected to reduce the significance of effects. In combination with the allocated sites, a potential significant negative effect is predicted overall. Therefore, this option is ranked third.

Each of the options also retain positive effects, as the Plan should also have some positive effects through regeneration and policies seeking to preserve and enhance heritage.

	Effect significance	Rank
Option 1: Intensification		1
Option 2: Additional Sites		2
Option 3: Cotes		3

Population – Reduce poverty and deprivation

Effects of the submitted Plan

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.

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.

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**.

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.

Option 1 – Implications of site Intensification

The majority of sites proposed for intensification are not within areas suffering from multiple deprivation. In one respect, this is likely to result in neutral effects with regards to poverty and deprivation, as the benefits of development may not be felt by communities most at need. Conversely, it means that additional pressures on infrastructure do not arise in deprived communities. Overall, neutral effects are predicted (in relation to additional growth) despite there being an overall increase in homes allocated under this approach.

Option 2 – Implications of additional sites

The majority of new homes are not proposed in locations that are experiencing high levels of deprivation. In one respect, this is likely to result in neutral effects with regards to poverty and deprivation, as the benefits of development may not be felt by communities most at need. Conversely, it means that additional pressures on infrastructure do not arise in deprived communities. Overall, neutral effects (in relation to additional growth) are predicted despite there being an overall increase in homes allocated under this approach.

Option 3 – Implications of Cotes

The new settlement is located in an area of low multiple deprivation. Although there are areas of higher deprivation nearby in Loughborough, it is unlikely that these would benefit from new facilities and infrastructure at a new settlement that would not be accessible on foot. The new settlement could also lead to increased traffic travelling through deprived areas into Loughborough. On balance, neutral effects are predicted (in relation to additional growth).

Options comparison

None of the options would lead to additional growth in areas that are suffering from multiple deprivation. Therefore, the effects of the Submitted Local Plan are predicted to be similar despite an overall increase in allocated sites. The positive effects would still remain minor positives for each option overall, albeit slightly greater due to the increase in affordable housing that ought to be available. Likewise, uncertain minor negative effects would remain. It is not possible to distinguish the three options in terms of relative performance against this SA objective, as none is likely to be significantly more positive or negative than the others.

	Effect significance	Rank
Option 1: Intensification		1
		
Option 2: Additional Sites		1
		
Option 3: Cotes		1
		

Population - Promote healthy and active lifestyles in the Borough

Effects of the submitted Plan

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.

For some locations, there could be substantial pressure on existing facilities in the short term. In particular, a large amount of growth is directed to 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.

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

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.

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.

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.

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.

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.

Option 1 – Implications of site Intensification

The locations for intensification are scattered across the Borough, which should reduce pressures on health care in any particular location. Additional growth in Shepshed could contribute to pressure on healthcare in the short term, but longer term it ought to help support new facilities, as required through policy INF1. In terms of access to green infrastructure and access to services, increasing densities should not have a negative effect on those sites involved. For many sites, the increase in homes is small, and where larger increases are involved such as at Anstey, this does not lead to a negative effect on green infrastructure or provision of services. Therefore, in this respect, no further effects would be anticipated. In some locations, residential amenity will continue to be affected, but increased densities or intensification is unlikely to be significantly different in locations already earmarked for growth. The effects of Option 1 are therefore likely to remain the same as identified in the Submitted Local Plan (i.e. a mix of significant positive effects, minor positive effects and minor negative effects).

Option 2 – Implications of additional sites

Additional sites are proposed at Shepshed. This could contribute to pressure on healthcare in the short term, but longer term it ought to help support new facilities, as required through policy INF1. Although higher numbers are involved than the intensification option, it is unlikely that the additional growth would significantly alter the effects in Shepshed regarding healthcare, or access to greenspace.

Larger site allocations are involved at Nanpantan and Thurcaston. At the Nanpantan location, growth would be in a relatively good location with regards to access to healthcare and a range of other public services. Development would lead to a loss of open / green space in this location, which is likely to be perceived negatively by nearby communities. However, development would be of a scale where it ought to be possible to enhance recreation opportunities given that much of the existing land is agricultural. On balance, some minor positive effects are predicted.

At Thurcaston, residents would need to travel outside of the settlement to access healthcare, which is a minor negative effect. On the other hand, growth could lead to improved access to recreational space, if this is secured as part of new development in an area that is currently not formally used for recreation. There would also be good opportunities to make links to the proposed Birstall Sustainable Urban Extension which is adjacent to the site (albeit separated by a train line).

Overall, the additional growth proposed at new sites is likely to have mixed effects, but is more positive than negative with regards to health and wellbeing across the borough.

Option 3 – Implications of Cotes

There are limited health and leisure services within walking distance of the Cotes site 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, albeit this would likely be by car). Therefore, the new communities ought to be relatively 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 for local residents, but not necessarily for existing communities in the vicinity, especially where access by active modes of travel is poor. Overall, the additional growth could have minor positive effects with regards to healthy lifestyles, but a degree of uncertainty would exist as it is not clear whether new health facilities would be secured on site and access by active modes of travel could be poor..

Options comparison

Options 1 and 2 both involve additional growth in existing settlements (to differing extents). Both could lead to pressure on existing health care infrastructure, but conversely, they could bring investment and could help to create new / improved open space for recreation in a range of locations. The new sites perform better in this respect as they are larger scale and can incorporate green infrastructure. However, development would be more likely to lead to additional amenity impacts and affect existing communities. On balance, these two options are ranked on par with one another.

Option 3 is considered to perform most preferably overall in terms of health as new communities should be well supported by facilities and open space, and benefits could also be felt by surrounding communities (though this is uncertain given that currently accessibility to the area is poor, especially by active modes of travel). In the instance that health facilities are not secured as part of development, this is not ideal, but there are facilities in Loughborough that can be accessed (albeit this would likely not be walkable).

	Effect significance	Rank
Option 1: Intensification	 ?	2
		
Option 2: Additional Sites	 ?	2
		
Option 3: Cotes	 ?	1
		

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

Effects of the submitted Plan

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 local 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.

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.

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 number of new homes should come forward that are designed to meet different needs.

Additional plan policies seek to manage development that affects particular people, such as students, houses of multiple occupation and Gypsy's and Travelers. 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.

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.

Option 1 – Implications of site Intensification

Additional housing is identified through a combination of windfall development allowance, appeal sites and intensification of several allocated sites. The sites identified for intensification are dispersed across the borough, with some locations having a closer relationship to Leicester than others (but most not being directly related to the Leicester urban area. An increased supply of housing will strengthen the significant positive effects identified for the submitted version of the Local Plan, but in terms of directing growth to where needs are arising, the effects are limited (though it should be noted that the submitted Plan already directs significant growth in locations that have good relationships with Leicester City).

Option 2 – Implications of additional sites

The additional sites are directed to three locations, Thurcaston, Shepshed and Loughborough. The supply identified will strengthen the significant positive effects identified for the submitted Local Plan, and also direct a portion of additional growth to an area that is well related to Leicester (Thurcaston). This option also allocates a greater amount of housing overall in the Plan period compared to Options 1 and 3, as it does not rely on windfalls, which makes it most favourable from a housing perspective as it gives greater certainty of delivery.

Option 3 – Implications of Cotes

There is a presumption that 525 dwellings would come forward at Cotes in the Plan period, with further development beyond then. The additional growth would all be located in one place, which is relatively remote and does not currently have strong links to Leicester. Nevertheless, it would create new housing relatively close to Loughborough, and widens the choice of housing across the borough.

Options comparison

All three options will enhance the positive effects associated with the submission version of the Local Plan. This is to be expected given that all the options identify additional sources of supply with regards to housing. Option 2 is considered to be most favourable from a housing perspective, as it does not rely on unspecified windfall development (as do Options 1 and 3), and provides a wider range of sites for development (with some of this being adjacent to Leicester).

Option 1 is ranked second as intensification provides additional units on selected sites, which could potentially help improve scheme viability and hence affordability. Option 3 provides another new location for housing development on a larger strategic site that offers alternative types of housing. Whilst positive in terms of increased numbers, it limits development to one location and could be delayed due to the need to secure new infrastructure and to develop in phases.

	Effect significance	Rank
Option 1: Intensification		2
Option 2: Additional sites		1
Option 3: Cotes		3

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

Effects of the submitted Plan

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

The housing sites also align relatively well with existing and proposed employment opportunities.

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.

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

With regards to education, the majority of the allocated 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 directed (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.

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.

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**.

Option 1 – Implications of site Intensification

Increased planned growth at the proposed allocations, is likely to have further benefits with regards to employment, by providing accommodation for an increased population and bringing inward spending into different settlements. The overall effects are likely to remain significantly positive in terms of employment generation and economy, with minor positive effects potentially rising to moderate positives in terms of the vitality of centers.

The increase in growth in a dispersed manner ought to be possible to accommodate in terms of education provision. Therefore, minor negative effects associated with the submission Plan are unlikely to significantly worsen.

Option 2 – Implications of additional sites

Additional site allocations are likely to bring further positive effects with regards to employment as it provides the opportunity for an increased number of development industry workers to bring forward sites across the borough.

It also provides a spread of additional new homes and increased investment, which should help the vitality of centres. Additional growth at identified / allocated sites is higher for this option compared to option A (i.e. sites are identified up front rather than relying on windfall), which perhaps increases the certainty of effects somewhat. Therefore, overall significant positive effects in relation to employment remain, and moderate positive effects are predicted in relation to the vitality of centres (albeit the range of locations affected is much smaller compared to option 1).

The increase in growth in a dispersed manner ought to be possible to accommodate in terms of education, particularly as two of the sites proposed could potentially support a new primary schools. Therefore, minor negative effects associated with the submission Plan are unlikely to worsen.

Option 3 – Implications of a new settlement (Cotes)

A new settlement would involve a small local centre. In addition to additional homes provided, and the generation of employment throughout the build out of the new settlement, this should also help to generate income in the area, with potentially greater spending in nearby larger centres such as Loughborough. However, the benefits would all be concentrated in this location.


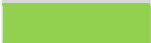







A new settlement would need to be supported by new primary education facilities, and so in this respect, positive effects could be expected. However, it is not of the scale to support secondary education, so access could be lacking in this respect.

Options comparison

Each option brings further benefits with regards to the economy and employment by creating further opportunities for jobs in the development industry. This cements the significant positive effects identified in the submitted Plan.

In terms of support for the vitality of centers, the increase in development could enhance the effects of the submitted Plan, so that moderate positive effects could arise for each option. The benefits would be felt in different locations for each option.

In terms of education provision, each option is considered unlikely to change the current effects in the local plan, though the larger site options could potentially be more favorable in terms of providing new facilities on site. Taking all this into account it is considered that each option performs the same overall with regards to this SA Objective..

	Effect significance	Rank
Option 1: Intensification		1
		
		
Option 2: Additional Sites		1
		
		
Option 3: Cotes		1
		
		

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

Effects of the submitted Plan

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.

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.

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.

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**.

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.

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**.

Option 1 – Implications of site Intensification

Two of the locations proposed for greatest intensification are at Anstey and Barrow-upon-Soar. Both locations are well located with regards to existing facilities that are accessible on foot. Both locations also involve policy requirements for a new school, and intensification could also help to better support local facilities. In this respect, positive effects will be achieved. Intensification in other locations is relatively modest, but the sites are also broadly accessible in terms of walking / cycling to access local facilities, public transport and jobs. Several sites proposed for intensification are less well located, but the magnitude of additional growth is unlikely to lead to a difference in terms of effects. Overall, the effects of the submitted local plan are likely to remain similar, and thus minor positive effects and uncertain neutral / minor negative effects are predicted.

Option 2 – Implications of additional sites

The locations identified for new sites are in three main locations. South of Shepshed, south west of Loughborough and at Thurstaston. Access to services would be different depending on the locations.

In Shepshed, the additional sites are currently poorly located with regards to existing services. However, in combination with the growth already proposed in this location, it is possible that some new facilities could be secured such as education, small retail etc. Access on foot to a wider range of services would not be ideal, as there would be reliance on existing services in Shepshed primarily. However, access to public transport and jobs is relatively good. On balance, neutral effects are predicted.

At Nanpantan, the new site would have good access to some facilities on foot, such as existing and new leisure / recreation. Some facilities such as local shops, schools and health services are slightly further away (approx. 1km or more). Therefore, whilst accessibility by active modes is not as good, it is still an option for active members of the community. Access to public transport and jobs is more positive. There is a mix of effects, and therefore on balance, neutral effects / minor positives are predicted with regards to material assets / accessibility.

At Thurstaston, there are some basic services, but access to health services, retail, jobs and other public services would be farther afield. The scale of growth could help to provide some improvements to open space and contribute to community facilities. However, it is likely that residents would still need to travel outside of the settlement to access basic services, which is not ideal in terms of accessibility. A mitigating factor is that there could be potential access to recreation, and some local services at the proposed Birstall North Sustainable Urban Extension nearby. Overall, neutral effects are predicted.

Overall, the effects of this option would not be too dissimilar to those in the submitted Local Plan, with some of the new communities having good accessibility, and others less so. Therefore, overall, minor positive effects are predicted, as well as neutral / potential minor negative effects.

Option 3 – Implications of Cotes

This location 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 on site, but it is unlikely new secondary schools would be supported, and so a contribution would be required to existing school(s). This would mean that access would either be by car or bus (if new services are provided). Likewise, it is probable that contributions would be made towards existing health facilities in Loughborough, rather than new facilities being secured on site. Whilst beneficial in terms of the level of provision and improvements to existing facilities, it would not be ideal in terms of accessibility by active modes of travel.

With regards to a local centre and other facilities such as places of worship, supermarkets etc. would not be provided on site (which is in a relatively remote location), there would be a need for travel to other settlements (most likely Loughborough and Barrow. This is not ideal in terms of creating walkable neighborhoods.

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, a negative effect is predicted.

Overall, this option would lead to negative effects in terms of accessibility, and would change the overall conclusions in relation to the plan from neutral / uncertain negative effects, to a likely minor negative effect (alongside minor positive effects).

Options comparison

Each option is unlikely to lead to significantly different effects compared to the draft Local Plan. However, the locations involved are more or less likely to contribute to the minor positive or minor negative effects identified already. For Options 1 and 2, the growth would be closer to existing urban areas, and is therefore generally better served by existing facilities and proposed new facilities. For Option 3, the potential to secure certain facilities on site is greater, but is also considered most likely to create a greater reliance on other settlements for certain services. As such, Option 3 is considered to perform the least well out of the three options. Option 1 and 2 are considered to perform on par, with Option 2 presenting better opportunities for new community open space and schools on new sites (compared to intensification), but being less accessible to a wider range of services compared to the locations involved for intensification.

	Effect significance	Rank
Option 1: Intensification		1
		
Option 2: Additional Sites		1
		
Option 3: Cotes		2
		

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

Effects of the submitted Plan

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

Several allocated sites 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.

Option 1 – Implications of Site Intensification

Intensification of allocated sites will help to avoid further land use changes, which could have otherwise involved land that falls within mineral safeguarded areas. In this respect, neutral effects are expected, and there is little change in relation to the effects of the Submission Local Plan.

Option 2 – Implications of additional sites

The additional sites in Shepshed are close to /overlap Clay and Igneous Rock Mineral Safeguarded Areas, but the scale of land loss would be relatively low. The larger sites at Nanpantan, Loughborough and at Thurstaston do not overlap with MSAs. The effects of the Plan are still expected to be minor negatives overall from a borough wide perspective.

Option 3 – Implications of a new settlement. New settlement

The Land at Cotes overlaps with a sand and gravel Mineral Safeguarded Area. Therefore, the potential for additional negative effects exists (compared to the submitted Local Plan). The significance of effects are still likely to be minor overall though.




Options comparison

Option 1 is ranked first in relation to minerals, as it would make more effective use of land through densification or only slight increases in developable areas of some sites. The element of supply assigned to windfall ought not to lead to significant effects as it will be guided by plan policies that seek to ensure minerals are safeguarded and recovered wherever possible.

Option 2 involves some sites with overlap with MSAs in Shepshed, but limited overlap elsewhere. The scale of overlap is low, and though overall effects are unlikely to be significant, this Option is less preferable than Option 1, so is ranked second.

Overall, Option 3 is ranked third in relation to mineral resources, as the new settlement site overlaps with a minerals safeguarded area for sand and gravel. It would also require greater use of raw materials to support new infrastructure compared to approaches that make use of existing urban area facilities. Whilst the presence of an MSA does not mean that significant losses of minerals would arise, the potential is greater compared to the other options where overlap with MSAs is lower.

Nevertheless, the overall effects of the plan are predicted to be minor negatives.



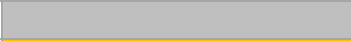


	Effect significance	Rank
Option 1: Intensification		1
Option 2: Additional sites		2
Option 3: Cotes		3

Appendix B: Significance thresholds

This appendix illustrates how the additional growth involved for each option relates to the significance thresholds identified within Appendix G of the SA Report.

Introduction

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.

Principal Urban Area

Option 1
Option 2
Option 3

PUA / LUA

	1000	2000	2500	3000	3300	3900
Landscape		?	?	?	?	?
Biodiversity		?	?	?	?	?
Water quality		?	?	?	?	?
Flood Risk		?	?	?	?	?
Soil resources		?	?	?	?	?
Air quality		?	?	?	?	?
Climate change	/	/	/	/	/	/
Historic environment		?	?	?	?	?
Deprivation	?	?	?	?	?	?
Health		?	?	?	?	?
Housing		?	?	?	?	?
Local Economy		?	?	?	?	?
Accessibility	?	?	?	?	?	?
Minerals		?	?	?	?	?

Option 2 surpasses the threshold where significant negative effects were identified as potentially arising with regards to landscape.

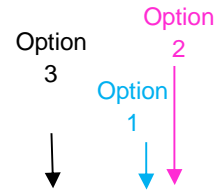
2. Loughborough

Option 3 / 1
 Option 2

	800	2000	3300	4000	4600	5150
Landscape		?				
Biodiversity		?			?	
Water quality			?	?	?	?
Flood Risk				?	?	
Soil resources						
Air quality		?		?	?	?
Climate change*	/	/	/	/	/	/
Historic environment		?	?			
Deprivation				?		
Health	?	?				?
Housing						
Local Economy						
Accessibility	?			?	?	?
Minerals		?				

All three options increase the level of growth beyond the threshold for significant negative effects (as predicted at the options appraisal stage). The detailed appraisal of the specific sites involved demonstrates that for Option 2, development in the location proposed at Loughborough is relatively sensitive and could raise the negative effects from minor to moderately negative. Options 1 and 3 involve higher growth in Loughborough, but this is largely attributable to windfall development that would be expected to come forward in less sensitive urban locations.

3. Shepshed



	500	1200	1500	2000	2200	2500	2600	2650
Landscape								
Biodiversity		?	?					
Water quality		?	?	?	?	?	?	?
Flood Risk		?	?	?	?			
Soil resources								
Air quality		?	?					
Climate change	/	/	/	/	/	/	/	/
Historic environment						?	?	?
Deprivation				?	?			
Health				?	?			
Housing				?	?			
Local Economy				?	?			
Accessibility		?	?	?	?			
Minerals		?	?	?	?			

None of the options exceed the indicative threshold were major negative effects are likely to arise. The more detailed appraisal of sites involved within the main body of the SA Report Addendum also demonstrate that effects will remain minor.

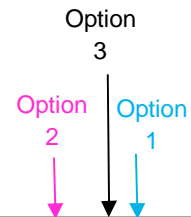
4. Service Centres

Option 3
Option 2
Option 1

	600	1000	1100	1600	2100	3100	4400	4600
Landscape		?	?	?				
Biodiversity		?	?					
Water quality				?	?	?	?	?
Flood Risk						?	?	?
Soil resources								
Air quality								?
Climate change*	/	/	/	/	/	/	/	/
Historic environment							?	?
Deprivation		?	?	?				
Health		?	?	?	?			
Housing								
Local Economy						?		
Accessibility				?	?			
Minerals		?	?	?	?			

None of the options exceed the indicative threshold where major negative effects are likely to arise. The more detailed appraisal of sites involved within the main body of the SA Report Addendum also demonstrate that effects will remain minor in the service centres.

5. Other Settlements



	800	1400	2200
<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>			

None of the options exceed the indicative threshold when significant negative effects are considered more likely to arise. However, the detailed appraisal of specific sites within the body of the SA Addendum demonstrates that there could be significant negative effects with regards to Landscape in Thurcaston under Option 2 (due to the large scale nature of the site).

6. New Standalone Settlements

Standalone Settlements

Option
3
↓

	1000	1500
<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>		

Only Option 3 involves a new standalone settlement, which could generate significant negative effects in terms of landscape and historic environment.

	Does not exceed indicative thresholds
	Falls between minor and significant effects
	Falls into potentially significant effects

SA Objective	Spatial area	Significant effects threshold Appendix G	Submission Plan	April update	Option 1	Option 2	Option 3
Landscape	PUA	2500 - 3000	2104	2094	2332	2691	2245
Landscape	Loughborough	2000 - 3300	2242	2242	2398	2742	2393
Landscape	Shepshed	2200 - 2500	1878	1893	2237	2118	2094
Landscape	Service areas	2100 - 3100	1819	1843	2293	1973	2124
Landscape	Other settlements	>2200	815	755	1074	755	906
Landscape	Standalone settlements	1000	0	0	0	0	525
					<i>10334</i>	<i>10279</i>	<i>10287</i>

Biodiversity	PUA	>3900	2104	2094	2332	2691	2245
Biodiversity	Loughborough	4000 - 4600	2242	2242	2398	2742	2393
Biodiversity	Shepshed	>2650	1878	1893	2237	2118	2094
Biodiversity	Service areas	2100 - 3100	1819	1843	2293	1973	2124
Biodiversity	Other settlements	>2200	815	755	1074	755	906
Biodiversity	Standalone settlements	>1500	0	0	0	0	525

Water	PUA	>3900	2104	2094	2332	2691	2245
Water	Loughborough	>5150	2242	2242	2398	2742	2393
Water	Shepshed	>2650	1878	1893	2237	2118	2094
Water	Service areas	>4600	1819	1843	2293	1973	2124
Water	Other settlements	>2200	815	755	1074	755	906
Water	Standalone settlements	>1500	0	0	0	0	525

Flood risk	PUA	>3900	2104	2094	2332	2691	2245
Flood risk	Loughborough	>5150	2242	2242	2398	2742	2393
Flood risk	Shepshed	>2650	1878	1893	2237	2118	2094

SA Objective	Spatial area	Significant effects threshold Appendix G	Submission Plan	April update	Option 1	Option 2	Option 3
Flood risk	Service areas	>4600	1819	1843	2293	1973	2124
Flood risk	Other settlements	>2200	815	755	1074	755	906
Flood risk	Standalone settlements	>1500	0	0	0	0	525

Soil	PUA	3300 - 3900	2104	2094	2332	2691	2245
Soil	Loughborough	2000 - 3300	2242	2242	2398	2742	2393
Soil	Shepshed	2200 - 2500	1878	1893	2237	2118	2094
Soil	Service areas	1600 - 2100	1819	1843	2293	1973	2124
Soil	Other settlements	>2200	815	755	1074	755	906
Soil	Standalone settlements	1000 - 1500	0	0	0	0	525

Air quality	PUA	>3900	2104	2094	2332	2691	2245
Air quality	Loughborough	3300 - 4000	2242	2242	2398	2742	2393
Air quality	Shepshed	>2650	1878	1893	2237	2118	2094
Air quality	Service areas	>4600	1819	1843	2293	1973	2124
Air quality	Other settlements	>2200	815	755	1074	755	906
Air quality	Standalone settlements	>1500	0	0	0	0	525

Historic environment	PUA	>3900	2104	2094	2332	2691	2245
historic environment	Loughborough	2000-3300	2242	2242	2398	2742	2393
historic environment	Shepshed	>2650	1878	1893	2237	2118	2094
historic environment	Service areas	3100 - 4400	1819	1843	2293	1973	2124
historic environment	Other settlements	1400 - 2200	815	755	1074	755	906
historic environment	Standalone settlements	1000	0	0	0	0	525

Deprivation	PUA	2000-2500	2104	2094	2332	2691	2245
Deprivation	Loughborough	2000-3300	2242	2242	2398	2742	2393
Deprivation	Shepshed	>2650	1878	1893	2237	2118	2094
Deprivation	Service areas	>4600	1819	1843	2293	1973	2124
Deprivation	Other settlements	>2200	815	755	1074	755	906

SA Objective	Spatial area	Significant effects threshold Appendix G	Submission Plan	April update	Option 1	Option 2	Option 3
Deprivation	Standalone settlements	>1500	0	0	0	0	525
Health	PUA	>3900	2104	2094	2332	2691	2245
Health	Loughborough	2000-3300	2242	2242	2398	2742	2393
Health	Shepshed	2000-2200	1878	1893	2237	2118	2094
Health	Service areas	3100-4400	1819	1843	2293	1973	2124
Health	Other settlements	1400-2200	815	755	1074	755	906
Health	Standalone settlements	>1500	0	0	0	0	525
Housing	PUA	2000-3300	2104	2094	2332	2691	2245
Housing	Loughborough	1500-2000	2242	2242	2398	2742	2393
Housing	Shepshed	1600-2100	1878	1893	2237	2118	2094
Housing	Service areas	3100-4400	1819	1843	2293	1973	2124
Housing	Other settlements	1400-2200	815	755	1074	755	906
Housing	Standalone settlements	>1500	0	0	0	0	525
Local economy	PUA	3300-3900	2104	2094	2332	2691	2245
local economy	Loughborough	2000-3300	2242	2242	2398	2742	2393
local economy	Shepshed	1500-2000	1878	1893	2237	2118	2094
local economy	Service areas	2100-3100	1819	1843	2293	1973	2124
local economy	Other settlements	>2200	815	755	1074	755	906
local economy	Standalone settlements	>1500	0	0	0	0	525
accessibility	PUA	2000-2500	2104	2094	2332	2691	2245
accessibility	Loughborough	2000-3300	2242	2242	2398	2742	2393
accessibility	Shepshed	>2650	1878	1893	2237	2118	2094
accessibility	Service areas	1600-2100	1819	1843	2293	1973	2124
accessibility	Other settlements	>2200	815	755	1074	755	906
accessibility	Standalone settlements	>1500	0	0	0	0	525

SA Objective	Spatial area	Significant effects threshold Appendix G	Submission Plan	April update	Option 1	Option 2	Option 3
minerals	PUA	>3900	2104	2094	2332	2691	2245
minerals	Loughborough	>5150	2242	2242	2398	2742	2393
minerals	Shepshed	>2650	1878	1893	2237	2118	2094
minerals	Service areas	>4600	1819	1843	2293	1973	2124
minerals	Other settlements	>2200	815	755	1074	755	906
minerals	Standalone settlements	>1500	0	0	0	0	525

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