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# **Charnwood Local Plan (Core Strategy)**

## **Updated Sustainability Appraisal Report**

Prepared by LUC  
August 2015

**Project Title:** Sustainability Appraisal of Charnwood's Local Plan (Core Strategy)

**Client:** Charnwood Borough Council

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			Gwilym Katie Norris		
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Planning & EIA  
Design  
Landscape Planning  
Landscape Management  
Ecology  
Mapping & Visualisation

LUC BRISTOL  
14 Great George Street  
Bristol BS1 5RH  
Tel: 0117 929 1997  
Fax: 0117 929 1998  
[bristol@landuse.co.uk](mailto:bristol@landuse.co.uk)

Offices also in:  
London  
Glasgow  
Edinburgh



FS 566056  
EMS 566057

Land Use Consultants Ltd  
Registered in England  
Registered number: 2549296  
Registered Office:  
43 Chalton Street  
London NW1 1JD  
LUC uses 100% recycled paper

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# 1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of Charnwood Borough Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Charnwood Local Plan (Core Strategy), referred to throughout this report as the Core Strategy.
- 1.2 This report relates to the current version of the Core Strategy which comprises the Pre-Submission Draft version (June 2013) that was submitted for Examination in December 2013, incorporating the Main Modifications that have been proposed during 2015.
- 1.3 This SA Report should therefore be read in conjunction with the following documents:
  - Charnwood Local Plan 2006 to 2028 Core Strategy: Pre-Submission Draft (June 2013).
  - Charnwood Local Plan 2006 to 2028 Core Strategy: Proposed Main Modifications (April 2015).
  - Charnwood Local Plan 2006 to 2028 Core Strategy: Additional Proposed Main Modification (July 2015).

## Context for the Charnwood Core Strategy

- 1.4 Charnwood Borough Council (CBC) is in the process of producing a new Local Plan, which will replace the saved policies from the adopted Local Plan 1991- 2006. The Core Strategy is the primary document in the new Charnwood Local Plan and will provide the overall strategy for delivering growth in the Borough up to 2028. It sets out a vision, strategic objectives and policies for delivering growth and will be used to help consider development proposals, deliver infrastructure and influence decisions relating to economic development.
- 1.5 The Core Strategy will be supported by a number of other documents within the new Local Plan, including the forthcoming Site Allocations and Development Management Development Plan Document (DPD) and a number of Supplementary Planning Documents, as well as Neighbourhood Plans.
- 1.6 The Charnwood Core Strategy was submitted to the Secretary of State for examination in December 2013 and hearing sessions were held between December 2014 and January 2015. Following the close of these hearing sessions the Inspector wrote to the Council stating that a number of Main Modifications were required to make the Core Strategy sound, and the Council published those Main Modifications for consultation in

April 2015. A further Main Modification was proposed by the Council in July 2015 in response to a Written Ministerial Statement relating to wind energy. Therefore, the Core Strategy now comprises the Pre-Submission Draft taking into account those two sets of Main Modifications.

## **Sustainability Appraisal and Strategic Environmental Assessment**

- 1.7 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the DPD preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process appraises the likely social, environmental and economic effects of the strategies and policies within a DPD (in this case the Charnwood Core Strategy) from the outset of its development.
- 1.8 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive<sup>1</sup>, which was transposed into UK law by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment, and set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)<sup>2</sup>. The purpose of SEA, as defined in Article 1 of the SEA Directive is *"to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development"*.
- 1.9 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses only on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. Government guidance<sup>3</sup> shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations.
- 1.10 The SA process is intended to help planning authorities work towards achieving sustainable development in line with the five principles set out in the UK Sustainable Development Strategy:

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<sup>1</sup> SEA Directive 2001/42/EC

<sup>2</sup> Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

<sup>3</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

### **Living within Environmental Limits**

Respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

### **Ensuring a Strong, Healthy and Just Society**

Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.

### **Achieving a Sustainable Economy**

Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.

### **Promoting Good Governance**

Actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy, and diversity.

### **Using Sound Science Responsibly**

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

## **Purpose and Structure of the SA Report**

- 1.11 This report is the SA report for the Charnwood Core Strategy which comprises the Pre-Submission Draft version (June 2013) incorporating Main Modifications.
- 1.12 The previous full SA report was produced in March 2013 in relation to the Pre-Submission Draft version of the Core Strategy. A number of other SA documents have been produced since then, as listed in **Table 1.1** below. The purpose of this report is to collate these documents into a full SA report which reflects the Core Strategy as it currently stands and which complies with the requirements of the SEA Regulations.

**Table 1.1 SA documents that have been collated in this SA Report**

SA Documents	Description
SA Report for the Pre-Submission Draft Core Strategy (March 2013) <i>Examination document ref: SD/8</i>	This is the SA Report that was produced to accompany the Pre-Submission Draft version of the Core Strategy. This SA Report was

SA Documents	Description
	submitted for Examination alongside that version of the Core Strategy.
<p>SA Supplementary Report (October 2013)  <i>Examination document ref: PSD/2</i></p>	<p>This was a supplementary report to the Draft Core Strategy SA Report (March 2013). It clarified:</p> <ul style="list-style-type: none"> <li>• how reasonable alternatives were identified as part of the 2012 Core Strategy Supplementary Consultation;</li> <li>• the reasons for rejecting or selecting the reasonable alternatives in the 2012 Core Strategy Supplementary Consultation; and</li> <li>• the implications of the revocation of the Regional Plan on reasonable alternatives for the overall spatial strategy considered throughout the Core Strategy preparation (2006 to 2013).</li> </ul> <p>This report was published as a post-submission document.</p>
<p>SA Executive Summary (December 2013) <i>Examination document ref: SD/9</i></p>	<p>This was an executive summary of the SA Report for the Core Strategy, covering the period from 2004 up to the submission of the document in 2013.</p> <p>Part 1 described how reasonable alternatives were identified for testing the development strategy and Part 2 described how the SA of reasonable alternatives informed the development strategy and other policies within the Core Strategy.</p> <p>This Executive Summary was submitted for Examination alongside the Pre-Submission Draft version of the Core Strategy.</p>
<p>SA Addendum for the proposed Main Modifications to the Core</p>	<p>This SA Addendum was produced in relation to the Main Modifications</p>

SA Documents	Description
Strategy (March 2015)	<p>that the Council proposed as part of the Core Strategy Examination process. It set out the implications of each proposed Main Modification for the SA findings that were described in the March 2013 SA Report.</p> <p>The SA Addendum was published alongside the consultation on the Main Modifications in April 2015.</p>
SA Addendum for the additional proposed Main Modification to the Core Strategy (July 2015)	<p>This SA Addendum was produced in relation to a further Main Modification that was proposed by the Council to address the implications of the Ministerial Statement that was published in June 2015.</p> <p>The SA Addendum was published alongside the consultation on the additional Main Modification in July 2015.</p>

- 1.13 This collated SA report has been produced by taking the March 2013 SA report as a starting point and incorporating the information that was presented in the SA documents produced since then. In particular, the SA matrices in **Appendix 13** and the summary of the SA findings in **Chapter 6** have been updated to reflect the implications of the Main Modifications, as originally reported in the April and July 2015 SA Addenda. In addition, the baseline information in **Chapter 4** has been updated.
- 1.14 This report has been prepared in the spirit of the integrated approach to SEA and SA, and throughout the report, the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'. **Table 1.2** further ahead in this section signposts how the requirements of the SEA Directive have been met within this SA report.
- 1.15 This chapter has provided an introduction to the SA of Charnwood Core Strategy. The remainder of the SA report is structured as follows:
- **Chapter 2 – Charnwood's Core Strategy** outlines the contents of the Core Strategy.
  - **Chapter 3 – Methodology** describes the stages of the SA process and the approach used for the specific SA tasks, including the sustainability framework used in the appraisal.

- **Chapter 4 – Characterisation and the SA Framework** summarises the Core Strategy’s relationship with other relevant plans, policy and strategies, summarises the social, economic and environmental characteristics of Charnwood, and identifies the key sustainability issues relating to development within Charnwood.
- **Chapter 5 – Alternatives Considered and Influence of the SA** describes the development of the policies and strategic site allocations now included in the Core Strategy and outlines how the SA work that has been undertaken at each stage has influenced the development of the Core Strategy.
- **Chapter 6 – Sustainability Appraisal findings** sets out the findings of the SA of the Charnwood Core Strategy.
- **Chapter 7 – Monitoring and Recommendations** proposes the approach to monitoring the likely significant sustainability effects of implementing the Core Strategy and summarises how SA recommendations were taken into account.
- **Chapter 8 – Conclusions** summarises the key findings of the SA in terms of any significant sustainability effects predicted (positive or negative) from implementing the Charnwood Core Strategy.

1.16 The review of relevant plans, policies and programmes is presented in **Appendix 1**. **Appendices 2, 3, 4, 5, 6 and 7** present the consultation comments that have been received in relation to earlier versions of the SA work (in 2006, 2008, 2012, March 2013, October 2013 and 2015 respectively). **Appendices 8, 9 and 10** supplement the information in **Chapter 5** by describing the spatial and policy options considered between 2006 and 2012 and the reasons for selecting or discounting them. **Appendices 11 and 12** include the SA Supplementary Report (October 2013) and the SA Report Executive Summary (December 2013) respectively. The detailed SA matrices for the Core Strategy policies can be found in **Appendix 13**.

**Table 1.2: Requirements of the SEA Directive and where these have been addressed in this SA Report**

SEA Directive Requirements	Where covered in this SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 4 and Appendix 1

SEA Directive Requirements	Where covered in this SA report
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 4
c) The environmental characteristics of areas likely to be significantly affected	Chapter 4
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Chapter 4
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 4 and Appendix 1
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapter 6 and Appendix 13
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapter 6 and Appendix 13
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 3 and 5, and Appendices 8, 9, 10, 11 and 12.
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 7

SEA Directive Requirements	Where covered in this SA report
j) a non-technical summary of the information provided under the above headings	A Non-Technical Summary has been prepared separately to accompany this full report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Addressed throughout this SA report.
<b>Consultation:</b> <ul style="list-style-type: none"> <li>authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</li> </ul>	<p>Consultation was undertaken on the SA Scoping Report in 2005. Some of the Scoping tasks have since been updated and are presented in this SA Report. Updated versions of the baseline information and policy review were also included in the March 2013 SA Report which was consulted upon alongside the Draft Core Strategy.</p>
<ul style="list-style-type: none"> <li>authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</li> </ul>	Each consultation stage in the Core Strategy preparation has been accompanied by SA work as described in Chapters 3 and 5.
<ul style="list-style-type: none"> <li>other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul>	N/A

SEA Directive Requirements	Where covered in this SA report
<b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b>	
<p><b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> <li>• the plan or programme as adopted</li> <li>• a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>• the measures decided concerning monitoring (Art. 9)</li> </ul>	To be addressed after the Core Strategy is adopted.
<p><b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	To be addressed after the Core Strategy is adopted.
<p><b>Quality assurance:</b> environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).</p>	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

## 2 Charnwood's Core Strategy

- 2.1 As described in **Chapter 1**, Charnwood's Local Plan will include a number of documents including:
- The Core Strategy (the SA of which is the subject of this report).
  - Site Allocations and Development Management Development Plan Document.
  - Infrastructure Delivery Plan.
  - Neighbourhood Plans.
  - Supplementary Planning Documents.
- 2.2 The new Local Plan will replace the adopted Borough of Charnwood Local Plan, and until the whole new Local Plan has been prepared, the Core Strategy should be read alongside the saved policies from that document.

### The Charnwood Core Strategy

- 2.3 The Core Strategy provides an overarching development strategy for Charnwood Borough up to 2028. It provides for the development of 13,940 new homes and up to 152ha of employment land and includes a number of area based policies relating to sustainable urban extensions on the edge of Leicester and West of Loughborough, a directions for growth for the Watermead Regeneration Corridor and the proposed Loughborough Science Park, as well as some topic-specific and Borough-wide policies relating to environmental issues such as biodiversity and the landscape, economic issues such as employment and regeneration and social issues such as housing need and open space, sport and recreation.

### Structure of the Core Strategy

- 2.4 This section describes the structure of the Core Strategy (the Pre-Submission Draft version (2013) incorporating Main Modifications (April and July 2015)).
- 2.5 The Core Strategy presents a Vision which describes what Charnwood will be like in 2028 and 21 Strategic Objectives for the Borough, followed by 25 specific policies which are set out in the following sections:
- Development Strategy.
  - Meeting our Housing Needs.
  - Economy and Regeneration.
  - Our Environment.

- Access and Travel.
- South Charnwood: Edge of Leicester (including policies for the north east of Leicester sustainable urban extension, the north of Birstall direction of growth and the Watermead Regeneration Corridor).
- North Charnwood: Loughborough and Shepshed (including policies for the west of Loughborough sustainable urban extension and the Loughborough University and Science and Enterprise Park).
- Infrastructure and Delivery.

2.6 As well as the 25 policies covering the above topics and strategic development locations, the Core Strategy also sets out three further and more specific visions for the future development of the following locations:

- North East of Leicester Sustainable Urban Extension.
- North of Birstall Sustainable Urban Extension.
- West Loughborough Growth Area.

## 3 Methodology

- 3.1 In addition to complying with legal requirements, the approach taken to the SA of the Charnwood Core Strategy is based on current best practice and the following guidance:
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Office of the Deputy Prime Minister (November 2005). *Note this guidance was used for earlier stages of the SA, but was withdrawn by the Government when the decision was made to abolish Regional Spatial Strategies.*
  - Practical Guide to the SEA Directive, Office of the Deputy Prime Minister (September 2005).
  - Sustainability Appraisal guidance within the Government's Planning Practice Guidance<sup>4</sup>.
- 3.2 The Government guidance introduces the SA process and explains how to carry out SA as an integral part of the plan-making process. **Table 3.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

**Table 3.1 Corresponding stages in plan making and SA**

### Local Plan Step 1: Pre-production - Evidence Gathering

#### SA stages and tasks

#### **Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope**

- A1: Identifying other relevant policies, plans and programmes, and sustainability objectives
- A2: Collecting baseline information
- A3: Identifying sustainability issues and problems
- A4: Developing the SA Framework
- A5: Consulting on the scope of the SA

### Local Plan Step 2: Production

#### SA stages and tasks

#### **Stage B: Developing and refining options and assessing effects**

- B1: Testing the Plan objectives against the SA Framework
- B2: Developing the Plan options
- B3: Predicting the effects of the Plan

<sup>4</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

<ul style="list-style-type: none"> <li>• B4: Evaluating the effects of the Plan</li> <li>• B5: Considering ways of mitigating adverse effects and maximising beneficial effects</li> <li>• B6: Proposing measures to monitor the significant effects of implementing the Plans</li> </ul>
<b>Stage C: Preparing the Sustainability Appraisal Report</b> <ul style="list-style-type: none"> <li>• C1: Preparing the SA Report</li> </ul>
<b>Stage D: Consulting on the Draft Plan and the Sustainability Appraisal Report</b> <ul style="list-style-type: none"> <li>• D1: Public participation on draft Plan and the SA Report</li> <li>• D2(i): Appraising significant changes</li> </ul>
<b>Local Plan Step 3: Examination</b>
SA stages and tasks
<ul style="list-style-type: none"> <li>• D2(ii): Appraising significant changes resulting from representations</li> </ul>
<b>Local Plan Step 4 &amp; 5: Adoption and Monitoring</b>
SA stages and tasks
<ul style="list-style-type: none"> <li>• D3: Making decisions and providing information</li> </ul>
<b>Stage E: Monitoring the significant effects of implementing the Plan</b> <ul style="list-style-type: none"> <li>• E1: Finalising aims and methods for monitoring</li> <li>• E2: Responding to adverse effects</li> </ul>

- 3.3 The methodology set out below describes the SA work that has been undertaken to date for the Charnwood Core Strategy and provides information on the subsequent stages of the process.

### Stage A: Scoping

- 3.4 This stage was completed by Charnwood Borough Council in October 2005. The Scoping Report<sup>5</sup> involved the following main tasks:
- Identification of relevant plans, programmes, strategies and studies which may influence the contents of the Core Strategy.
  - Collection of baseline information and characterisation of Charnwood Borough.
  - Identification of key sustainability issues facing Charnwood.

<sup>5</sup> Charnwood Borough Council, October 2005, Sustainability Appraisal/Strategic Environmental Assessment – Final Scoping Report

- Development of a framework of SA objectives against which to appraise the Core Strategy.
  - Description of the SA methodology proposed.
- 3.5 The Scoping Report was sent to the four SEA 'Consultation Bodies' that existed at that time (the Countryside Agency, English Heritage, English Nature, Environment Agency), plus other stakeholders for a five week consultation period. The Scoping Report was then revised to take into account of responses to the consultation - the Final Scoping Report for the SA of the Core Strategy and Loughborough Science Park (2005) is available on CBC's website:  
<http://www.charnwood.gov.uk/environment/corestrategy/issuesandoptionspape1.html>
- 3.6 Following changes in Government guidance on SA, a review of the 27 Sustainability Appraisal objectives and indicators was undertaken to facilitate a more streamlined assessment (but retaining its robustness) and the monitoring of the Council's objectives. The revised SA Framework was circulated to the then statutory Consultation Bodies (English Heritage, the Environment Agency, and Natural England) for comment in August 2009. The updated SA framework is presented in **Chapter 4** of this Report.

## Stage B: Developing and Refining Options

- 3.7 SA is an iterative process and in order to meet the requirements of the Directive and the Regulations, each formal consultation on the Core Strategy needs to be accompanied by a report setting out sustainability effects of alternative strategies for meeting developments needs across the Borough.
- 3.8 Work on the preparation of the Charnwood Core Strategy has been going on for nearly ten years. Inevitably, this has meant that the plan preparation process has not been straightforward, because it has had to respond to changes in planning legislation, Government policy, new and frequently updated evidence, case law, etc.
- 3.9 The Core Strategy has been through a number of iterations, starting with high level issues and options, through detailed drafts of the Core Strategy, and subsequent changes to that Strategy. Throughout this process, SA has remained an integral component of plan preparation. Each time there has been a formal consultation, this has been accompanied by SA material (note that the SA work on the initial Issues & Options in 2005 was integrated into the SA on the 2006 Core Strategy Preferred Options).
- 3.10 SA has also been used internally by Council officers (such as the work undertaken on the document 'Planning for Our Next Generation Alternative Strategies' in 2007, which was not published at the time due to changes in the planning regulations but nonetheless provides a useful

additional reference point in the evolution of the Core Strategy and the accompanying SA work).

- 3.11 Similarly, the Council held a number of topic-based workshops with invited stakeholders, which were often accompanied by SA material to aid discussion.
- 3.12 The key stages in the consideration of options and in the development of the Core Strategy, and the accompanying SA outputs are listed in **Table 3.2**. Note that this updated SA Report collates the SA outputs shown in grey in the table below, into a single SA Report.

**Table 3.2: Summary of the evolution of the Core Strategy**

Core Strategy DPD - iterations	SAs of each iteration
Core Strategy Issues and Options, June 2005	Core Strategy DPD Preferred Options SA report, February 2006
Charnwood 2021 Planning for Our Next generation, Core Strategy Preferred Options, February 2006	
Planning for Our Next Generation Alternative Strategies, September 2007	Core Strategy 2021: Sustainability Appraisal Report: Main Report, October 2007
Charnwood 2026 Planning for Our Next generation – Further Consultation, October, 2008	Charnwood 2026 LDF, Core Strategy DPD – Further Consultation report – SA, September 2008
Planning for Growth. Core Strategy Supplementary Consultation, June 2012	Core Strategy Supplementary Consultation, Interim SA Report, June 2012
Charnwood Draft Core Strategy, 2013	<p>Draft Charnwood Core Strategy: Sustainability Appraisal Report, March 2013</p> <p>Charnwood Core Strategy: SA Supplementary Report, October 2013</p> <p>Draft Charnwood Core Strategy: SA Report Executive Summary, December 2013</p>
Charnwood Local Plan 2006 to 2028 Core Strategy: Proposed Main Modifications (April 2015)□	Charnwood Core Strategy Main Modifications: Sustainability Appraisal Addendum (April 2015)

Core Strategy DPD - iterations	SAs of each iteration
Charnwood Local Plan 2006 to 2028 Core Strategy: Additional Proposed Main Modification (July 2015)	Additional Proposed Main Modification to the Charnwood Core Strategy: Sustainability Appraisal Addendum (July 2015)

- 3.13 A detailed description of the options considered at each stage and the findings of the SA work undertaken is provided in **Chapter 5** of this SA Report.
- 3.14 Charnwood Borough Council has gone to considerable lengths to encourage consultation and to engage with the public. This has included formal consultation required under the SEA Regulations, as well as informal technical and information-gathering exercises. Workshops were held at regular intervals to provide updates on the progress of the Core Strategy, and highlight key issues and changes. At all stages of formal consultation, the accompanying SA reports have been made available to the public on the Council's website. Consultation comments received on the SA work undertaken at each stage, and the responses to the consultation comments, are provided in **Appendices 2, 3, 4, 5, 6 and 7**.
- 3.15 A draft version of the SA report for the Pre-Submission Draft Core Strategy was produced in relation to an early version of the Core Strategy document and was made available to Charnwood Borough Council. The draft SA report included a number of recommendations for strengthening the wording of some policies in the Pre-Submission Draft Core Strategy, in order to help to mitigate potential negative sustainability effects identified. These recommendations were addressed in the final version of the Pre-Submission Draft Core Strategy which was submitted for Examination, as described in **Chapter 7**.

### Stage C: Appraising the Effects of the Preferred Options

- 3.16 This SA Report describes the process undertaken to date in carrying out the SA of the Charnwood Core Strategy. It sets out the findings of the appraisal of the Core Strategy (Pre-Submission Draft version incorporating Main Modifications), highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects) and outlining proposed monitoring measures.
- 3.17 Each policy in the Core Strategy has been assessed against each SA objective, and a judgement made with regards to the likely effect that the option would have on that objective. These judgements were recorded as a colour coded symbol, as shown below in **Figure 3.1** overleaf. The sustainability effects are presented in a matrix for each

policy, in **Appendix 13**, along with a brief justification of the judgement made.

- 3.18 The appraisal matrices presented in **Appendix 13** comprise updated versions of the matrices that were produced for the policies in the Pre-Submission Draft Core Strategy (2013), which have been revised to take into account the Main Modifications proposed since then (April and July 2015). The changes made to the SA matrices reflect the conclusions of the April and July SA Addenda for the Main Modifications in relation to the implications of the Main Modifications for the 2013 SA findings.

**Figure 3.1 Key to symbols and colour coding used in the SA of the Core Strategy**

Symbol	Meaning
↑	Significant positive effect (i.e. a move towards the objective)
↑	Marginal or minor positive effect (i.e. a move towards the objective)
0	There is no relationship or no significant relationship between the objective and the policy/option
?	It is not known whether the policy/option will move towards or away from the objective (another form of uncertainty)
Neutral	Performance against this objective is neutral
↓	Significant negative effect (i.e. a move away from the objective)
↓	Marginal or minor negative effect (i.e. a move away from the objective)
D	Effect depends on how the policy is implemented (one form of uncertainty)
T	Denotes a temporary effect (Effects are permanent if this symbol is not used)

- 3.19 The SA findings for the Core Strategy (Pre-Submission Draft incorporating Main Modifications) are summarised in **Chapter 6**, including an assessment of the potential cumulative impacts of the Core Strategy as a whole.

## Stage D: Consultation

- 3.20 Charnwood Borough Council previously consulted on the Pre-Submission Draft Core Strategy and the accompanying SA Report prior to submission of the Core Strategy to the Secretary of State in December 2013. Between January and March 2014, the Council consulted on a SA Supplementary Report that described the process for identifying,

rejecting or selecting reasonable alternatives as part of the 2012 Core Strategy Supplementary Consultation, as well as the implications of the revocation of the Regional Plan on reasonable alternatives for the overall spatial strategy considered throughout the Core Strategy preparation (2006 to 2013).

- 3.21 Since then, two Main Modifications consultations have taken place, in April and July 2015. The consultations at each stage have been designed to comply with the Statement of Community Involvement and requirements of the SEA Regulations.

## **Stage E: Monitoring Implementation of the Core Strategy**

- 3.22 **Chapter 7** of this SA Report sets out recommendations for monitoring the sustainability effects of the Core Strategy once adopted. Recommendations are made to monitor the potential significant effects of the Core Strategy, both positive and negative, as well as the uncertain effects identified.

## **Responsibilities for Undertaking the SA work**

- 3.23 The SA work for the Core Strategy has been undertaken by Charnwood Borough Council officers and consultants at different stages, as detailed below:
- Halcrow Consultants were commissioned In September 2004 to develop a SA framework and prepare the Scoping Report in 2005.
  - Charnwood Borough Council officers prepared the SA report to support the Core Strategy (Preferred Options) DPD in 2006.
  - WSP Environmental in October 2007 prepared an internal SA report to support the Alternative Strategies for Growth.
  - David Tyldesley and Associates in August 2008 undertook a Critical Review of the SA process and provided advice on the Habitats Regulations Assessment.
  - Charnwood Borough Council produced an interim SA report to accompany the Core Strategy Further Consultation report which was published for consultation in October 2008.
  - LUC was commissioned to act as a critical friend in 2009 to support Charnwood Borough Council in preparing the Pre-Submission Core Strategy, and carried out some of the appraisal work.
  - For the Supplementary Consultation in 2012, the SA of the Principal Urban Area (PUA) and non-PUA options was undertaken by LUC. Council officers undertook the SA of the Service Centre options.
  - For the March 2013 SA Report, LUC carried out the majority of the SA work and compiled the report, although drawing on earlier SA work and contributions by Council officers.

- LUC was commissioned to support the Council with production of a Supplementary SA Report in October 2013 and an SA Report Executive Summary in December 2013. These documents were produced by LUC with significant input from Charnwood Borough Council.
- Following the Examination hearings, LUC produced two SA Addenda for consultation to set out the SA implications of the proposed Main Modifications, in April and July 2015 respectively.
- In July/August 2015, LUC collated this updated full SA report for the Pre-Submission Draft Core Strategy incorporating Main Modifications. The SA work at this stage has been carried out by LUC but has again drawn on earlier work and contributions by Council officers.

## Data Limitations and Difficulties Encountered

- 3.24 The SEA Regulations require that the environmental report should include information on *"any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information"* (Schedule 2(8)).
- 3.25 The main difficulties encountered during the SA of the Charnwood Core Strategy largely related to limitations regarding the available information and difficulties associated with undertaking the assessment at a strategic level, where specific information about the nature of the development that may result from policies is not usually available. Specific issues highlighted during the course of the SA work, some of which only affected the SA work at earlier stages, have included:
- No trend data due to the data only being available over the past year, or data only being available from the 2001 Census.
  - Lack of quantitative information for example in relation to highway capacities, utilities capacity and healthcare and education capacity.
  - The need for technical inputs in relation to specific subjects e.g. water, flood risk.
  - Uncertainties about the scale of development being planned for due to the review and status of the Regional Spatial Strategy.
  - Maintaining the assessment at a strategy level especially where specific locations were considered and ensuring that the conclusions are justified (for example, the development of the overall spatial strategy was largely conducted through an assessment of the capacity of different locations for development at the local level, and then using the results to build up a coherent overall strategy).
  - Defining key differences between options (this was addressed through detailed meetings and discussions with Council planning officers).
  - The need to ensuring consistency of approach between different members of the SA team (including inputs from officers, and work

undertaken by different consultancies) as they conduct policy appraisals.

- The fact that some assumptions inevitably needed to be applied to the information in the evidence studies – e.g. the transport modelling work that was undertaken (which helped inform the assessment of effects on air quality) did not refer directly to traffic growth in the vicinity of the Air Quality Management Areas (AQMAs) in the Borough, and therefore it was necessary to make some assumptions regarding the potential effects of traffic increases in the vicinity of the AQMAs.

3.26 Many of the data issues were resolved during further technical work undertaken, or commissioned, by the Borough during the course of preparation of the Core Strategy.

3.27 In addition, the process of preparing the Core Strategy has taken several years, during which there have been changes to Government policy, major amendments to the planning system and significant changes to economic conditions and the housing market. This has meant that tracking the development of the Core Strategy from its early days in 2005 through to the current version (the Pre-Submission Draft (2013) incorporating Main Modifications (2015)) has been a challenge, because the context within which it has been prepared has altered so much, and because there have been a large number of options considered and appraised at different stages. This SA report aims to describe as clearly as possible the process undertaken, and to demonstrate how the Core Strategy policies were chosen.

## 4 Characterisation and the SA Framework

- 4.1 This section provides a profile of Charnwood Borough, including a description of its key social, environmental, and economic characteristics. The information presented in this chapter is largely drawn from what was originally presented in the SA Scoping Report (October 2005), but it has been updated several times since then to reflect recent research, guidance and other data sources.

### Review of Plans, Policies and Programmes

- 4.2 The Charnwood Core Strategy is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. It needs to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level.
- 4.3 A review has been undertaken of the other plans, policies and programmes that are relevant to the Core Strategy. This review reflects recent changes in policy and the full updated review of relevant plans, policies and programmes can be seen in **Appendix 1**.
- 4.4 The most significant development in terms of the policy context for the Core Strategy has been the 2012 publication of the National Planning Policy Framework (NPPF) and the online Planning Practice Guidance (PPG)<sup>6</sup> in 2014, which replace the former suite of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The NPPF is intended to streamline national planning policy, having reduced over a thousand pages of policy down to 65 pages. The Charnwood Core Strategy must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that:
- "Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development."*
- 4.5 As the Core Strategy will be adopted as part of the Local plan for Charnwood, the Core Strategy will comply with the NPPF's requirements for local-plan making. The NPPF also requires Local Plans to be 'aspirational but realistic'. This means that opportunities for appropriate

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<sup>6</sup> <http://planningguidance.planningportal.gov.uk/>

development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.

4.6 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

4.7 In addition, Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

## **Baseline Information**

4.8 Baseline information provides the context for assessing the sustainability of proposals in the Core Strategy and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to

change and should ideally relate to records which are sufficient to identify trends.

- 4.9 Annex 1(f) of the SEA Directive requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other 'sustainability' topics has also been included; for example information about housing, social inclusiveness, transport, energy, waste and economic growth.
- 4.10 Baseline information for Charnwood Borough is presented below, and updates the baseline information that was originally reported in the 2005 Scoping Report.

### **Introduction to Charnwood Borough**

- 4.11 Charnwood lies centrally between Nottingham, Derby and Leicester and includes Loughborough to the north, and the northern edge of Leicester to the south. It is easily accessible from the M1 as well as the Midlands mainline between Sheffield and London and nearby Nottingham East Midlands Airport. Charnwood Borough has a population of over 171,000<sup>7</sup>, over which a third is concentrated in Loughborough<sup>8</sup>. The remaining population is either based in a series of smaller settlements which link Loughborough and Leicester running along the River Soar, or the more rural areas which include Charnwood Forest to the west and Leicestershire Wolds to the east. Compared to the national averages, the Borough has a higher than average number of people who are aged over 64 and a lower number of people aged under 15<sup>9</sup>.
- 4.12 Most of the settlements which had strong historical associations with the textile and clothing industry now act as dormitory towns to Leicester and Loughborough. Loughborough itself is the main retail and cultural centre within the Borough. It is a university town and a strong commercial centre not just for education but also for engineering and pharmaceuticals.
- 4.13 Despite the relative levels of affluence within the Borough there are high levels of deprivation in both urban and rural communities. Issues of affordable housing are exacerbated by high cost housing which is eight times higher than the average income. Accessibility is also another key issue, particularly in rural areas where public transport is limited.

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<sup>7</sup> <http://www.charnwood.gov.uk/pages/living>

<sup>8</sup> Leicester & Leicestershire Economic Assessment 2011

<sup>9</sup> Charnwood – Economic Profile 2015 Leicester and Leicestershire Enterprise Partnership

## Environmental Baseline Data

### *Biodiversity and Geodiversity*

- 4.14 The Leicester, Leicestershire and Rutland BAP<sup>10</sup> includes 19 Habitat Action Plans (HAPs), 18 of which are found in Charnwood and the aim of which is to protect priority habitats. In 2009/10 there were three additions to areas of priority habitat in the Borough (one new ancient and/or species-rich hedgerow site 210 metres in length and two lowland meadow sites covering some 16.81 hectares). There was no loss of priority habitat to development in the 2011/12 monitoring year (which is the most recent year for which published data is available)<sup>11</sup>. Charnwood Borough Council data for 2013/14 has not yet been published but indicates that there has been no loss of habitats and that existing habitats have been added to.
- 4.15 Approximately 2,036 hectares of land in Charnwood<sup>12</sup> is afforded a certain degree of protection under the Wildlife and Countryside Act 1981, Conservation (Natural Habitat) Regulations 1994 and the adopted Charnwood Local Plan 1991-2006 (January 2004).
- 4.16 There are no internationally designated Special Protection Areas (SPA), Special Areas of Conservation (SACs), or Ramsar sites in the Borough, although there are two European sites that are located within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC). Many of the woodland habitats of Charnwood are designated as Sites of Special Scientific Interest (SSSIs), including large parts of Charnwood Forest.
- 4.17 Altogether there are 17 SSSIs in the Borough<sup>13</sup>. There are also over 200 Local Wildlife Sites, including the River Soar and River Wreake which are regionally significant as strategic wildlife corridors, in addition to Black Brook and Rothley Brook<sup>14</sup>. Charnwood Forest forms part of the eastern edge of the National Forest, which is a nationally designated area covering over 200 square miles.
- 4.18 Stage 1 of an extended phase 1 vegetation and habitat survey was undertaken in 2008 of all of the potential areas for growth in development<sup>15</sup>. A set of indicator values for the surveyed areas were identified, which included the number of statutorily designated sites within 1km, the number of Local Wildlife Sites within and adjacent to the surveyed area, the area of priority habitats within the surveyed area and potential Local Wildlife Sites. Further work was done in 2011 in relation to the proposed extension to the Science and Enterprise Park west of Loughborough University<sup>16</sup>, which found that there are two Local Wildlife

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<sup>10</sup> Space for Wildlife Leicester, Leicestershire and Rutland Biodiversity Action Plan 2010-2015 (2010), Leicestershire and Rutland Wildlife Trust.

<sup>11</sup> Annual Monitoring Report Local Development Framework 1st April 2011 to 31st March 2012 (December 2012)

<sup>12</sup> Data produced by Halcrow (30th September 2004) from information provided by English Nature

<sup>13</sup> <http://www.charnwood.gov.uk/pages/biodiversityandwildlife>

<sup>14</sup> Charnwood 2026 - Planning for our next Generation Oct 2008, Charnwood Borough Council

<sup>15</sup> Phase 1 Vegetation and Habitat Survey Stage 1, August 2008, White Young Green

<sup>16</sup> Extended Phase 1 Vegetation & Habitat Survey Land East & West of Snell's Nook Lane, Loughborough 2011 Charnwood Borough Council

Sites within the proposed development (Holywell Wood and Burleigh Wood), and another adjacent to the south (Longcliffe Golf Course).

- 4.19 Charnwood Borough Council has produced Species Action Plans (SAPs) for the following priority species: white clawed crayfish, bats, black poplar and song thrush. All of these species have suffered a significant decline in recent years both nationally and in Charnwood due to various anthropogenic and environmental factors.
- 4.20 The Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) has produced Species Action Plans (SAPs) for 16 priority species<sup>17</sup>. There are nine priority species found in Charnwood including barn owl, bats, black poplar, otter, redstart, sand martin, violet helleborine, water vole, and white clawed crayfish. All of these species have suffered a significant decline in recent years both nationally and in Charnwood due to various anthropogenic and environmental factors, although the 2011/12 monitoring report data (which is the most recent year for which published data is available) indicates that there has been an increase in the number of recorded BAP species (and Natural Environment and Rural Communities (NERC) designated species) in the Borough<sup>18</sup>. Charnwood Borough Council data for 2013/14 has not yet been published but indicates that there has again been an increase in species.
- 4.21 A key conclusion from the Charnwood Species Report is that all the potential areas for development and their surroundings have protected or BAP species present. Development within any of these areas could therefore have an impact on some species<sup>19</sup>.
- 4.22 Charnwood's geology provides a significant economic, educational, tourism and heritage resource. The geology typically consists of Triassic Mercia Mudstone and Jurassic Lower Lias Clays. Ironstone outcrops near Newton Linford are considered nationally important and several igneous rock outcrops are designated as SSSIs. There are also five designated Regionally Important Geological Sites (also known as Local Geological Sites) found in the Borough<sup>20</sup>.

### *Landscape Character and Tranquillity*

- 4.23 The landscapes of Charnwood have evolved over time as a result of two basic influences. The first is the physical structure of the landscape, represented by the diverse geology, topography and soils of the Borough. These are permanent elements and provide stable basic patterns to the landscape. The second influence is the result of human endeavours to live within the physical constraints of these different physical conditions, producing a range of cultural patterns which are superimposed upon the basic physiographic (physical and geographic) patterns.

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<sup>17</sup> Space for Wildlife Leicester, Leicestershire and Rutland Biodiversity Action Plan 2010-2015 (2010), Leicestershire and Rutland Wildlife Trust.

<sup>18</sup> Annual Monitoring Report Local Development Framework 1st April 2011 to 31st March 2012 (December 2012)

<sup>19</sup> Space for Wildlife Leicester, Leicestershire and Rutland Biodiversity Action Plan 2010-2015 (2010), Leicestershire and Rutland Wildlife Trust.

<sup>20</sup> <http://www.charnwood.gov.uk/pages/biodiversityandwildlife>

- 4.24 The Charnwood Landscape Character Assessment<sup>21</sup> identifies and characterises the diverse character of Charnwood's landscapes. It identified six different landscape character areas in the Borough - the Soar Valley, Charnwood Forest, the Wolds, High Leicestershire, Wreake Valley and Langley Lowlands.
- 4.25 A detailed assessment of landscape character within the wider Charnwood Forest landscape character area in the Charnwood Forest Landscape and Settlement Character Assessment<sup>22</sup> led to the identification of seven sub-areas. These are Bradgate and Beacon, Ulverscroft, Charley, Swithland, Rothley Brook, Thornton and Markfield, and Bardon. The recommendations for landscape management are drawn from an assessment of the landscape quality of each sub-area, based on the existing condition of the landscape and the strength of the existing landscape character.
- 4.26 In the Borough there are no National Parks or Areas of Outstanding Natural Beauty. The Soar Valley Area of Local Landscape Value and a number of other areas in the Borough were identified as Green Wedges in the Charnwood Local Plan 1991-2006. Within Charnwood there are six designated 'green wedges' (which are strategic designations to protect important areas of open land). Land uses within these areas are tightly controlled. Green wedges assist in the growth of urban areas by directing development along agreed alignments. They also preserve strategic landscape and wildlife links between the Countryside and urban open spaces.
- 4.27 In Leicestershire, between the early 1960's and 2007, the proportion of disturbed areas increased by approximately 48% (from 674km<sup>2</sup> in the early 1960's to 1239km<sup>2</sup> in 2007)<sup>23</sup>. In 1990, tranquil areas in Charnwood were largely concentrated around Charnwood Forest. Despite the lack of Borough specific up-to-date tranquillity information, Charnwood Forest is still likely to be the most tranquil area.
- 4.28 The Campaign to Protect Rural England ranks Leicestershire 27th out of England's Counties and Unitary Authorities by percentage of total area disturbed by noise and visual intrusion<sup>24</sup>. The ranking shows that Leicestershire has 59.45% of its total area disturbed by noise and visual intrusion.

### *Historic and Cultural Environment*

- 4.29 There were 771 statutory listed buildings in Charnwood Borough at the time of writing this report<sup>25</sup>, and another 180 locally listed buildings<sup>26</sup>. There are 21 Scheduled Monuments ranging from medieval villages to bridges and hundreds of places locally listed as being of historical

<sup>21</sup> Borough of Charnwood Landscape Character Assessment 2012, Charnwood Borough Council

<sup>22</sup> Charnwood Forest Landscape and Settlement Character Assessment 2008, Leicestershire County Council

<sup>23</sup> Developing an Intrusion Map of England (LUC, August 2007).

<sup>24</sup> <http://www.cpre.org.uk/resources/countryside/tranquil-places>

<sup>25</sup> <http://list.historicengland.org.uk/results.aspx>

<sup>26</sup> [http://www.charnwood.gov.uk/listed\\_buildings/search?location\\_type=settlement&listed-building\\_settlement=&listed-building\\_parish=&listed-building\\_ward=&listed-building\\_category=Locally+Listed+Building&listed-building\\_grade=&qo=](http://www.charnwood.gov.uk/listed_buildings/search?location_type=settlement&listed-building_settlement=&listed-building_parish=&listed-building_ward=&listed-building_category=Locally+Listed+Building&listed-building_grade=&qo=)

interest. There are also three Registered Parks and Gardens<sup>27</sup> (Bradgate Park, Garendon and Prestwold Hall) which reflect the Borough's rich cultural heritage. There are threats facing Charnwood's cultural heritage resulting from development pressures and neglect – at the time of writing, nine designated assets were identified by Historic England as being 'at risk'<sup>28</sup> including five listed buildings, two Scheduled Monuments, two Conservation Areas (at Shepshed and Shelthorpe) and a Historic Park and Garden (Garendon).

4.30 The villages in Charnwood have been built from a variety of materials reflecting the underlying geology of the Borough. There are excellent examples of Georgian buildings and earlier examples, constructed from granite, 17th century brick and timber, with various roofing materials such as slate and thatch. Villages in Charnwood Forest in particular have a strong local character and identity which is not necessarily reflected in some recent developments<sup>29</sup>.

4.31 There are 38 Conservation Areas in the Borough which include most of the traditional village and town centres as well as some Victorian and Edwardian and 1920s residential suburbs in Loughborough. Charnwood Borough Council has recently produced Character Appraisals for each of these Conservation Areas<sup>30</sup>.

#### *Water Quality and Resources*

4.32 Water is a precious resource and valuable natural asset to the people and environment of Charnwood. The rivers that flow through the Borough are important for supplying large quantities of water for public use, such as Swithland and Cropston Reservoirs, and for conveying stormwater and diluting final effluent from Wastewater Treatment Works.

4.33 In Charnwood, the rivers are also used to supply water for the agricultural and aggregate industries and may be susceptible to pollution and abstraction that may affect the surrounding environment and dependant biodiversity. The rivers in the Borough support a range of habitats and species and, through sensitive restoration schemes, flooded gravel pits have been developed into valuable wetlands such as Watermead Country Park.

4.34 Many of the watercourses in the Borough are monitored in relation to factors contributing to water quality. Charnwood Borough is located in the Soar catchment. Within the Soar catchment there are 50 river water bodies and five lakes. As of 2009, 10% of rivers (62 km) were achieving good or better ecological status/potential and 34% of rivers assessed for biology were at good or better biological status, with 36% at poor biological status, and 2% had a bad status<sup>31</sup>. Diffuse pollution from agriculture is the key reason for failures in the catchment. Physical

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<sup>27</sup> [http://www.charnwood.gov.uk/pages/historic\\_parks\\_and\\_gardens](http://www.charnwood.gov.uk/pages/historic_parks_and_gardens)

<sup>28</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

<sup>29</sup> Charnwood 2026 - Planning for our next Generation Oct 2008, Charnwood Borough Council

<sup>30</sup> <http://www.charnwood.gov.uk/pages/conservationareas>

<sup>31</sup> Water for life and livelihoods River Basin Management Plan Humber River Basin District (Environment Agency, December 2009).

modifications due to urbanisation and for water storage and supply and barriers to fish movement also play a key role in determining the status of rivers and lakes in this catchment<sup>32</sup>.

- 4.35 The Environment Agency's assessment of the relative water stress<sup>33</sup> throughout England indicates that water resources in the Charnwood area are under moderate stress, whilst some areas to the east and south are under serious stress. It is also predicted that the effects of climate change could further reduce supply and increase demand.
- 4.36 Whilst the Borough currently has available surface waters for abstraction, for both winter and summer (both the River Soar and the River Wreake have a 'Water Available' status)<sup>34</sup> surrounding local authorities have no additional available water or are abstracting at an unsustainable rate. The Borough does not have available groundwater, as do surrounding local authorities.
- 4.37 The majority of the Borough is underlain by low vulnerability 'non aquifers'. The strata are of low permeability and if groundwater is present, it is limited in quantity. As a consequence, the groundwater beneath the Borough does not supply drinking water to the population and is not considered to be particularly susceptible to pollution from surface sources.

### *Air Quality*

- 4.38 Air quality is a major environmental factor which can affect human health, but also significantly influence and alter ecosystems. Several factors contribute to air pollution in the Borough, most notably emissions relating to transport and as a result of industrial pollutants.
- 4.39 Areas with notably poor air quality as a result of high levels of particular pollutants are declared by local authorities as 'Air Quality Management Areas'. Major pollutants monitored in the Borough include SO<sub>2</sub>, NO<sub>2</sub>, PM<sub>10</sub>, Benzene, and Ozone.
- 4.40 Currently there are four Air Quality Management Areas (AQMAs) in the Borough, two are declared due to high nitrogen dioxide (NO<sub>2</sub>) levels, one due to high sulphur dioxide (SO<sub>2</sub>) levels, and one due to high particulate matter (PM<sub>10</sub>) levels. The four AQMAs are in Loughborough, Syston, Loughborough - Great Central Railway Area, and Mountsorrel<sup>35</sup>. The Loughborough and Syston AQMAs are declared for high levels of NO<sub>2</sub> related to traffic emissions and cover busy arterial and main roads. Traffic emissions are increasing in the UK. There have been no breaches in major pollutant levels. The Great Central Railway AQMA has been declared for sulphur dioxide associated with emissions from the engineering shed when the steam locomotives are 'fired up' each day to bring them into operational service<sup>36</sup>. The Mountsorrel AQMA was

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<sup>32</sup> Water for life and livelihoods River Basin Management Plan Humber River Basin District (Environment Agency, December 2009).

<sup>33</sup> Areas of Water Stress Final Classification (Environment Agency).

<sup>34</sup> The Soar Catchment Abstraction Management Strategy (Environment Agency, July 2006).

<sup>35</sup> 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council

<sup>36</sup> Local Air Quality Management- Final Action Plan 2006, Charnwood Borough Council

declared in November 2011 and is in the vicinity of the Lafarge Aggregates Quarry<sup>37</sup>.

- 4.41 Congestion is seen to be getting worse, especially in Loughborough and the Leicester PUA<sup>38</sup>. Congestion on the local road network reduces business efficiency, especially in Loughborough, and is blamed selectively on those taking children to/from school, weekend shoppers, a lack of road capacity, too many bus lanes, road works and too many lorries<sup>39</sup>.

### *Climate Change*

- 4.42 Climate change is recognised as being one of the single greatest economic, environmental and social threats facing the world today. Although it is recognised that global warming is a natural phenomenon, it is now evident that greenhouse gas emissions are substantially responsible for this warming over the last century. Global warming broadly describes the gradual warming of the earth as the layer of greenhouse gases in the atmosphere traps energy as it radiates from the earth's surface. Travel by automotive means produces large quantities of greenhouse gases, as does the burning of fossil fuels in power stations and industry.
- 4.43 Climate Change will have significant effects on the East Midlands, already one of the driest English regions (in terms of rainfall)<sup>40</sup>. Global temperatures have risen by +0.6°C between 1900 and 2000 and most of this has been attributed to human activities<sup>41</sup>. The Potential Impacts of Climate Change in the East Midlands (2004) predicts the following changes could happen over the next 50 years: temperature increase by 2°C, winter rainfall increases by 15% and summer rainfall decreases by 30%<sup>42</sup>.
- 4.44 It is predicted climate change will result in more extreme weather events. Charnwood has experienced extreme weather events consistent with the predicted impacts of climate change including the severe storm that devastated the UK in 1987, the hot summers of 1995 and 2003 and the severe floods of 2000. There are no available records relating to the specific effects of climate change in Charnwood Borough.
- 4.45 The majority of energy in terms of electricity in the East Midlands is derived from coal, with the region's coal fired power stations accounting for a significant portion of the UK's total generating capacity. The burning of fossil fuels is the dominant source of fuel for transportation.
- 4.46 In terms of renewable energy, Charnwood has 40MW of photovoltaics and 1.4MW of energy derived from one anaerobic digester<sup>41</sup>. A renewable and low carbon feasibility study<sup>43</sup> has been undertaken to assess the

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<sup>37</sup> 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council

<sup>38</sup> Leicestershire Local Transport Plan 3 2011-2026, 2011, Leicestershire County Council

<sup>39</sup> Leicestershire Local Transport Plan 3 2011-2026, 2011, Leicestershire County Council

<sup>40</sup> Tackling Climate Change in the East Midlands, Regional Programme of Action, 2009-2011 East Midlands Regional Climate Change Partnership

<sup>41</sup> Strategic Overview of the Leicestershire Environment. 2008 ENABLE. Leicestershire County Council

<sup>42</sup> Strategic Overview of the Leicestershire Environment. 2008 ENABLE. Leicestershire County Council

<sup>43</sup> Renewable and Low Carbon Feasibility Study for the Borough of Charnwood 2008, Charnwood Borough Council

potential for renewable and local carbon energy generation across the Borough. The study examines the opportunity for large scale renewable energy installations which have the potential to be connected to the national grid. Evidence suggests that there is significant potential for wet biomass, dry biomass and large scale wind energy generation. There is an existing waste facility at Wanlip which generates energy and has the potential to expand and there may be opportunities for hydro-electric generation along the Soar as well as utilising large areas of woodland west of Charnwood for wood fuel<sup>44</sup>. Loughborough University is developing a long term strategy exploring ways to reduce energy requirements including energy consumption and low carbon generation.

- 4.47 A regional study has also noted the potential for the use of energy from waste and waste wood in the Borough. In this study, Charnwood was found to have the second highest potential for the generation of energy from sewage gas within the East Midlands<sup>45</sup>. In 2012 a written consultation was carried out on potential approaches to the renewable energy targets that identified an ambitious target for generation of 28.75MW from wind energy<sup>46</sup>.
- 4.48 With respect specifically to wind energy, in 2008 there was over 26MW of installed capacity for wind energy in the East Midlands with a further 108MW either under construction or awaiting construction and a further 250MW going through the planning process<sup>47</sup>. The area of land available in Charnwood with potential to accommodate large scale wind energy generation amounts to approximately 25km<sup>2</sup><sup>48</sup> (this area does not take into consideration impact on landscape character and therefore not all proposals falling within this area will be acceptable in planning terms). The regional renewables study undertaken in 2011 indicated that by 2020 Charnwood has the potential to generate 360MW of electricity through wind energy developments (commercial and small scale)<sup>49</sup>.
- 4.49 The total CO2 emissions in Charnwood in 2013 was 1,027 kilotonnes (ktCO2)<sup>50</sup>. Between 2005 and 2013, emissions from industry and commerce reduced from 494 to 383 ktCO2, while emissions from domestic sources reduced from 384 to 338 ktCO2. Per capita emission have reduced from 7.8 tonnes to 6 tonnes over the same period.

### *Flooding*

- 4.50 Charnwood Borough has a long history of flood events, with watercourses throughout the Borough posing a significant flood risk to both existing and future development, particularly development near the extensive

<sup>44</sup> Charnwood 2026 - Planning for our next Generation Oct 2008, Charnwood Borough Council

<sup>45</sup> Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands: Final Report, March 2011. LUC, Centre for Sustainable Energy and SQW.

<sup>46</sup> Renewable Energy Targets for Charnwood Borough 2012

<sup>47</sup> Renewable and Low Carbon Feasibility Study for the Borough of Charnwood 2008, Charnwood Borough Council

<sup>48</sup> Renewable and Low Carbon Feasibility Study for the Borough of Charnwood 2008, Charnwood Borough Council

<sup>49</sup> Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands: Final Report, March 2011. LUC, Centre for Sustainable Energy and SQW.

<sup>50</sup> <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2013>

floodplains of the larger, lower gradient rivers (Soar, Wreake and Rothley Brook) which the rivers naturally occupy during periods of high flow<sup>51</sup>.

- 4.51 Climate change is likely to contribute to the significance of flood risk in Charnwood. With wetter winters and more frequent heavy winter storms, the incidence of flooding is likely to increase<sup>52</sup>. According to the Charnwood Strategic Flood Risk Assessment, hydraulic modelling has indicated that there will be a limited (but locally important) increase in the extent of flood zone 3a (using the climate change scenario of a 20% increase in peak flow)<sup>53</sup>. This scenario mainly indicates an increase in the depth of flood water rather than extent, particularly upstream and of in-channel structures such as bridges.
- 4.52 In addition, there is a further risk of flooding due to the fact that there is low permeability of strata in Charnwood. This means that surface water is less likely to soak away and so developments that will increase run-off rates will need to be balanced before it is discharged to the existing land drainage system or a surface water sewer.
- 4.53 According to the AMR<sup>54</sup> during 2013/14 there were no planning permissions granted in the Borough contrary to advice from the Environment Agency on flooding grounds, although there was one planning permission granted during 2009/10<sup>55</sup>. It was considered that the existing use of the site already was at risk of flooding and the new development would not increase this risk.

### *Waste and Minerals*

- 4.54 Charnwood Borough Council is responsible for the collection of waste, but the County Council is responsible for its disposal. Charnwood Borough Council is committed to reducing the impact of waste on the environment and good progress has been made implementing their 'Zero Waste' Strategy<sup>56</sup>. In 2013/14 a recycling rate of 50.3%<sup>57</sup> was achieved in the Borough, which was higher than the national average (44.5%)<sup>58</sup>.
- 4.55 In 2013/14, the total municipal waste arising in Leicestershire was 344,558 tonnes<sup>59</sup> with 48.1% (165,595 tonnes) sent for reuse, recycling or composting<sup>60</sup>. In Charnwood, only 48.8% (29,364 tonnes) of the 60,229 tonnes of municipal waste was reused, recycled or composted during 2013/14. Leicestershire is a mineral rich county and on the whole is one of the largest producers of minerals in the UK, particularly igneous

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<sup>51</sup> Charnwood Strategic Flood Risk Assessment Final Report 2008, Charnwood Borough Council

<sup>52</sup> Charnwood Strategic Flood Risk Assessment Final Report 2008, Charnwood Borough Council

<sup>53</sup> Charnwood Strategic Flood Risk Assessment Final Report 2008, Charnwood Borough Council

<sup>54</sup> Annual Monitoring Report Local Development Framework (Interim) 1st April 2013 to 31st March 2014 (December 2014)

<sup>55</sup> Annual Monitoring Report Local Development Framework 1st April 2009 to 31st March 2010 (December 2010)

<sup>56</sup> Zero Waste Strategy 2012-2024 August 2012 Draft, Charnwood Borough Council

<sup>57</sup> <http://www.charnwood.gov.uk/freedom-of-information-requests/818>

<sup>58</sup> Statistics on waste managed by local authorities in England in 2013-2014 DEFRA

<sup>59</sup> Local authority collected waste generation from April 2000 to March 2014 (England and regions) and local authority data April 2013 to March 2014 <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

<sup>60</sup> Local authority collected waste generation from April 2000 to March 2014 (England and regions) and local authority data April 2013 to March 2014 <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

rock (which accounts for 75% of all sales)<sup>61</sup>. There are small outcrops of ironstone nodules and igneous rock near Newtown Linford and mudstone outcrops near Mountsorrel<sup>62</sup>. The outcrops of ironstone are considered to be nationally important reserves. There are several igneous rock quarries in Charnwood Forest extracting this ironstone. The largest hard rock quarry in the Borough is Mountsorrel Quarry (Lafarge). Gypsum deposits are found in the Barrow upon Soar area and these are exploited by deep mining.

- 4.56 The large river valleys (River Soar, River Wreake) intersecting the Borough are typically overlain by sand and silts deposited as a result of erosion<sup>63</sup>. Many of these sand and gravel deposits are extracted for use as aggregates for use in the construction industry. There are also reserves of oil beneath Charnwood. In 1998, the Department of Trade and Industry granted licences to extract oil from a site to the north east of Wymeswold.

#### *Soil and Efficient Use of Land*

- 4.57 Soils are vital for sustaining land based ecosystems and include a combination of organic and inorganic matter. They are the basis for agricultural and forestry production and provide the medium for sustaining habitats and their associated flora and fauna. Soils are a non-finite non-renewable resource that can be lost or significantly damaged by development pressures, soil contamination by heavy metals and organic compounds and large quantities of nutrient addition and losses from wind erosion.
- 4.58 Agricultural land is classified according to the system of Agricultural Land Classification (ALC) introduced by the former Ministry of Agriculture Fisheries and Food (MAFF). The ALC system measures agricultural land quality for land use planning purposes and divides farmland into five grades according to the degrees of agricultural limitations which are imposed on the land by inherent characteristics such as soils, site and climate. Grade 1 land has the fewest limitations and is considered the best quality, while Grade 5 land has severe limitations and is very poor for agricultural purposes. Grade 3 is subdivided into Grades 3a and 3b. Grades 1, 2 and 3a are judged to be 'best and most versatile' land.
- 4.59 The majority of the Borough comprises Grade 3 agricultural land (15,772Ha) with 6,172 ha of Grade 2 and 3,320 ha of Grade 4. The majority of Grade 3 land is located on the western side of the Borough<sup>64</sup>. The Agricultural Land Classification maps do not distinguish between Grade 3a and 3b land.
- 4.60 In contrast to many other local authorities in the East Midlands, Charnwood does not contain any Grade 1 agricultural land.

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<sup>61</sup> Leicester and Leicestershire Waste Development Framework Core Strategy and Development Control Policies up to 2021 (Leicestershire County Council, 2009)

<sup>62</sup> Leicestershire and Rutland Minerals Local Plan (2003). Monitoring and Key Issues Report. Leicestershire County Council

<sup>63</sup> Leicestershire and Rutland Minerals Local Plan (2003). Monitoring and Key Issues Report. Leicestershire County Council

<sup>64</sup> Information produced by Halcrow Group on 28th October 2004 from GIS data downloaded from [www.magic.gov.uk](http://www.magic.gov.uk)

- 4.61 Nationally, the amount of soil lost to development has gradually decreased from nearly 8,000 hectares in 1995 to 4,200 hectares in 2006<sup>65</sup>. There is a significant absence of additional information relating to soil resource losses at a local level.
- 4.62 In Charnwood, 43% of dwellings completed in 2013/14 were developed on brownfield sites<sup>66</sup>. However due to a lack of a five year supply of housing it is predicted there will be an increasing trend of dwelling built on greenfield sites.
- 4.63 In 2013/14 86% of completed dwellings were built at densities of over 30 dwellings per hectare<sup>67</sup>.
- 4.64 Natural England's agri-environment scheme that provides funding to farmers and other land managers in England to deliver effective environmental management, has identified 110 target areas in England for Higher Level Stewardship (HLS), which aims to deliver significant environmental benefits in priority areas. Soar and Charnwood has been identified as a target HLS area, and covers the majority of rural areas in the Borough. The Soar and Charnwood Target Area is important for its significant contribution to Geodiversity, Biodiversity, Resource Protection and Access. Within this area an important mosaic of habitats (most notably acid grassland, lowland heathland, grazing marsh and fen) occur that support nationally important assemblages of farmland birds. The Area connects directly with Loughborough, Coalville and Leicester, thus offering excellent recreational opportunities for targeted permissive linear and educational access.

## **Social Baseline Information**

### *Vibrancy and Viability of Settlements*

- 4.65 Charnwood is relatively vibrant because of its proximity to Leicester, Nottingham and Derby and strategic transport network, its established industries and service sectors, and the university at Loughborough. However, this is not a uniform picture as some parts of the Borough are comparatively deprived, and the Borough as a whole has been affected by the downturn in the economy, in common with the rest of the country. The Borough is dominated by Loughborough to the north and Leicester to the south.
- 4.66 The Borough has a relatively high population density, at 595 people per km<sup>2</sup> which is over double the average density of the East Midlands (291 people per km<sup>2</sup>) and significantly higher than the national average of 371 people per km<sup>2</sup><sup>68</sup>. There have long been local concerns about the potential loss of settlement identity through further development<sup>69</sup>. The need to provide for future homes and jobs in the Borough can be

<sup>65</sup> <http://www.environment-agency.gov.uk/cy/ymchwil/llyfrgell/data/58759.aspx> - Visited October 2011

<sup>66</sup> Annual Monitoring Report Local Development Framework (Interim) 1st April 2013 to 31st March 2014 (December 2014)

<sup>67</sup> Annual Monitoring Report Local Development Framework (Interim) 1st April 2013 to 31st March 2014 (December 2014)

<sup>68</sup> Annual Monitoring Report Local Development Framework (Interim) 1st April 2013 to 31st March 2014 (December 2014)

<sup>69</sup> Charnwood 2026 - Planning for our next Generation Oct 2008, Charnwood Borough Council

expected to increase the pressure on the remaining areas of open land between settlements.

- 4.67 Many of the settlements in the Borough have a strong local distinctiveness through the use of local materials and building styles. In particular the Charnwood Forest villages have a strong local character and identity. Some recent developments have not reflected this local distinctiveness and have not made a positive contribution to the quality of the Borough's urban areas<sup>70</sup>.
- 4.68 A Social Capital Survey<sup>71</sup> was undertaken in 2006 in three areas of Charnwood that had been classed as 'deprived' (Loughborough) 'average' (Syston) and 'rural' (Wolds). The results indicated the three areas had a stronger 'sense of belonging' to their Local Authority District than other areas in Leicestershire that were part of the survey<sup>72</sup>.

### *Education*

- 4.69 Charnwood has a wide range of education facilities including 48 state primary schools, 14 state secondary schools (six of which offer secondary and sixth form education), one further education college, one university and one Defence 6th Form College<sup>73</sup>. Nine of the secondary schools have Academy status. There are also a number of privately run schools in the borough including Fairfield Preparatory School, Loughborough Grammar School, Our Lady's Convent, Loughborough, Loughborough High School and Ratcliffe College. The Borough also has nurseries and special schools.
- 4.70 Of the economically inactive population in Charnwood, 49.3% are students which is much higher than the national and regional averages of 26.5% and 25.3% respectively<sup>74</sup>. This high proportion is likely to be accounted for by the students at Loughborough University.
- 4.71 GCSE attainment in the Borough in 2014 was lower than the England average with only 55.4% of pupils obtaining five GCSE's grade A\*-C (including maths and English) compared to 60.8% nationally<sup>75</sup>.
- 4.72 Loughborough has a large university based on a 438 acre campus. The university has over 16,000 students enrolled and 3,200 staff<sup>76</sup>. The university is also important to the local economy, but there are issues associated with students living near the university which has led to an imbalance in the property market and social stresses<sup>77</sup>.

### *Poverty, Crime, Social Exclusion and Community Safety*

- 4.73 Whilst Charnwood is relatively affluent, there are pockets where communities suffer from deprivation. Work undertaken in 2009 identified areas of relatively higher need in eastern and western Loughborough

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<sup>70</sup> Charnwood 2026 - Planning for our next Generation Oct 2008, Charnwood Borough Council

<sup>71</sup> Social Capital and Stronger Communities in Leicestershire, 2006, Centre for Social Action, De Montfort University.

<sup>72</sup> <http://www.charnwood.gov.uk/pages/living>

<sup>73</sup> [http://www.leics.gov.uk/index/education/information\\_about\\_schools.htm](http://www.leics.gov.uk/index/education/information_about_schools.htm)

<sup>74</sup> <http://www.nomisweb.co.uk/reports/Imp/la/1946157142/printable.aspx>

<sup>75</sup> Charnwood Health Profile 2014 (Public Health England).

<sup>76</sup> <http://www.lboro.ac.uk/services/hr/staff-recruitment/>

<sup>77</sup> Charnwood 2026 Further Consultation October 2008 – Core Strategy, Charnwood Borough Council

(covering Hastings, Lemyngton, Southfields, Storer and Shelthorpe wards), Mountsorrel and South Charnwood)<sup>78</sup> and in Syston and Thurmaston. These areas are affected by one or more kinds of deprivation including low economic activity, high unemployment and limited access to local job opportunities, poor health, low skills levels and educational achievements, lack of access to open space and recreational facilities and poor environment and housing. The sustainable community strategy produced in 2008 identified areas of East Loughborough, west Loughborough, Mountsorrel and South Charnwood including Thurmaston as priority neighbourhoods where a focused effort would be made to overcome hardships<sup>79</sup>.

- 4.74 The most recently published English indices of deprivation from 2010 show that Charnwood was ranked 231st out of 354 local authority areas in England at that time (1 indicates the most deprived and 326 is the least deprived). Out of 396 Leicestershire wards, Charnwood had five wards which were in the top 10 most deprived (including Loughborough Bell Foundry, and Loughborough Warwick Way, which are the two most deprived wards)<sup>80</sup>. The indices of deprivation are due to be updated later in 2015.
- 4.75 The Borough of Charnwood is very culturally diverse and has become more so over the last 10 years. In 2011 the population was 84.3% white British, 9.8% Asian British, 1.5% Mixed and 0.8% Black British<sup>81</sup>.
- 4.76 A wide range of services and facilities are available to local people, including various social, leisure, cultural and religious buildings along with schools, health centres, clinics and hospitals. These facilities are largely concentrated in urban areas.
- 4.77 Total crime rates are low in Charnwood compared to other parts of the UK<sup>82</sup> but the reduction of crime levels and the improvement of community confidence is still a priority in the Borough. The Borough Community Safety Partnership<sup>83</sup> is seeking to:
- Reduce acquisitive and violent crime.
  - Reduce anti-social behaviour
  - Improve community confidence
- 4.78 The most recent crime data available from the ONS indicates that the number of violent crimes recorded in the year 2012/13 fell to 692 from 849 the previous year. However, the number of domestic burglaries increased from 701 to 736<sup>84</sup>.
- 4.79 Anti-social behaviour is perceived to be one of the main threats to the community. Loughborough has the greatest density of anti-social

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<sup>78</sup> Charnwood Economic Strategy Consultation Draft 2009, Charnwood Borough Council

<sup>79</sup> Charnwood 2026 Further Consultation October 2008 – Core Strategy, Charnwood Borough Council

<sup>80</sup> Indices of Deprivation 2010: Headline Results for Leicestershire 2011 Leicestershire County Council

<sup>81</sup> Annual Monitoring Report Local Development Framework (Interim) 1st April 2013 to 31st March 2014 (December 2014)

<sup>82</sup> Neighbourhood statistics 2012 <http://neighbourhood.statistics.gov.uk>

<sup>83</sup> Charnwood Community Safety Partnership Plan 2014-2017, Charnwood Community Safety Partnership

<sup>84</sup> ONS Neighbourhood Statistics: Crime and Safety (accessed 2015)

behaviour incidents; however there are also recorded hotspots in Mountsorrel, Birstall, Thurmaston, East Goscote and Shepshed.

### *Healthy Lifestyles*

- 4.80 The life expectancy of both males and females living in Charnwood is higher than the national averages – for females the figure is 83.6 years compared to 83.0 years nationally, while for males the figure is 79.6 years compared to 79.2 years nationally<sup>85</sup>. There are, however, spatial differences in the Borough, with life expectancy being 9.4 years lower for men and 5.6 years lower for women in the most deprived areas of Charnwood (such as Loughborough Hastings and Storer Wards) compared to the least deprived areas (such as Rothley and Thurmaston and Wreake Village Wards)<sup>86</sup>.
- 4.81 According to the 2014 Borough health profile<sup>87</sup>, the health of people in Charnwood is varied when compared to the English average. Between 2002 and 2011, all-cause early death rates in the Borough have fallen steadily for both men and women and early death rates from heart disease and strokes have declined particularly rapidly. Early death rates from cancer have also fallen at a steadier rate.
- 4.82 The latest health priorities in Charnwood have been identified in the 2014 Health Profile as reducing obesity, improving physical activity, reducing the prevalence of smoking, and improving mental health and wellbeing<sup>88</sup>. An estimated 20.5% of adults in the Borough smoke which is slightly above the England average of 19.5%, and smoking kills an estimated 220 people each year in Charnwood<sup>89</sup>. Leicestershire and Rutland are forecast to have an inward net migration of older people<sup>90</sup> so improving the care of complex problems associated with the elderly is going to increase in importance.
- 4.83 Approximately 19.2% of year 6 children in the Borough are classified as obese (slightly higher than the English average of 18.9%)<sup>91</sup>. However, the percentage of physically active adults in the Borough is high (61.1% compared to the English average of 56.0%)<sup>92</sup>.
- 4.84 The 6C's Green Infrastructure study<sup>93</sup> which was undertaken in 2010 concluded that in relation to access for people to open space, there is a need for large sites of 500ha or greater, sites of 100ha or greater and sites of 20ha or greater at the following locations:
- The north of the Borough is not well served by large open spaces (100 hectares or more).

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<sup>85</sup> Charnwood Health Profile 2014 (Public Health England).

<sup>86</sup> Charnwood Health Profile 2014 (Public Health England).

<sup>87</sup> Charnwood Health Profile 2014 (Public Health England).

<sup>88</sup> Charnwood Health Profile 2014 (Public Health England).

<sup>89</sup> Charnwood Health Profile 2014 (Public Health England).

<sup>90</sup> Leicestershire County and Rutland Strategic Plan 2009/10- 2013/14

<sup>91</sup> Charnwood Health Profile 2014 (Public Health England).

<sup>92</sup> Charnwood Health Profile 2014 (Public Health England).

<sup>93</sup> 6C's Green Infrastructure Strategy (Chris Blandford Associates, July 2010).

- The more rural parts of the Borough do not have limited access to formal public open spaces (e.g. parks and play space).

### *Housing*

- 4.85 It is estimated that the population of Charnwood Borough will increase from 171,000 in 2015<sup>94</sup> to 190,700 by 2028<sup>95</sup>.
- 4.86 Over the last 10 years, new housing development has been concentrated in Loughborough and Shepshed and the larger Soar and Wreake valley settlements<sup>96</sup>. 87.8% of houses in the Borough are owner occupied, with 12.2% rented from the Council or a housing association<sup>97</sup>. 2.0% of households are currently vacant in the Borough compared to a regional average of 3.1% and the national average of 2.7%<sup>98</sup>.
- 4.87 The Borough has one of the highest house prices to income ratios in Leicestershire with average house prices more than 5.1 times the average household income<sup>99</sup>. In June 2013, the average house price in the Borough was £188,271, compared to a regional average of £163,058<sup>100</sup>. There is therefore a significant need for affordable housing in Charnwood. The Strategic Housing Market Assessment undertaken in 2014 identified a net affordable housing need of 3,663 households per annum across Leicester and Leicestershire, with 632 of those dwellings required in Charnwood<sup>101</sup>. Increasing house prices in recent years has meant affordability issues are affecting a larger proportion of the community.
- 4.88 The Charnwood Housing Strategy<sup>102</sup> refers to the identified need set out in the 2014 Strategic Housing Market Assessment for 20,202 new homes in Charnwood within the 25 year period between 2011 and 2036 with over a fifth (4,350) of these being affordable. Therefore of all the new builds per year, 174 houses need to be dedicated to affordable housing.
- 4.89 The large number of students in Loughborough places additional pressure on accommodation in the town (there are over 16,000 students at Loughborough University<sup>103</sup>). There has been a negative impact in some neighbourhoods because of the over concentration of houses in multiple occupation. These impacts have affected some community facilities, the character and appearance of the area and caused disturbance and parking problems.

<sup>94</sup> <http://www.charnwood.gov.uk/pages/living>. Accessed 28-07-2015

<sup>95</sup> Charnwood Local Plan 2006 to 2028. Core Strategy. Pre-Submission Draft. June 2013

<sup>96</sup> Annual Monitoring Report Local Development Framework (INTERIM) 1st April 2013 to 31st March 2014 (December 2014 provisional version)

<sup>97</sup> Annual Monitoring Report Local Development Framework (INTERIM) 1st April 2013 to 31st March 2014 (December 2014 provisional version)

<sup>98</sup> Annual Monitoring Report Local Development Framework (INTERIM) 1st April 2013 to 31st March 2014 (December 2014 provisional version)

<sup>99</sup> Annual Monitoring Report Local Development Framework (INTERIM) 1st April 2013 to 31st March 2014 (December 2014 provisional version)

<sup>100</sup> Annual Monitoring Report Local Development Framework (INTERIM) 1st April 2013 to 31st March 2014 (December 2014 provisional version)

<sup>101</sup> Leicester and Leicestershire Strategic Housing Market Assessment 2014

<sup>102</sup> Charnwood Borough Council Housing Strategy 2015 - 2020, Charnwood Borough Council

<sup>103</sup> <http://www.lboro.ac.uk/services/hr/staff-recruitment/>

4.90 The average household size in Charnwood is 2.4 which is the same as the national average<sup>104</sup>. Currently in Charnwood, 10% of the housing stock is two bedrooms flats and houses and 90% comprises homes of three bedrooms or more. Based on population projections and household types, two bedroomed flats and houses should represent 30% of the Borough's housing stock<sup>105</sup>.

4.91 Charnwood is experiencing increased levels of homelessness which are being mainly attributed to underlying housing market issues<sup>106</sup>.

The Gypsy and Traveller Needs Assessment Refresh Report 2013<sup>107</sup>, identified a need for Charnwood Borough to provide three pitches, plus 10 transit pitches and nine plots for Showpeople) between 2012 and 2017.

### *Transport*

4.92 Charnwood Borough is close to the M1, the Midlands Mainline between Sheffield and London and is also close to Nottingham East Midlands Airport. The A6, A60, A46 and A512 are the main trunk roads in the area and provide key transport routes linking the three Cities and Loughborough. While road and public transport connections to larger settlements, including Loughborough, Shepshed, the Soar Valley settlements and settlements close to Leicester, are generally good, accessibility is an issue in rural areas with residents usually relying on the private car to access services. Predications indicate that traffic in the Borough may increase by 19% by 2028<sup>108</sup>

4.93 Levels of car use for travelling to work in the Borough increased between the 2001 and 2011 Census, from 61.3% to 63.5%<sup>109</sup>. At the same time, the proportion of people travelling on foot, by bicycle and by bus decreased.

4.94 In Loughborough however, the number of journeys by foot or by bicycle are increasing, which is mainly due to a significant improvement in the walking and cycling network. The Loughborough Town Centre Transport Scheme should continue to boost sustainable transport modes of travel in the town.

4.95 Leicestershire has more than 3,000 kilometres of footpaths, bridleways and byways, of which nearly 600 km are byways and bridleways available to horse riders and cyclists<sup>110</sup>. This network provides local routes linking communities and giving access to shops, schools and other facilities. Leicestershire has focused investment in providing better paths close to people's homes, providing safer equestrian links to the carriageway

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<sup>104</sup> Annual Monitoring Report Local Development Framework (INTERIM) 1st April 2013 to 31st March 2014 (December 2014 provisional version)

<sup>105</sup> Charnwood Local Plan 2006 to 2028. Core Strategy. Pre-Submission Draft. June 2013

<sup>106</sup> Homelessness Strategy 2013 – 2018. September 2013. Charnwood Borough Council.

<sup>107</sup> Gypsy and Traveller Needs Assessment Refresh. Report 2013. De Montfort University Leicester

<sup>108</sup> Charnwood Local Plan 2006 to 2028. Core Strategy. Pre-Submission Draft. June 2013

<sup>109</sup> Annual Monitoring Report Local Development Framework (INTERIM) 1st April 2013 to 31st March 2014 (December 2014 provisional version)

<sup>110</sup> Leicestershire Rights of Way Improvement Plan. No date, Leicestershire County Council

network and providing dedicated cycle routes by, for example, converting sections of disused railway lines. The National Cycleway cuts across the Borough running from Shepshed to the south to Watermead Country Park.

- 4.96 County Council investment has resulted in a major improvement in the bus network, to the extent that three quarters of rural households, and 95% of all people in Leicestershire have access to an hourly daytime bus service. More frequent commercial bus services operate in the urban areas of the county, particularly in the county part of Central Leicestershire for travel into the city. Away from the hourly bus network, most communities are served by less frequent scheduled bus services, or the increasing number of demand responsive connecting services in the most remote rural areas, nearly all supported by the County Council<sup>111</sup>.
- 4.97 The forecasted growth in the Borough will generate significant transport impacts. The evidence base reported in the 2013 Transport Modelling Brief<sup>112</sup> indicates that:
- AM Peak flow could increase 16% between 2008 and 2026.
  - PM Peak flow could increase 15% between 2008 and 2026.
  - Increased traffic flow will lead to increased travel times and travel distances

### *Services and Facilities*

- 4.98 There are a wide range of services and facilities available in the Borough, including various social, leisure, cultural and religious buildings along with schools, health centres, clinics and hospitals largely concentrated in urban areas.
- 4.99 Access to services in rural areas is predominately poor throughout the Borough. The 'Places in Charnwood' report<sup>113</sup> identified the rural parishes of Ulverscroft, Swithland, Beeby, Cossington, Ratcliffe-on-the-Wreake, Prestwold and South Croxton as having minimal services and the parishes of Barkby Thorpe Hoton and Cotes as having no services or skeletal services.
- 4.100 In August and September 2010 each Local and District Centre in Charnwood was surveyed against a number of criteria to understand their vitality and viability. Of the 30 Local Centres located in the Borough the survey indicated that:
- Only 6 met the PPS4 definition of a Local Centre being: Quorn, Leicester Road Mountsorrel, Melton Road Thurmaston, Rothley, Park Road Loughborough and Sharpley Road, Loughborough.
  - Four Local Centres had no retail or other services in them at all, as all units had been converted to residential use.

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<sup>111</sup> Leicestershire Local Transport Plan 2006-2011, 2006, Leicestershire County Council

<sup>112</sup> Charnwood LDF Core Strategy: Stage 2 Emerging Development Strategy 2013

<sup>113</sup> Places in Charnwood, January 2008, Leicestershire Together, Leicestershire County Council.

- The remaining 20 Local Centres are not considered to meet the definition set out in PPS 4, because they do not contain the necessary depth and range of services.
- Some Local Centres would benefit from being merged with other centres to help to consolidate their vitality.

- 4.101 There are nine District Centres in the Borough including Gorse Covert District Centre – Loughborough, Shelthorpe District Centre, Barrow upon Soar Village Centre, Birstall Village Centre, Shepshed Town Centre, Syston Town Centre, Sileby Village Centre, Thurmaston District Centre and Anstey Village Centre. The 2010 Borough survey indicated that:
- Thurmaston District Centre did not contain the range of necessary non-retail services to meet the definition set out in PPS4: Planning for Economic Growth (now replaced by the NPPF).
  - Most District Centres appeared to be performing reasonably well compared to vitality and viability indicators in PPS4: Planning for Economic Growth (now replaced by the NPPF), with the exception of Shepshed.
- 4.102 Outside of the main urban centres (Leicester City, Loughborough and Shepshed), seven settlements are designated as Service Centres (Anstey, Barrow Upon Soar, Mountsorrel, Quorn, Rothley, Sileby and Syston)<sup>114</sup>.
- 4.103 Loughborough is clearly established as the largest centre within Charnwood, with an attractive and lively core retail area which includes a range of shops and other facilities. However, at the time the Charnwood Retail and Town Centre Study<sup>115</sup> was undertaken in 2013, 7% of the total retail offer comprised of vacant units although this figure is slightly below the UK average (8%) and it was noted that vacancy rates have dropped since the 2008 study<sup>116</sup>.
- 4.104 The 2013 Retail and Town Centre Study concluded that Loughborough town centre is continuing to perform reasonably well in light of the continued economic downturn and the competition for spending it faces from destinations outside the Borough. It was also noted that there have been improvements to the retail offer which have come forward since the previous Retail and Town Centre Study undertaken in 2008. However, the Study also noted that if Loughborough is to maintain this improved provision the attraction of further mid/upper-end retailers will be required, and improvements to the town centre, particularly in terms of the public realm, were recommended.
- 4.105 In terms of retail services, the 2013 Retail and Town Centre Study indicates most of the centres within Charnwood are performing reasonably. It was noted that Shepshed's offer has improved through the provision of a new Asda foodstore but that there is still a need for further investment in that district centre.

<sup>114</sup> Charnwood Local Plan 2006 to 2028. Core Strategy. Pre-Submission Draft. June 2013

<sup>115</sup> Charnwood Retail and Town Centre Study – 2013 Update. Final Report. Charnwood Borough Council.

<sup>116</sup> Charnwood Retail and Town Centre Study – 2103 Update. Final Report. Charnwood Borough Council.

4.106 The 2013/14 Annual Monitoring Report found that the majority of completed and committed major residential schemes are located within 30 minutes public transport time of key basic services and jobs<sup>117</sup>.

*Access to the countryside, open space and semi urban environments*

4.107 There is approximately 1,032 ha of open space in Charnwood. According to the Sports, Recreation and Open Space Study<sup>118</sup> natural and semi natural open space is one of the most frequently visited types of open space in the Borough, with 80% of residents visiting at least once per month.

4.108 Parts of the east of the Borough fall into the National Forest which links the remnants of the ancient forests of Needwood and Charnwood. As it grows it will create a new forested landscape framing a mosaic of farms, open land, towns and villages.

4.109 In terms of the existing opportunities to access open space and partake in recreation in the Borough, the Open Space, Sport and Recreation study outlines a number of key findings:

- There are residents with limited access to natural open space, in particular in Shepshed. Some service centres also contain no or limited natural space (for example Sileby, Syston and Mountsorrel).
- There are sufficient facilities to meet current and future demand for indoor sports facilities, although there is a need to ensure that they are accessible to all sectors of the community.
- Evidence suggests that there is adequate provision of outdoor sports facilities and playing pitches in the Borough (with the exception of tennis courts) although participation increases and population growth will impact on demand. There are also some deficiency gaps in junior and mini playing pitches, particular pressure has been identified on pitches in Loughborough, Syston and Quorn.
- Parks and gardens in the Borough are highly valued by residents, they are evenly distributed across the Borough and frequently used. The quality of parks in the Borough is higher than the quality of many other types of open space.
- There are some localised deficiencies in amenity green spaces in North Loughborough, Syston and Swithland. It also recognised that there is significant scope to improve the quality of amenity green spaces.
- There are quantitative, accessibility and quality issues with regards to equipped provision for children and young people in all settlement hierarchies.
- Allotment provision in the Borough is insufficient to meet local demand and there are waiting lists exceeding 400 residents, with particular pressures in Loughborough, Thurmaston, East Goscote, Mountsorrel and Queniborough. The study also found that some quality improvements are also required.

4.110 The 6C's Green Infrastructure study identifies that in relation to access for people, there is a need for large sites of 500ha or greater, sites of

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<sup>117</sup> Annual Monitoring Report Local Development Framework (INTERIM) 1st April 2013 to 31st March 2014 (December 2014 provisional version)

<sup>118</sup> Charnwood Borough Council Sports, Recreation and Open Space Study (PMP, 2009)

100ha or greater and sites of 20ha or greater, although it recognises that the Charnwood Forest provides a diverse cluster of sites that are likely to attract visitors from further afield.

- 4.111 Consultation as part of the Borough Open Space study indicates that footpaths and green corridor networks are well used. The Borough has a wide network of rights of way including the 'Leicestershire Round' (a long distance footpath) and parts of the National Cycle network. Whilst more than 75% of households are within 250 metres of a right of way in the County, in Charnwood however, the Public Rights of Way improvement Plan identifies that there are significant numbers of properties more than 500m away these include areas in Birstall, Mountsorrel and parts of south west Loughborough. Charnwood Forest also has a low density of footpaths. The 6Cs Green Infrastructure study also highlights the importance of providing access to the countryside in the Loughborough area. Signage, maintenance and improvements to the quality of footpaths were identified as key priorities.

### **Economic Baseline Information**

- 4.112 In 2014, 65.6% of residents in the Borough are of working age (16-64), which is higher than the regional and national averages (63.0% and 63.5% respectively)<sup>119</sup>. Figures from 2014/15 indicate that 75.4% of the Borough's population are economically active which is lower than both the regional (77.6%) and national average (77.4%)<sup>120</sup>. Gross Weekly Pay for full time workers has risen in the Borough in 2014 to £513.3, which is below the average for England (£520.8) but still higher than average for the region (£483.4)<sup>121</sup>.
- 4.113 The unemployment rate within Charnwood has decreased from 6.8% in 2011/12 to 4.1% in 2014/15, and is still relatively low when compared to the regional average (5.3%) and the national average (6.0%)<sup>122</sup>. The Job-Seekers Allowance (JSA) claimant rate in the Borough in June 2015 was 0.8% which is below the regional and national rate (1.6% and 1.7% respectively)<sup>123</sup>.
- 4.114 There is a high degree of polarisation in occupational structure with a combination of high skilled and low skilled workforce – there remains a high share of manufacturing jobs (15.3% of total jobs) with the Borough far more dependent upon the manufacturing sector for jobs than the East Midlands (13.4%), and significantly more so than Great Britain as a whole (8.5%) during 2015<sup>124</sup>.
- 4.115 The sectors with the highest concentration of employment in Charnwood are the services sector (79.3%) and the public administration, education and health sector (26.9%), which are both just below regional and

<sup>119</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>120</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>121</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>122</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>123</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>124</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

national figures<sup>125</sup>. The number of jobs in the finance, IT and other business activities sector is low in the Borough (16.4%) when compared to the national average (21.8%), but is broadly in line with the regional average (18.3%).

- 4.116 Charnwood is witnessing a change to industries; in particular there has been dramatic growth in the hi-tech sector which is predicted to be enhanced with the enlargement of the Loughborough's University's Science and Enterprise Park<sup>126</sup>, making it one of the largest science parks in the UK<sup>127</sup>. The University is also playing a vital role in modernising the manufacturing industry as well as increasing the sector's competitiveness in a global market<sup>128</sup>. This diversification from the declining sectors in the local economy to hi-tech and knowledge based industries has a high influence on the Borough's current and future prosperity<sup>129</sup>.
- 4.117 Self-employment rates in the Borough increased from 9.2% in 2004 to 10.2% in 2010/11, but dropped to 7.7% in 2011/12<sup>130</sup> and the rate was 7.8% in 2014/15<sup>131</sup> which is lower than the regional (9%) and national (10.1%) average<sup>132</sup>.
- 4.118 The Leicester and Leicestershire Strategic Economic Plan (March 2014)<sup>133</sup>, highlights that Leicester and Leicestershire function as an integrated economic area in terms of travel to work patterns, retail and cultural catchments and transport links. The 2011 census travel to work data showed that just over half (56%) of the usually resident, working age population work in the Borough (including 10% who work from home), while 43% commute out of the borough to work (almost half of the out-commuting is to Leicester, with smaller amounts to Blaby, North West Leicestershire, Nottingham, Hinckley and Bosworth, Rushcliffe, Melton, Oadby and Wigston, Harborough and Derby)<sup>134</sup>. However, 34% of the workplace population in the Borough are in-commuters.
- 4.119 In 2013, there were 33,070 VAT and PAYE registered enterprises in the Leicester and Leicestershire Enterprise Partnership (LLEP) area (8,605 in Leicester City, 24,465 in Leicestershire County, with 5,500 of those in Charnwood<sup>135</sup>). The majority of these businesses (94%) employ less than 20 staff and most businesses in the LLEP area (70%) have turnover below £250,000. LLEP new VAT registration rates have been below the England average over the period 2009 to 2012, however, they have been

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<sup>125</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>126</sup> [http://www.charnwoodbusiness.com/pages/industrial\\_revolutions](http://www.charnwoodbusiness.com/pages/industrial_revolutions)

<sup>127</sup> <http://localplan.charnwood.gov.uk/content/development-detail.php?id=4>

<sup>128</sup> [http://www.charnwoodbusiness.com/pages/industrial\\_revolutions](http://www.charnwoodbusiness.com/pages/industrial_revolutions)

<sup>129</sup> Charnwood Local Plan 2006 to 2028. Core Strategy. Pre-Submission Draft. June 2013

<sup>130</sup> Accessed February 2013 Source: <http://www.neighbourhood.statistics.gov.uk>

<sup>131</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>132</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>133</sup> [http://www.llep.org.uk/content/uploads/2015/03/SEP\\_-\\_full\\_document.pdf](http://www.llep.org.uk/content/uploads/2015/03/SEP_-_full_document.pdf)

<sup>134</sup> <https://www.nomisweb.co.uk/census/2011/WU01EW/chart/1132462242>

<sup>135</sup> ONS Dataset: UKBD01 Enterprise/local units by Employment size band and GB Local Authority Districts (including UK total), Charnwood data ([http://www.ons.gov.uk/ons/data/web/explorer/dataset-finder/-/q/dcDetails/Economic/UKBD01?p\\_p\\_lifecycle=1&\\_FOFlow1\\_WAR\\_FOFlow1portlet\\_dataset\\_navigation=datasetCollectionDetails](http://www.ons.gov.uk/ons/data/web/explorer/dataset-finder/-/q/dcDetails/Economic/UKBD01?p_p_lifecycle=1&_FOFlow1_WAR_FOFlow1portlet_dataset_navigation=datasetCollectionDetails))

better than the East Midlands level. Business start-up rates across the LLEP area have improved significantly in 2011 and 2012.<sup>136</sup>

4.120 Charnwood has attracted a good share of the inward investment 'successes' of Leicestershire over the last 17 years, as identified by the LLEP. Most enquiries received by the LLEP were for small units of up to 465 sqm, with more modest demand for larger industrial premises of 465-929 sqm, and greater than 2,324 sqm, and offices of more than 1,395 sqm. There is also a need for modern moderate/good quality industrial units of up to 300 sqm, with an additional market for larger space, particularly specialist accommodation at the Charnwood Biomedical Campus.<sup>137</sup>

4.121 The Charnwood Employment Land Review concluded that there is a need for a minimum of 24 ha to 41 ha of additional employment land for the period to 2028. However, it also noted that this amount does not include demand that might be generated by the increasingly constrained development position in Leicester or need arising from land losses to non B-Class uses over the Plan period. On the assumption that Charnwood would accommodate a large proportion (up to half) of the industrial and strategic warehousing land deficits of Leicester City, then total additional land need, after the current land supply is excluded, is likely to be for some 53-70 ha.<sup>138</sup>

### *Economic Performance*

4.122 The skills base of Charnwood is relatively good. The percentage of the working age population qualified to NVQ level 4 or above has risen in Charnwood from 33% in 2011<sup>139</sup> to 35.9% in 2014 which is above the regional average (30.9%) but similar to the national average (36%)<sup>140</sup>. The presence of Loughborough University, which is a significant driver of the economy, is one of the core reasons for high skill levels in the Borough.

4.123 In terms of occupational breakdown of employment, the latest data from 2014/15 indicates that 48% of people in Charnwood are employed as knowledge workers or high skilled workers (i.e. those in the workforce engaged in managerial, professional or technical occupations). This figure is higher than the East Midlands average (40.3%), and the national average (44.6%)<sup>141</sup>. According to 2014 data, the Borough has the highest NEET rate (young people "Not in Education, Employment or Training") in the County at 3.7%<sup>142</sup>.

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<sup>136</sup> [http://www.llep.org.uk/content/uploads/2015/03/SEP\\_-\\_full\\_document.pdf](http://www.llep.org.uk/content/uploads/2015/03/SEP_-_full_document.pdf)

<sup>137</sup> Charnwood Employment Land Review November 2014, BE Group for Charnwood Borough Council.

<sup>138</sup> Charnwood Employment Land Review November 2014, BE Group for Charnwood Borough Council.

<sup>139</sup> <http://www.nomisweb.co.uk/reports/lmp/la/2038431982/report.aspx>

<sup>140</sup> <http://www.nomisweb.co.uk/reports/lmp/la/1946157142/printable.aspx>

<sup>141</sup> Annual Population Survey March 2015, from

<https://www.nomisweb.co.uk/query/construct/summary.asp?reset=yes&mode=construct&dataset=17&version=0&anal=1&initset=>

<sup>142</sup> Children and Young People's Strategy. Report of the Head of Neighbourhood Services. Policy Scrutiny Group. 6<sup>th</sup> January 2015.

- 4.124 The 2011 Census data reveals 10% of 16-74 year olds in Charnwood engage in full time education compared to 5% nationally<sup>143</sup> although a high proportion of this 10% accounts for the students at Loughborough University.

### Key Sustainability Issues

- 4.125 The key sustainability issues for Charnwood have been drawn from those issues identified in the SA Scoping Report and reviewed drawing on the updated baseline information presented above. In recognition of the SEA Directive requirement (Annex 1 b) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report, **Table 4.1** shows the likely evolution of these key sustainability issues if the Charnwood Core Strategy were not to be adopted.

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<sup>143</sup> Annual Monitoring Report. Local Development Framework. 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013. December 2013. Charnwood Borough Council.

**Table 4.1: Key Sustainability Issues for Charnwood Core Strategy and Likely Evolution without the Plan**

Key Sustainability Issue	Likely evolution of the trend without the Charnwood Core Strategy
Loss and fragmentation of <b>habitats</b> and potential harm to <b>species</b> due to development pressures (in particular Charnwood's habitats and species that are not afforded any legal protection including Biodiversity Action Plan priority habitats and woodlands).	Features of nature conservation value, including those which are subject to statutory/non-statutory protection could continue to be lost or degraded as a result of the construction and operation of development. Many priority and non-priority species are also in decline in the Borough. These species could continue to be affected by direct loss of the supporting habitat as a result of development proposals or by indirect effects during construction and operation of these developments.
Erosion of <b>landscape character</b> , settlement character and identity and loss of tranquil areas in the Borough as a result of development pressure and changes to the local building style.	Landscape character and tranquil areas could continue to be detrimentally affected by existing and proposed developments. New housing developments might only be constructed using standard materials and may not have regard to landscape character.
Threat to <b>historic assets</b> not afforded legal protection due to development pressure, inappropriate conversions, alterations and demolition, plus the diversity and distribution of historic landscape features not properly understood.	The total number of buildings listed on the 'heritage at risk' register is decreasing, although this trend may not continue.  Buried archaeology would continue to be damaged and lost as a result of development proposals without an appropriate system of archaeological recording.
<b>Water pollution</b> (from diffuse agricultural sources as well as waste water treatment works discharges) affects the biodiversity of water courses.	The Environment Agency would continue to regulate controlled waters. The Water Framework Directive will require actions to move all relevant waters to good standard.

Key Sustainability Issue	Likely evolution of the trend without the Charnwood Core Strategy
<b>Water availability</b> is severely constrained by the lack of winter storage in the East Midlands. Climate change may reduce water availability with widespread implications on supply, most notably to agricultural production.	Without implementation of water use minimisation policies, household consumption rates are likely to remain high or increase in the Borough, although recent tightening of standards in the Building Regulations require the installation of more water efficient appliances (e.g. toilets) in new development.
Charnwood has two Air Quality Management Areas declared due to poor <b>air quality</b> associated with traffic pollution.	Air quality is likely to stay the same or worsen, although cleaner engines and fuel is leading to some reductions in pollution from individual vehicles.
It is predicted that the East Midlands will experience adverse effects as a result of <b>climate change</b> . Summers are projected to become hotter and drier and winters warmer and wetter. Extreme weather events, such as torrential rain and droughts, are thought likely to become more common and more severe.	This trend is likely to continue irrespective of whether the Core Strategy is adopted.
Without an increase in <b>renewable energy use</b> , fossil fuels and other non-sustainable sources will continue to diminish and will continue to generate greenhouse gases and pollutants.	National policy encourages a positive approach to renewable energy, but the Core Strategy provides an opportunity to promote renewable energy at the local level.
Past land use planning and design of drainage systems have tended to <b>exacerbate flooding</b> . Many floodplains in Charnwood have been drained in the past to create farmland or to accommodate development reducing the flood	Fluvial and groundwater flooding could increase, but the Core Strategy provides an opportunity to improve drainage systems within new development proposed.

Key Sustainability Issue	Likely evolution of the trend without the Charnwood Core Strategy
storage capacity of floodplains.	
New <b>waste recycling facilities</b> would be required if recycling levels continue to rise. The vast majority of waste is generated by the commercial sector. This is both hard for Charnwood Borough to influence and difficult for the Borough to monitor.	Waste recycling is likely to increase due to interventions outside of the Core Strategy remit, although the Core Strategy offers an opportunity to facilitate recycling in developments and achieve higher levels.
Development pressures are resulting in the loss of areas of ' <b>best and most versatile</b> ' land, which represent a valuable resource for food production. Up to date statistics on soil loss rates by development type are not currently available.	Soils, including best and most versatile soils, would continue to be lost as a result of provision of developments in the Borough.
Longer life expectancy ( <b>ageing population</b> ).	Lack of health care provision to cater for an ageing population.
Increase in <b>population</b> , including migrants moving into the borough.	The population density is likely to increase. The East Midlands is likely to continue to see a net growth through inward migration and therefore there is likely to continue to be an increase in the demand for services such as health facilities.
<b>High student population</b> in Charnwood places specific demands on the local economy.	Student population will continue to be high within Charnwood due to presence of Loughborough University.
Lack of sites and pitches to meet the accommodation needs of <b>gypsies, travellers</b> and travelling show people.	Assume accommodation needs of Gypsies, Travellers and Travelling show people will not be met.
Fragmented provision of new <b>education</b>	The number of wards in Charnwood with a percentage of people

Key Sustainability Issue	Likely evolution of the trend without the Charnwood Core Strategy
facilities, and below national average achievement of qualifications.	without any qualifications above the English average will increase if the opportunities for education and further education are not made available to more people.
High need for <b>affordable housing</b> in the Borough – house prices can be more than eight times annual incomes, there are also high levels of <b>homelessness</b> in some areas. In addition, the quality of some Council owned homes are not reaching <b>decent home standards</b> and a very small percentage of the Charnwood population suffer from inadequate housing provision.	<p>Assume demand would increase. Assume levels of homelessness will not improve in some areas. Housing developers would construct housing which would fetch the greatest market value. This means that affordable housing may not be provided. House prices are continuing to rise in the East Midlands although in the short – term the market is slowing.</p> <p>Assume number not reaching decent home standards would increase. The number of households without basic facilities is anticipated to stay constant.</p>
Total <b>crime</b> rates are low in Charnwood compared to other parts of the UK.	Crime rates may increase if developments are designed without recognition of the role that the design of development proposals can play in reducing crime if the Core Strategy is not implemented.
<p>There are problems across the UK and Charnwood in relation to increasing levels of <b>obesity</b> and general increases in body mass index. In recent years the proportion of the population who are obese or overweight has been rising.</p> <p>Charnwood also experiences problems with smoking.</p>	<p>Without encouraging the implementation of sustainable transport solutions such as walking and cycling in the Core Strategy, the levels of people that are overweight, obese or generally greater BMI are likely to increase.</p> <p>Problems associated with smoking will continue.</p>
Low level of population that either walk or cycle to work, and disproportionate number of cars	Unless adequate strategies and policies are implemented, the number of people walking and cycling will continue to remain at

Key Sustainability Issue	Likely evolution of the trend without the Charnwood Core Strategy
used for <b>transport to work</b> .	low levels, and car use likely to continue to be high.
Potential difficulty in some parts of the Borough accessing <b>services and facilities</b> .	Any existing difficulties for accessing services would be compounded without the initiatives to increase access provision included in the Core Strategy.
There are some areas of built development including some villages with virtually no, or little, <b>open space</b> provision or <b>recreation</b> facilities.	The amount of greenspace provided for the Borough would be unlikely to increase dramatically as the policy framework for ensuring public open space as part of development proposals would not be in place.
Some significant pockets of income <b>deprivation</b> and poor access to jobs.	Income levels remain consistent – rising in line with inflation. Access to jobs for some people remains poor.
Relatively high number of <b>vacant units</b> in Loughborough (Charnwood's core retail area).	Vacancy rates may continue or increase.
Some pockets of significantly high levels of <b>unemployment</b> , however, overall unemployment is low.	Assume that unemployment rates remain constant.
Continuation of recent trends in terms of reduction in <b>job opportunities</b> locally, could lead to increased levels of out commuting in the future.	In the absence of additional employment allocations the proportion of people who live in Charnwood but work elsewhere might increase.
Charnwood has considerably high proportion of workers in <b>unskilled / semi-skilled jobs</b> , and a high concentration of employment in	Assume that existing employment profile and skills base continues.

Key Sustainability Issue	Likely evolution of the trend without the Charnwood Core Strategy
<p>distribution industries, public administration education and health and the manufacturing sector. However, knowledge intensive industries such as banking, finance and insurance etc. are underrepresented. Charnwood district has highest NEET rate (young people “Not in Education, Employment or Training”) in the County.</p>	

## SA Framework

- 4.126 SA objectives are a recognised way in which environmental and sustainability effects of a plan can be described, analysed and compared. The paragraphs below explain how the SA objectives for use in the appraisal of the Charnwood Core Strategy have been developed and refined through two iterations.

### Initial SA Framework

- 4.127 The development of the Charnwood SA Framework and SA objectives took into account:
- Annex I of Directive 2001/42/EC of the European Parliament on “the assessment of the effects of certain plans and programmes” (the SEA Directive)
  - Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, Consultation Paper (ODPM, 2004).
- 4.128 27 objectives with supporting sub objectives or criteria that form the framework were developed considering:
- The four broad objectives of the Strategy for Sustainable Development in the UK ‘A Better Quality of Life’ as well as the subsequent ‘UK Sustainable Development Strategy – Securing the Future’ (ODPM, 2005).
  - Baseline information topics covering landscape, biodiversity flora and fauna, climatic factors, human health, social considerations (incorporating population), air, water, soils, cultural heritage (including architectural and archaeological features), and economic considerations.
  - Objectives focused around matters that the LDF could influence (directly or indirectly).
  - A range of objectives derived from plans and strategies at a European, national, regional and local level to ensure that the objectives of these various plans and programmes had been taken into account in formation of the Framework.
- 4.129 A menu of indicators was formulated for use as a tool in monitoring and reviewing the Core Strategy to assess progress towards greater sustainability, and to provide baseline data for future sustainability appraisals. Indicators were drawn from a variety of sources. Those indicators have now been removed from the SA framework presented in this report as they have been superseded by the monitoring indicators proposed in **Chapter 7**, and several of the data sources for the original indicators are no longer valid. The statutory consultees that existed at the time, including the Environment Agency, English Heritage, English Nature and the Countryside Agency, were asked whether these SA

objectives were appropriate for appraisal, and amendments were made based on comments received.

- 4.130 The Initial SA Framework of Sustainable Objectives can be seen in the Charnwood Local Development Framework Sustainability Appraisal Scoping Report (2005), which is available on Charnwood Borough Council's website.

### Revised SA Framework

- 4.131 The SA objectives were refined further in September 2009 following recommendations from the Planning Advisory Service that the number of SA objectives should be kept to a manageable number of 12 to 18 maximum<sup>144</sup>. LUC reviewed two sets of simplified SA Frameworks put forward by Officers in December 2007 and February 2008, and refined the SA Framework down from 27 Objectives to 17 objectives (see **Table 4.2** further ahead in this section).
- 4.132 Changes were also made to the SA objectives and sub objectives in light of representations received on the Charnwood 2026 Planning for Our Next Generation Further Consultation – October 2008, and comments received from statutory consultees (English Heritage and Environment Agency). The menu of indicators included within the 2005 Scoping Report was also revised and updated to reflect more recent guidance, up to date annual monitoring reports and comments from statutory consultees.
- 4.133 Key changes included the deletion of the original SA objective 10 *"To promote a strong community where people feel that they have a say in the future"* as it was considered that the SA has limited influence over achieving this objective. A number of SA objectives were amalgamated although the topic they addressed were still represented in the revised SA Framework.

### Coverage of SEA Topics

- 4.134 The SEA Directive requires that information on the likely significant effects on the environment must be provided in the SA report, and Annex 1(f) of the Directive provides a list of specific environmental issues to be addressed. **Table 4.2** sets out these SEA environmental issues and the relevant SA objectives that address them. In this way it is ensured that each SEA environmental issue is addressed in the appraisal of the Core Strategy.

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<sup>144</sup> Scott Wilson, December 2007 "Local development frameworks guidance on sustainability appraisal"

**Table 4.1 SEA Topics and Coverage by SEA Objective**

SEA Topics	Relevant SA Objectives
Biodiversity	SA objective 1
Population	SA objectives 3, 11 ,13 ,14 ,15 ,16 and 17
Human Health	SA objective 12
Fauna	SA objective 1
Flora	SA objective 1
Soil	SA objective 10
Water	SA objective 18
Air	SA objective 6
Climatic Factors	SA objective 7 & 8
Material Assets	SA objective 9 &10
Cultural Heritage	SA objective 4
Landscape	SA objective 2

**Table 4.2 Revised SA Framework**

*(Text in italics show where changes were made following consultation representations)*

SA Objectives	Sub-Objectives
<b>Environmental</b>	
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	<ul style="list-style-type: none"> <li>• To conserve and enhance existing habitats</li> <li>• To create new habitats identified in UK Leicestershire and Charnwood BAPs</li> <li>• To conserve and enhance species protected by UK, Leicestershire and Charnwood BAPs</li> <li>• To conserve and enhance designated sites of nature conservation interest</li> <li>• To increase connectivity of habitats</li> <li>• To protect geological SSSIs</li> </ul>
2: To maintain and enhance townscape and landscape character	<ul style="list-style-type: none"> <li>• To minimise detrimental visual intrusion of development</li> <li>• To minimise light pollution</li> <li>• To maintain &amp; enhance landscape</li> </ul>

SA Objectives	Sub-Objectives
	<p>character &amp; distinctiveness identified in the Leicester, Leicestershire and Rutland Landscape &amp; Woodland Strategy</p> <ul style="list-style-type: none"> <li>• To protect &amp; enhance areas of relative tranquillity</li> <li>• To promote landscape schemes designed to respect the diversity of landscape and built character into new development.</li> </ul>
<i>3: To increase the vibrancy and viability of settlements</i>	<ul style="list-style-type: none"> <li>• <i>To increase the attractiveness of town, district and local centres</i></li> <li>• <i>To increase the sense of place</i></li> <li>• <i>To maintain settlement identity and prevent coalescence</i></li> <li>• <i>To increase neighbourhood satisfaction levels</i></li> <li>• <i>To increase patterns of development and movement that helps to tackle congestion.</i></li> </ul>
4: To conserve and enhance the historic and cultural environment	<ul style="list-style-type: none"> <li>• To increase reuse of built heritage including buildings at risk</li> <li>• To protect and enhance sites, features, areas and settings of historical, archaeological and cultural value</li> <li>• <i>To encourage the use of locally distinctive materials and styles, as appropriate to the local context</i></li> </ul>
5: The protect and improve surface and ground water quality and resources	<ul style="list-style-type: none"> <li>• To improve surface water quality as identified by the Environment Agency's General Quality Assessment</li> <li>• To protect quality of vulnerable groundwater resources</li> <li>• To minimise the use and increase re-use and recycling of water in existing and planned development</li> <li>• To minimise water consumption</li> </ul>
6: To improve local air quality	<ul style="list-style-type: none"> <li>• To reduce travel distances</li> <li>• To reduce the need to travel by car</li> <li>• To reduce automotive movements related to logistical supply and distribution.</li> <li>• To reduce inappropriate development in Air Quality Management Areas</li> <li>• To mitigate and appropriately locate potentially air polluting processes</li> <li>• To increase access by more sustainable forms of transport – walking, cycling, bus and train</li> </ul>
7: To reduce the Borough's	<ul style="list-style-type: none"> <li>• <i>To increase building designed to be</i></li> </ul>

SA Objectives	Sub-Objectives
contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	<p><i>adaptable to climate change (temperature extremes, storm events and flooding)</i></p> <ul style="list-style-type: none"> <li>• To reduce travel distances</li> <li>• To reduce the need to travel by car</li> <li>• To reduce automotive movements related to logistical supply and distribution</li> <li>• To increase measures to ensure energy efficiency</li> <li>• To increase use of renewable energy supplies</li> <li>• To increase supply of locally produced clean energy e.g. combined heat and power</li> <li>• To increase access by more sustainable forms of transport – walking, cycling, bus and train</li> <li>• To reduce food miles</li> </ul>
8: <i>To reduce vulnerability to flooding</i>	<ul style="list-style-type: none"> <li>• To minimise the risk of flooding to people and properties from rivers and watercourses</li> </ul>
9: To reduce waste and conserve mineral resources	<ul style="list-style-type: none"> <li>• To increase restoration of mineral workings for biodiversity, landscape and the general public</li> <li>• To reduce use of minerals and increase the reuse of materials on and off site</li> <li>• To safeguard existing development from the environmental effects of mineral workings</li> <li>• To reduce waste &amp; increase the re-use, recycling and energy produced of waste</li> <li>• To increase use of long lasting and recycled materials in building design</li> </ul>
10: To protect soil resources and quality and make efficient use of land and buildings	<ul style="list-style-type: none"> <li>• To reduce the loss of best and most versatile land</li> <li>• To reduce contamination of land and soils due to development, industrial processes or agriculture</li> <li>• To reduce the loss of soils and increase local reuse of soils through redevelopment</li> <li>• To increase the redevelopment of previously developed land and buildings in sustainable locations</li> <li>• To increase the remediation and regeneration of contaminated land and buildings</li> </ul>

SA Objectives	Sub-Objectives
<b>Social</b>	
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	<ul style="list-style-type: none"> <li>• To increase community engagement and the capacity of the local community to influence decisions</li> <li>• To increase racial equality and community cohesion.</li> <li>• To reduce anti-social behaviour</li> <li>• To reduce nuisance noise</li> <li>• To reduce fear of crime and actual crime</li> <li>• To increase the use of design techniques to reduce crime</li> <li>• To reduce poverty and social exclusion across Charnwood but particularly on those areas most affected</li> </ul>
12: To increase healthy lifestyles	<ul style="list-style-type: none"> <li>• To increase access to high quality healthcare facilities</li> <li>• To reduce health inequalities</li> <li>• To increase healthy lifestyles through increased physical activity, improved diet and less smoking</li> <li>• To reduce death rates</li> <li>• To improve healthy lifestyles through road safety measures</li> </ul>
13: To ensure that the housing stock meet the housing needs of all sections of the community	<ul style="list-style-type: none"> <li>• To increase the quality or upkeep of the existing housing stock</li> <li>• To ensure an adequate supply of a diverse range of housing types appropriate to the needs of the community</li> <li>• To increase the amount of housing that is affordable to all sections of the community</li> <li>• To reduce homelessness</li> </ul>
14: To increase access to a wide range of services and facilities	<ul style="list-style-type: none"> <li>• To increase access to retail centres, post offices, local food markets, commercial centres &amp; employment for all</li> <li>• To increase access to community facilities – libraries, community centres, education, places of worship, healthcare – for all</li> <li>• To increase access to services by more sustainable forms of transport – walking, cycling, bus and train</li> <li>• To increase the voluntary and community infrastructure</li> <li>• To increase access to sports, arts, culture and leisure facilities</li> </ul>

SA Objectives	Sub-Objectives
	<ul style="list-style-type: none"> <li>• To enhance local cultural diversity</li> <li>• To improve access to opportunities for education, learning and skills training for all sections of the community</li> </ul>
<p>15: To increase access to the countryside, open space and semi urban environments (e.g. parks)</p>	<ul style="list-style-type: none"> <li>• To increase access by more sustainable forms of transport – walking, cycling, bus and train</li> <li>• To increase access to features of landscape, ecological and cultural heritage in a way that minimises damage to such features</li> <li>• To increase interpretation facilities for features of landscape, ecological and cultural heritage</li> <li>• To increase linkages between open spaces and increase permeability of the countryside and semi-urban environments</li> </ul>
<b>Economic</b>	
<p>16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors</p>	<ul style="list-style-type: none"> <li>• To increase competitiveness, productivity, progress and investment of local firms</li> <li>• To increase inward investment</li> <li>• To ensure an adequate supply of a range of sites in terms of type and quality for employment uses</li> <li>• To increase the working environment through access to non work related facilities</li> <li>• To increase the culture of enterprise and innovation</li> <li>• To increase infrastructure for information and communications technology</li> <li>• To reduce commuting and traffic congestion</li> <li>• To increase access to work by public transport, walking and cycling</li> <li>• To reduce journey time between key employment areas and key transport interchanges</li> <li>• To increase efficiency in freight distribution</li> <li>• To increase working from home</li> </ul>
<p>17: To reduce disparities in economic performance and improve skills and employability</p>	<ul style="list-style-type: none"> <li>• To improve access to opportunities for education, learning and skills training for all sections of the community</li> <li>• To increase diversification of the rural</li> </ul>

SA Objectives	Sub-Objectives
	economy <ul style="list-style-type: none"> <li>• To increase the diverse range of job opportunities in urban and rural areas</li> </ul>

## 5 Alternatives Considered and Influence of the SA

- 5.1 The Environmental Report should identify, describe and evaluate the likely significant effects on the environment, not only of the implementation of the plan or programme, but also of:
- "reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme". (Regulation 12 (2)(b)).*
- 5.2 This section of the report summarises the alternatives considered and the influence the SA has had in shaping the Core Strategy for Charnwood.
- 5.3 The Core Strategy has been through a number of iterations and changes since the Issues and Options paper was published for consultation in 2005, as shown in **Table 3.2**. Each iteration or version of the Core Strategy prepared at the earlier stages can be considered an alternative in its own right to the Core Strategy as it now stands (i.e. the Pre-Submission Draft incorporating Main Modifications), and each of those earlier versions of the Core Strategy was subjected to some form of SA. In addition to the above, a number of consultation workshops were held between 2008 and 2012.
- 5.4 This section highlights only the key issues and significant impacts identified in the earlier SA work. Each of the SA documents, apart from the 2007 SA Report, which was an internal document, is available on the Council's website.

### Core Strategy DPD (Preferred Options) SA Report 2006

- 5.5 The Council published an Issues and Options Paper on the Core Strategy in June 2005 for consultation, and a further report; Charnwood 2021 Core Strategy Preferred Options in February 2006. The Issues and Options Paper (2005) identified possible directions for growth which were subject to SA and informed the Preferred Options Report (2006). Drawing on the findings from consultation on the Issues and Options Paper, the Core Strategy Preferred Options presented a number of preferred options including a settlement strategy, options (or alternatives) for the directions for growth (policies 2 and 3) and other core strategy policies.
- 5.6 A full SA commentary on the Issues and Options Paper (2005) and the 2006 Preferred Options is covered in the Core Strategy (Preferred Options) SA Report and supporting appendices published in 2006, referred to as the SA Report 2006 for the remainder of this section. The SA Report 2006 firstly reviewed and compared options for alternative directions of growth, detailed in Appendix 2a-2c of the SA Report 2006,

which then informed the emerging Preferred Options covered in Appendix 3 of the SA Report 2006.

- 5.7 The 2006 Preferred Options Report was also prepared in the context of the East Midlands Regional Plan 'Options for Change' consultation. This informed the housing requirement set out in the 2006 Preferred Options, which included:
- A target of at least 1,680 homes on small sites and previously developed land and buildings within Loughborough/ Shepshed and the designated Service Centres.
  - An extension of 1,800 dwellings West of Loughborough (as first phase of a comprehensively planned extension).
  - A target of 640 homes on small sites and previously developed land and buildings within Birstall and Thurmaston and designated Service Centres.
  - An extension of 485 dwellings east of Thurmaston and north of Hamilton (as first phase of a comprehensively planned extension).
- 5.8 The Regional Plan did not provide employment requirement options, so the Leicestershire Structure Plan was used to inform the employment land requirement set out in the 2006 Preferred Options, which included:
- A preferred option of 32 ha employment land already permitted or allocated. Around 42ha of general employment land as part of the comprehensively planned urban extensions west and south of Loughborough. Land adjoining Shepshed was not highlighted as a specific direction for growth for employment development in the 2006 Preferred Options.
  - Up to 50ha for a Second Science Park as part of the proposed urban extension west of Loughborough.
  - A preferred option for 17ha employment land east of Thurmaston.
  - A preferred option of around 20ha of general employment land north of Birstall.
- 5.9 The alternative directions for growth considered in the 2006 Preferred Options Report are presented in detail and with illustrative maps in **Appendix 8** of this SA Report. In addition, the reasons for either selecting the options to take forward into the next version of the Core Strategy or rejecting them are provided in **Appendix 8**. The alternative directions for growth were informed by the Issues and Options Paper and the locational strategy set by the Regional Plan and Structure Plan. Given uncertainties over the scale of growth for housing and employment land, the SA made assumptions on the scale of growth based on the Structure Plan which set figures to 2016 and figures emerging for the Regional Plan. Alternative directions for growth included the following options:

## North Charnwood

- Option N1: Maximise use of urban capacity potential for Mixed Use Developments in Loughborough and Shepshed.
- Option N2: North of Loughborough.
- Option N3: East of Loughborough.
- Option N4: South of Loughborough.
- Option N5: West of Loughborough.
- Option N6: Adjoining Shepshed.
- Option N7: Within and Adjoining the Service Centres of Barrow-upon Soar, Hathern, Mountsorrel, Quorn and Sileby.

## South Charnwood

- Option S1: Maximise the use of urban capacity potential for Mixed Use Developments within the Leicester Principal Urban Area, including Birstall and Thurmaston.
- Option S2: Adjoining Birstall.
- Option S3: Adjoining Thurmaston/Leicester (Hamilton).
- Option S4: Adjoining Glenfield/Leicester.
- Option S5: Within and adjoining the Service Centre of Anstey, East Goscote, Rothley and Syston.

5.10 In addition to the alternative directions of growth, a development option for a Science Park and associated development was put forward and considered as part of the Loughborough Science Park DPD. Other policies included within the SA were those identified through the SA Scoping Report, 2005 and consultation on the Issues paper 'Towards a Charnwood Local Development Framework' undertaken in May 2005 and the 2005 Issues and Options Paper. Some policies were a continuation of the existing Plan. Where there was a new area of policy, these were compared against a 'business as usual' option.

## Conclusions of the SA Report 2006

### *Settlement and development growth options*

5.11 **Policy 1- Settlement Hierarchy:** The SA Report 2006 concluded that Core Strategy should continue to take a settlement hierarchy approach to accommodating new development in line with national, regional and county policy, and a policy of urban concentration, as opposed to a dispersed settlement pattern. The approach, which sought to concentrate development in main urban centres, sub regional centres, service centres, and other settlements, was informed by the availability and accessibility of services and facilities, size and function, geography and interactions between settlements.

- 5.12 **Policy 2 - Development Strategy for North Charnwood:** In terms of the focus of growth, the preferred option in North Charnwood was a combination of Option N1 Urban Capacity in Loughborough and Shepshed, N4 South of Loughborough and N5 West of Loughborough as detailed in the Issues and Options Paper. The proposal included 5,440 homes at an annual rate of 340 dwellings per annum of which 1,800 were to be part of the first phase for the West Loughborough SUE. Policy 2 also proposed 124 hectares of employment land covering the extension to Loughborough University and proposed science park. It sought to prioritise brownfield land and made provision for housing, employment and associated growth, albeit that development would take place on greenfield sites.
- 5.13 Option N1 sought to safeguard greenfield sites, reduce car travel, maximise the use of previously developed sites, introduce sustainable construction and design techniques, provide access to range of facilities, services and the countryside, encourage public transport and address issues of deprivation in Loughborough and Shepshed. However, as the SA Report 2006 states, whilst this was the preferred option, it would not fulfil the strategic requirements for housing and employment up to 2021. To achieve the necessary requirements, Option N1 was combined with two further preferred options: N4 south of Loughborough, and N5 west of Loughborough. Both of these are greenfield sites and could generate negative environmental effects on biodiversity, landscape, soil resources and flood risk, which would need to be either safeguarded or mitigated.
- 5.14 The SA Report 2006 considered that Options N4 and N5 offered the best scope for reducing car use and congestion, effects on air quality and climate change and lie in close proximity of Loughborough and Shepshed with access to a range of services, facilities and open countryside, sustainable transport opportunities. Employment provision in both locations would redress housing and employment imbalances, particularly in areas of relative deprivation. Uncertain and negative effects were noted as being associated with mineral consultation areas and the impact of proposals on the historic park and garden at West Loughborough (Garendon Park), which, whilst providing the opportunity for a County Park, required investigation. In addition, for Option N5, the green wedge separating the settlements would need to be remodelled to safeguard the separate identities of Loughborough and Shepshed and a new link road constructed between the A512 and A6 to the north. The development direction proposed in Option N5 also falls within the northern edge of Charnwood Forest, part of the National Forest, and measures would need to be taken to mitigate landscape effects.
- 5.15 **Policy 3 – Development Strategy for South Charnwood:** For South Charnwood, the preferred option was a combination of Options S1: siting development within Leicester, Birstall and Thurmaston; S2: Adjoining Birstall; and S3: Adjoining Thurmaston/Leicester as detailed in the Issues and Options Paper. The proposal included 2,880 dwellings at an annual rate of 180 dwellings per annum and 53 hectares of employment land.

- 5.16 The SA Report 2006 stated that for the urban areas the same positive effects as N1 could be generated, as well as addressing issues of relative deprivation in Thurmaston. However, as with N1, further sites would need to be considered to meet strategic requirements for growth. Options S2: Adjoining Birstall and S3: Adjoining Thurmaston/Leicester were considered the most sustainable despite both options being on greenfield sites and generating environmental effects.
- 5.17 Options S2 and S3 would have the scope to minimise car use and congestion due to good sustainable transport opportunities, reducing the effects on air quality and climate change. The SA Report 2006 anticipated that such effects would be improved by proposals associated with the Epinal Way extension. Positive effects were identified in terms of the Options' proximity to neighbouring settlements and centres, good access to services and facilities, countryside and links to existing employment areas. The SA Report 2006 noted that although land adjoining Thurmaston/Leicester is less accessible by car and may deter economic investment, and whilst Birstall has good access to the A46 and M1, junctions onto both roads experience congestion which may be alleviated by a recently constructed park and ride completed in August 2011.
- 5.18 Potential negative effects included impacts on the open and rural nature of the landscape near Birstall (although the landscape is more enclosed in nature at Thurmaston), soil resources (which would need to be safeguarded), flood risk, and archaeological interests north of Birstall and at Hamilton (which would need investigation, including an abandoned village at Hamilton). Mineral consultation areas also required further investigation.

#### *Specific policy options*

- 5.19 The SA Report 2006 included two reviews of all new policies, assessing them against a 'business as usual' option (see SA Report 2006, Appendix 2c) and then a more detailed assessment of each new preferred policy (see Appendix 3). For the remaining policies the Council argued that it was unnecessary to consider any alternatives as these policies were a continuation of the 'Business as usual approach' taking forward policy framework outlined in the Regional Spatial Strategy, the Leicestershire, Leicester and Rutland Structure Plan, the Borough of Charnwood Local Plan, the Affordable Housing SPD and Leading in Design SPD. Note that the policy options considered in the Preferred Options Report (2006) were the starting point for the policies that are now included in the Draft Core Strategy (March 2013). **Appendix 10** of this SA Report includes a table showing how the policies in the Draft Core Strategy evolved from the policy options considered in 2006, 2008 and 2012.
- 5.20 This section outlines the nature and effects of each preferred policy as described in the SA Report 2006:

- **(New Policy) Policy 4: Housing and employment land supply and phasing:** This policy gave priority to the use of brownfield sites before greenfield land and ensured that the urban concentration strategy outlined under N1/S1 would be implemented. It advocated a phased approach which could be adjusted by monitoring. No significant effects were identified and it was argued that the proposal could inform the design of large scale new developments through greater lead in time to plan mitigation measures, landscape, infrastructure and services.
- **Policy 5: Affordable Housing:** This policy sought to secure an appropriate mix of housing and achieve a minimum of 30% of affordable housing on all sites. Where populations are 3,000 or less, the threshold was to be sites of five dwellings or more. The SA Report 2006 stated that this policy would generate a number of uncertain impacts which would be dependent on the location of the development. However, since the locational strategy directed development to urban locations, opportunities should be created to reduce car use through sustainable transport measures and improve access to existing facilities, open space, leisure and recreation.
- **Policy 6: Design Quality:** Policy 6 sought to ensure good quality design and introduced a number of criteria for new development. The SA Report 2006 considered that there were positive significant effects on landscape and townscape character, sustainable design and construction and increasing the vibrancy and vitality of settlements.
- **Policy 7 Countryside and Landscape Character:** This policy defined the countryside and stipulated restrictions on planning permissions which should be judged against detailed policies and landscape character assessments. Significant positive effects could be generated on biodiversity, flora and fauna, landscape and townscape and soil resources.
- **Policy 8 The National Forest:** Policy 8 sought to restrict development unless it is appropriate to the woodland setting. The SA Report 2006 stated that the policy should contribute significantly to biodiversity, flora and fauna. It should be noted that there was a slight incompatibility (a significant positive versus a marginal positive) in scoring between the report and the assessment matrix which would be addressed through future sustainability appraisals of the emerging policy.
- **Policy 9: The Charnwood Forest:** The policy stated that as there are a number of constraints on development, development proposals must be appropriate to the countryside and the special character of the area. The SA Report 2006 considered that this policy would have significant positive effects on biodiversity, flora and fauna, landscape and townscape, soil resources and conserving and enhancing the historic and cultural environment. (The matrix in Appendix 3 differs – for some of the above there are only marginal positive effects). It

should be noted that there were slight incompatibilities in scoring between the report and the assessment matrix (significant positives versus marginal positives) which would be addressed through future sustainability appraisals of the emerging policy.

- **Policy 10 Settlement Identity:** Policy 10 identified new areas of green wedges and sought to safeguard existing green wedges. The SA Report 2006 considered that there would be positive significant effects on biodiversity, flora and fauna, landscape and townscape character and increasing the vibrancy and vitality of settlements.
- **Policy I1 Infrastructure Provision:** Policy 11 sought to ensure that permission is granted to proposals which meet the identified requirements for improvement or provision of new physical and community infrastructure. The SA Report 2006 stated that mitigation measures would need to be introduced where development will affect biodiversity, geological, archaeological or historic interests. Other impacts would be dependent on the evolution of the development schemes.
- **(New Policy) Policy 12: A Strategy for Regeneration:** The policy proposed measures to address problems found in relatively deprived areas and recognises that a partnership approach is critical. The SA Report 2006 found that the policy would result in significant positive effects on the objective of reducing poverty and social exclusion. A concern expressed over this proposal was that measures to safeguard land for employment, recreation, open space and community facilities could exclude housing provision.
- **(New Policy) Policy 13: Loughborough University:** This policy sought to extend the University, allow for additional facilities and make efficient use of land. The SA Report 2006 considered that there would be negative effects associated with greenfield sites resulting in a significant negative score against landscape and townscape character. However, development would use sustainable design and construction techniques to reduce greenhouse gas emissions, promote renewable energy and waste reduction, and impact positively on social objectives reducing anti-social behaviour and providing housing at the lower end of the market. It should be noted that there were slight incompatibilities in scoring between the report and the assessment matrix which would be addressed through future sustainability appraisals of the emerging policy.
- **(New Policy) Policy 14: Student Housing in Loughborough:** This policy along with Policy 13 sought to increase the amount of purpose built student accommodation in line with academic and ancillary growth of the University, directing accommodation onto the University campus. The SA Report 2006 concluded that, whilst there would be negative effects on landscape, biodiversity and agricultural land, the development would use sustainable design and construction techniques to reduce greenhouse gas emissions, promote renewable

energy and minimise waste, and the proposal would impact positively on social objectives.

- **(New Policy) Policy 15: Leisure and Recreation:** The policy updated proposals in the Local Plan and provided ways to improve recreational and leisure facilities. Specific reference was given to a new Country Park based on Garendon Park, provision of new recreational facilities to the east of Loughborough where there is a gap in provision and new facilities at the University. The SA Report 2006 found that the policy would have significant positive effects against objectives to increase access to the countryside, public open spaces and semi urban environments.
- **(New Policy) Policy 16: Managing Environmental Resources:** The policy updated policies in the Structure Plan, advocating at least 10% of energy for new development to be from renewable sources and was in line with SA objectives. The SA Report 2006 recorded that the policy would result in significantly positive scores against objectives of protecting and improving water quality, minimising water consumption, conserving soil resources, minimising energy consumption and increasing sustainable design and construction. It should be noted that there were slight incompatibilities between the report and the assessment matrix (covering energy) which would be addressed through future sustainability appraisals of the emerging policy.
- **(New Policy) Policy 17: Managing Travel Demand and Widening Transport Choice:** The policy advocated the management of cars through travel plans, restrictions on parking in new developments and development of sustainable transport modes. The SA Report 2006 considered that the policy would generate significant positive effects on objectives relating to air quality, healthy lifestyles, previously developed land, access to public, private, community and voluntary services and facilities and access to culture, media and sport.
- **Policy 18: Town Centres:** Policy 18 stated that Loughborough Town Centre is the main focus of retailing, leisure, cultural and business activities alongside other supporting towns. This policy resulted in significantly positive scores against objectives to increase accessibility public, private, community and voluntary services and increasing access and opportunity to participate in culture, media and sport.
- **Policy 19: Built Heritage:** The policy sought to conserve and enhance built heritage with particular regard to designations. The SA Report 2006 stated that this policy would generate significant positive effects on conserving and enhancing the built heritage and on increasing the vitality and vibrancy of settlements.
- **Policy 20: Biodiversity:** Policy 20 sought to conserve and enhance rich biodiversity, maintain and strengthen networks and maximise opportunities for habitat creation. It would generate significant

positive effects on maintaining and enhancing biodiversity, flora and fauna.

### *Further commentary from the SA Report 2006*

- 5.21 The SA Report 2006 indicated that Policies 1, 2 and 3 were the most sustainable, although the impact of the siting of development would be very much dependent on the overall size and location of development. The SA Report recommended that careful consideration needed to be given to the environmental effects of development proposals. In terms of Policy 2, such effects include the landscape impacts associated with N5, the erosion of the green wedge between Loughborough and Shepshed and potential loss of settlement identity, and severity of impact on Garendon Park if proposals for a link road materialise. Equally, careful consideration needed to be given to the potential cumulative effects which could be generated by siting development to the west and south of Loughborough, especially associated with traffic congestion. For Policy 3, effects related to the potential loss of Grade 2 agricultural land, loss of archaeological interests as well as effects on biodiversity, flora and fauna, landscape and flood risk.
- 5.22 Three comments were received on the SA Report 2006 (from the House Buildings Federation, Loughborough Gospel Hall Trust and English Heritage), with particular concerns expressed by English Heritage regarding the impact of Policy 2 on Garendon Park. The CBC response to these queries is covered in **Appendix 3**.

### **Loughborough Science Park SA Report 2006**

- 5.23 In terms of the development option for a Science Park, options were assessed as part of the separate SA Report<sup>145</sup> for the Loughborough Science Park DPD Preferred Options DPD, 2006.
- 5.24 Five main sites were considered for the location of a Science Park, which were published in the Core Strategy Issues and Options Paper in May 2005:
- Option 1: Land West of Loughborough, South of A512.
  - Option 2: Land West of Loughborough, North of A512.
  - Option 3: Brownfield Sites in Loughborough.
  - Option 4a: Locations outside Loughborough – Wymeswold Airfield.
  - Option 4b: Locations outside Loughborough - South of Sileby.
- 5.25 The following option was identified through the Core Strategy Issues and Options consultation undertaken in June/July 2005:
- Option 5: Land South of Loughborough.
- 5.26 **Option 1: Land West of Loughborough, south of the A512** was considered the most sustainable option for the development of a Science

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<sup>145</sup> Charnwood Borough Council, Science Park Development Plan Document Preferred Option SA Report, February 2006

Park. The Science Park SA Report argued that the site provides the *"potential to create a development of national significance with significant benefits for the regional economy, has excellent transport communications, lies in close proximity to the two largest urban settlements within the Borough; Loughborough and Shepshed, and has good public transport services as well as excellent walking and cycling links."* The SA Report went on to add that there would be impacts on woodland, and landscape character, albeit that the site is in a location which is already subject to a number of urban influences.

5.27 The other options for the Science Park were considered and the Science Park SA Report explained why these were rejected, an extract of which is summarised below:

- **Option 2: Land West of Loughborough – North of the A512:** The site has excellent access to the motorway network and is in close proximity to the existing Science Park and Loughborough University. However, it does not adjoin the university. Development in this location will have harmful effects on Garendon Historic Park and Gardens, as this specific site will fall directly onto this historic and cultural asset. In addition, there is Grade 2 best and most versatile agricultural land in this location which would be lost if developed.
- **Option 3: Brownfield Sites in Loughborough:** This option has not been taken forward due to the lack of a suitable site of the scale indicated in the Structure Plan.
- **Option 4a: Locations outside Loughborough – Wymeswold Airfield:** The proposal incorporates some brownfield development, however a large proportion would be greenfield. Its location is not sustainable as it is away from a large urban settlement where bus services are infrequent, which would attract the use of the private car. The proposal would be contrary to the strategy of urban concentration set out in the Regional Spatial Strategy and the Structure Plan. These documents seek to direct new development to the existing urban areas where there is good access to existing infrastructure and services and good public transport. The wider proposals would reduce the separation between adjoining villages and have a significant urbanising impact on an area of open countryside.
- **Option 4b: Locations outside Loughborough - South of Sileby:** This option has not been taken forward due to a lack of details on the suggested site and the fact this location would score poorly in terms of the locational strategy set at County and Regional level.
- **Option 5: Land South of Loughborough:** Land either side of the Epinal Way extension and at Bull in the Hollow Farm was presented as an option for the Science Park development. These sites are separated and are not as close to the existing campus as the west Loughborough options and the site is less well located in the relation to the motorway connections. This land is currently allocated in the Local Plan as green wedge. Development of this option would cause a detrimental impact

on the separate identities of Loughborough and Quorn, as it would be difficult to maintain the green wedge with a development of this size. The development of this site would also be on Grade 2 best and most versatile agricultural land which would be lost.

### **Core Strategy (Internal) SA Report 2007**

- 5.28 New advice in 2007 indicated the need to rethink CBC's approach in the Core Strategy. Rather than considering areas for significant growth and topic areas in isolation from one another, suggestions from the Government Office for the East Midlands indicated the need to have a more distinct and coherent strategy which would act as a 'golden thread' throughout the document. The Core Strategy Consultation in 2007 therefore focused on distinct policy options covering specifically regeneration, economic growth, protecting environmental assets, and a strategy which supported local needs. For each of these different options different levels of growth were also considered. The 2007 Consultation happened before the East Midlands Regional Plan Inspector's Report was published and the adoption of the Regional Plan. The 2007 Consultation therefore considered ranges of growth because of uncertainty at that time.
- 5.29 WSP was commissioned to undertake an internal SA of further options in 2007 (referred to as the SA Report 2007). The review sought to ensure impartiality and transparency in decision making. It considered alternative policy drafts (in response to the 2006 preferred options consultation) covering alternative strategies for development, alternative locations for growth and alternative approaches to different policy areas.
- 5.30 The SA reviewed, as its starting point, the SA matrices prepared to accompany the SA Report 2006 covering an assessment of general policies (20 in total), outlined in the Charnwood 2021 Core Strategy Preferred Options in February 2006 and used in the previous SA Report 2006. Each matrix was reviewed irrespective of whether or not the policy in question was proposed to be amended to ensure consistency of approach in the assessment of all policies and ownership of the assessment. Conclusions were presented in Appendix B of the SA Report 2007.
- 5.31 The review of general policies was followed by a detailed review of new policies for each location with a range of options around East Loughborough. The assessment of alternative locations of growth covered the options listed below, presented in Appendix C of the SA Report 2007. The assessments were informed by field visits, desk top studies, as well as a summary of facilities, the catchment population required to support them and suggested distances between new development and such facilities covered (Appendix D of the SA Report 2007). Road proposals associated with the growth options were appraised separately as well as alternative strategies for growth put

forward by the Council to inform the development of the Preferred Options.

*Alternative locations for growth considered:*

- West of Loughborough (4,875 homes and associated development).
- South of Loughborough (3,550 homes and associated development).
- East Loughborough (4,875 to 8,000 and associated development).
- North Birstall (originally housing now considered for employment).
- West of Shepshed (4,875 homes and associated development).
- Shepshed adjacent to Junction 23 or the M1 (employment land).
- East of Thurmaston/North of Hamilton (4,875 homes and associated development).

5.32 The options identified above focused on a number of development permutations associated with land lying east of Loughborough including at Cotes and Wymeswold, which is largely undeveloped. A total of five options of similar scale were identified for east of Loughborough reflecting a range of realistic scenarios. Other options (where physical features did not inhibit development opportunities) were considered and covered different parts of Charnwood Borough. In these cases a similar scale of development was tested for each location, and judgements were made about sensible boundaries.

5.33 The commentary below only concentrates on the strategies for growth. This is because the SA conclusions for general policies resulted in only minor modifications at this stage and the assessment of alternative locations of growth was incorporated into the SA Report 2008 discussed in further detail later in this section. In terms of alternative locational strategies for growth the following four approaches were considered:

- **Strategy 1 – A priority for Regeneration:** Development would be directed to Thurmaston (part of Leicester Principal Urban Area), the sub regional centre of Loughborough and Shepshed and to a lesser extent the service centres of Ansley, Mountsorrel and Syston. Provision would be made for an Eastern Distributor Road around Loughborough on the grounds that it would aid regeneration.
- **Strategy 2 – A priority for Economic Growth:** Greater location choice for employment activity would be provided with development directed to Birstall, Thurmaston and Anstey/Glenfield. Service centres would also accommodate some growth to provide locational choice and an accessible workforce.
- **Strategy 3 – A priority for Safeguarding Environmental Features:** Full use of brownfield sites would be considered a priority, and outside urban areas, opportunities for development on brownfield land including Wymeswold Airfield would be a priority. When development occurs on greenfield land this would seek to avoid environmentally sensitive areas and safeguard settlement identity.

- **Strategy 4- Supporting Balanced Communities:** Future development would be directed to Birstall and Thurmaston and would also be accommodated in the Service Centres of Hathern, Quorn, Barrow upon Soar, Mountsorrel, Rothley, Sileby, Syston, East Goscote and Anstey, along with the smaller rural communities of Woodhouse Eaves, Newtown Linford, Swithland, Wymeswold, Burton on the Wolds, Seagrave, Queniborough, Thrussington and Rearsby. Affordable and market housing would be available in rural areas to address barriers to housing in these communities. Spreading development more widely would allow for more mixed rural communities.

5.34 For all of the alternative locational strategies, different scales of growth were considered within three scenarios:

- **Scenario A: 13,750 – 17,500 new homes, 30 ha of employment land and a Science Park of up to 50ha** which could potentially be delivered with small scale urban extensions to the main urban areas and some provision for rural needs.
- **Scenario B: 17,500 to 20,000 new homes, 50 ha of employment land and a Science Park of up to 50ha** which could accommodate the Draft Regional Plan proposals including two sustainable urban extensions to Loughborough and north of Leicester in Charnwood of 4,857 homes with limited provision for rural needs.
- **Scenario C: 20,000 to 23,750 new homes, 50 ha of employment land and a Science Park of up to 50ha** which could accommodate the County Council's revised advice which included delivering 8,000 homes as sustainable urban extensions along with 4,300 home urban extensions north of Leicester in Charnwood with limited provision for rural needs. This scale of growth could also provide for a new eco-town.

### Conclusions of the SA Report 2007

5.35 The SA conclusions on the alternative growth options and road options were presented internally to officers for comment. Charnwood BC officers then revisited the appraisal matrices and made a number of revisions which were then presented as part of the SA Report 2008.

5.36 Whilst the alternative growth and road options were only subject to SA internally, Charnwood BC did consult on the 'Planning for Our Next Generation – Alternative Strategies for the Future Development of the Borough, September 2007' to seek views on what the priorities should be.

5.37 The SA concluded that:

#### *Strategy 1 – A priority for Regeneration*

5.38 The Strategy would generate potential positive social and economic benefits associated with upgrading existing infrastructure, directing some development to specific services centres, requiring larger scale development to incorporate renewable energy schemes and providing

employment sites near areas of need. Potential negative effects under Scenario C relate to the identification of the eastern side of Loughborough for development. The development would be isolated having to 'jump' the floodplain and would generate significant negative effects on existing settlements, landscape and built heritage. There would be significant negative effects associated with the road on a SSSI, and flood risk, both of which could be cumulative in nature. The SA team considered that it was impossible to assess the effects on landscape, biodiversity and cultural heritage since the location of the development was unknown and no desk top assessments had been undertaken.

- 5.39 The SA team concluded that the approach envisaged was inconsistent with its aims particularly in the context of the high growth scenario (Scenario C). The strategy did not place greater emphasis on development within the existing built up areas (relative to other strategies) and secondly the regeneration benefits associated with developing on land on the eastern side of Loughborough were questionable. The area is too remote from existing areas of need to provide any benefit to them.

#### *Strategy 2 – A priority for Economic Growth*

- 5.40 This proposal would result in potential positive social and economic effects associated with new infrastructure, directing some development to specific service centres, ensuring development incorporates renewable energy schemes, and providing a Science Park at Loughborough. Potential negative effects were associated with locations identified for growth covering landscape, biodiversity and settlement character, including West and North Loughborough/ Hathern. Some development would also be directed to Service Centres where due to uncertainty over the location of development the effects were unknown. The Strategy placed less emphasis on sustainable design and construction techniques.
- 5.41 The SA team considered that while the Strategy 2's focus was on economic development, it also recognised the importance of housing and other facilities, and the role they play in attracting and retaining a skilled workforce. The strategy would benefit from a clearer objective covering the desired ratio of homes and jobs in the Borough and whether or not reducing current out commuting is a goal. The Strategy should clarify the reasoning behind the scale and distribution of employment.

#### *Strategy 3 – A priority for Safeguarding Environmental Features*

- 5.42 The SA team considered that the focus of this Strategy could be clearer. They stated that although the issues and options document discussed the importance of biodiversity and other environmental assets, the Strategy focussed on maintaining green wedges and settlement identity and could therefore be re-named to make the scope of the strategy clearer. A key element of the Strategy was that it directed development to Wymeswold Airfield on the grounds that it is a brownfield site. The SA team felt that the extent to which this area constitutes a brownfield site was questionable.

- 5.43 Positive environmental effects included social and environmental benefits associated with directing some development to specific service centres and smaller settlements, an integrated approach to transport infrastructure provision, high emphasis on energy efficiency in buildings and on the provision of affordable housing. As with the other Strategies the main negative effects were associated with the proposed locations for growth. The effects associated with Wymeswold Airfield were partly dependent on the scale of growth envisaged.
- 5.44 Clarification was highlighted regarding whether or not an Eastern Distributor Road for Loughborough and by-pass for Barrow upon Soar would be required under any or all of the scenarios, as well as any other improvements to roads into Loughborough. In addition, the potential for effects included impacts on biodiversity, landscape and settlement character of nearby settlements and visual impacts, and the suitability of the location for a Science Park given the criteria provided by The Association of University Research Parks (AURP).

#### *Strategy 4 - Supporting Balanced Communities*

- 5.45 This Strategy (as with others) focused development in the urban areas but also acknowledged a role for the Service Centres and smaller rural settlements. Existing services and facilities would be maximised or safeguarded. A mix of jobs would be encouraged and affordable housing maximised in rural areas.
- 5.46 The positive environmental effects of this Strategy included social and environmental benefits associated with directing some development to service centres and smaller rural settlements, an integrated approach to transport infrastructure provision, high emphasis on energy efficiency in buildings, and an emphasis on the provision of affordable housing. As with the other Strategies the main negative effects of the Strategy were associated with the proposed locations for growth. Depending on the scale of growth required, the Strategy envisaged allocations at Shepshed, West Loughborough, North Loughborough/Hathern and East Thurmaston. There could be potential impacts on biodiversity, landscape and settlement character of nearby settlements and visual impacts.

#### *Employment land provision*

- 5.47 In terms of employment land the following points were raised across all scenarios:
- Land adjacent to the University is a more sustainable location for a Science Park than Wymeswold Airfield.
  - The size of the allocation for a Science Park ranges from 15ha (under Strategy 3 'Environmental Assets') to 50ha (under Strategy 2 'Economic Growth'). As the majority of the land would be greenfield, the Core Strategy would need to provide justification for the size of the allocation that is eventually put forward. This should be based on an assessment of what can realistically be developed in the period

covered by the Core Strategy and the minimum size required to provide a functional Science Park.

- There was wide variation in the overall allocation of employment land, ranging from 45ha to 95ha under a low growth scenario and 60 to 185ha under a high growth scenario. As the majority of this land would be greenfield, the Core Strategy would need to provide a justification for the size and distribution of the overall allocation that is eventually put forward, including the rationale for allocations in the Service Centres and other settlements. It will be important for the Core Strategy to consider the role of rural areas but in a clear way.
- The balance between new homes and employment in the Borough is an issue, given the current levels of out-commuting. It will be important for the Core Strategy to provide a clear rationale for the proposed level of employment, and its distribution.
- A key issue is the extent to which relatively small allocations will be attractive to the market, e.g. 15ha allocations in the Service Centres. It will be important to ensure that the type of employment provided is appropriate to these more rural locations. Large distribution warehouses, for example, may not be appropriate in scale and character. The Core Strategy should, if possible, indicate the character of employment development that would be allowed in Service Centres and small rural settlements.

### **Recommendations in the 2007 SA Report**

- 5.48 The SA team recommended that the Preferred Option Core Strategy should incorporate the following characteristics to optimise the contribution to the SA objectives:

#### *Settlement pattern*

- 5.49 Development should be directed to main urban areas (maximising urban potential) as well as providing development within Service Centres and smaller settlements to maintain the viability of settlements to meet local housing need and provide employment choice. Where urban extensions are proposed they should have regard to key environmental constraints, the extent to which they will contribute to a logical pattern of development and relate to the existing urban areas. The Council should clarify how the locations selected for growth relate to the preferred strategy.

#### *Integrated package of transport measures*

- 5.50 These are required to manage travel demand, widen travel choice and serve new development. Measures should focus on demand management and increasing modal choice, supported by Area Wide Travel Plans for large developments. Public transport should be improved in urban and rural areas and developer contributions used to secure these. New developments should promote walking and cycling.

Where appropriate, urban extensions should include Park and Ride facilities.

### *Social and cultural services and facilities*

- 5.51 The SA team stated that there was a tension between (a) making large allocations that are going to be reasonably self-contained (e.g. 3,300 – 4,000 dwellings) to support a secondary school and (b) the potential effects that allocations of this scale would bring. They added that schemes of less than 3,300 dwellings could contribute to sustainability by being 'outward looking,' i.e. providing services and facilities that serve a wider catchment area. The Core Strategy could adopt a sequential approach whereby existing facilities are improved first and then new facilities provided in those instances where existing facilities are too remote to the new development or at capacity. If smaller schemes are taken forward a pooled approach to developer contributions would be required to contribute towards new schools, community. Upgrading existing services (rather than building new ones) is logical in instances where existing services have capacity or can be upgraded and are accessible; this approach would help to ensure that new development brings benefits for existing residents. Where new facilities are provided they should be in locations that are accessible to both existing and new residents.

### *Economic development*

- 5.52 A range of employment opportunities should be provided including a new Science Park associated with the University as well as promoting mixed use developments in Loughborough that include office uses, and exploring opportunities in Service Centres and smaller settlements. A range of sites with good access to the strategic road network should be promoted. The SA team considered that the University was the more logical location for a Science Park than Wymeswold Airfield. Other issues which need to be considered is whether the preferred option should tackle out-commuting and address this imbalance by providing additional land or allocations. Further employment provision should be provided for the 40% of the population who live outside the main urban areas.

### *Affordable housing*

- 5.53 The SA team recommended that Policy 5 should be reviewed in more detail and some principles set out, including targets for social rented and immediate affordable housing, further information on the size and type of housing required, a requirement for low cost market housing, the role of off-site provision of affordable housing, a separate target for the delivery of rural affordable housing and clarification of the role of exception sites.

### *Green infrastructure*

- 5.54 Consideration should be given as to how green infrastructure might be provided and Natural England standards for Natural Green Space should be adopted. Some locations will provide opportunities through new

development, such as West Loughborough, whereas in other locations it may be necessary to create new infrastructure. Accessibility from existing urban areas, e.g. by providing links by cycle and foot and links to existing open spaces, should be optimised.

#### *Role of Charnwood Forest*

- 5.55 A range of uses should be promoted within the Forest which are compatible with one another, supported by a management plan covering its various roles and potential. The Issues and Options Paper acknowledged this concept by referring to a 'multi-purpose' forest.

#### *Minimising environmental impacts*

- 5.56 The SA team reiterated that the preferred option should seek to minimise the environmental impacts of development reducing the Borough's vulnerability to its contribution to climate change. It should adopt a bottom up and top down approach to the location of strategic sites for growth thereby meeting the strategy objectives and considering the environmental impacts. The SA team considered that relatively small schemes of less than 3,300 dwellings would be more sensitive to environmental considerations. All new housing should adhere to sustainable design and construction techniques. The strategy should take an area based approach to renewable energy sources and adopt a budgeting approach to biodiversity, whereby the overall aim is to generate a net increase in biodiversity value. In addition, the approach taken to Charnwood Forest should be to integrate the various considerations identified in the Issues and Options paper (covering recreation, the economic activity, biodiversity etc.).
- 5.57 These recommendations were largely addressed in the 2008 and 2013 versions of the Core Strategy, supported by the commissioning of further evidence to inform the Core Strategy:
- Leicester & Leicestershire HMA Employment Land Study Transport evidence.
  - Affordable Housing Economic Viability Assessment.
  - Strategic Housing Market Assessment.
  - Open Space, Sport and Recreation Study 2010.
- 5.58 It should also be noted that the options for locational growth and other policies selected in 2008 were, in effect, a combination of the strategies presented in 2007 as there was no overall conclusion from the 2007 consultation. Therefore, the Core Strategy 2008 sought a compromise between regeneration, economic growth, safeguarding environmental features and supporting balanced communities, as discussed further below.

## Core Strategy DPD Further Consultation SA Report 2008

- 5.59 As a result of Government changes to the planning regulations, which amended the stages in the preparation of DPDs and removed the requirement for the Preferred Options consultation stage, plus new planning policy in the form of PPS12 (2008), Charnwood BC published the Core Strategy Further Consultation Report for consultation between October and December 2008. An Interim SA Report 2008 was also provided alongside the Further Consultation Report 2008, although it was actually prepared in advance of and as part of developing the Further Consultation Report 2008. The Interim 2008 SA Report was prepared by CBC officers, and built on the internal SA Report 2007 undertaken by WSP which was not issued for consultation. The Interim SA Report 2008 considered alternative strategic directions of growth, growth options for the Service Centres and growth options for settlements below the Service Centres, as well as road options and topic areas outlined below.
- 5.60 The housing requirement for Charnwood increased significantly in the Draft Regional Plan, which was published after the Preferred Options Report in September 2006. The level of development included in the Further Consultation Report 2008 reflects the increased housing requirement confirmed in the Secretary of State's Proposed Changes to the East Midlands Regional Plan.
- 5.61 The Draft Regional Plan Three Cities SRS Policy 4 proposed provision for 195 dwellings per year as a sustainable urban extension to the Leicester PUA, which over the plan period of 25 years is 4,875 dwellings in total. The SA Report 2008 appraised all options at 4,875 dwellings to reflect the Draft Regional Plan. Where this scale of development could not be accommodated, the appraisal was undertaken based on the maximum capacity of development for that location.
- 5.62 As employment land requirements were not set out in the East Midlands Regional Plan, the 'Leicester and Leicestershire HMA Employment Land Study' was commissioned from PACEC and published in December 2008. Options for the scale and distribution of employment land were considered separately within the SA Report 2008 to options for the location for sustainable urban extensions adjoining the PUA. Options for employment land provision assessed in the SA Report 2008 were based on the emerging findings of the 2008 HMA Employment Land Study, and informed the preferred approach of locating strategic employment land within the sustainable urban extensions.

## Alternatives considered in the Further Consultation Report 2008

- 5.63 The following alternatives were considered in the SA Report 2008 and the Further Consultation Report 2008.

### *Alternative Options for Directions for Growth to Principal Urban Area of Leicester*

- Alternative location A: East of Thurmaston/North of Hamilton.

- Alternative Location B: East of Thurmaston/South of Syston.
- Alternative Location C: East of Thurmaston/South of Syston/North of Hamilton.
- Alternative Option D: North of Birstall.
- Alternative Option E: North of Glenfield/South of Anstey.

*Alternative Options for Directions for Growth to the Sub Regional Centre of Loughborough/Shepshed*

- Alternative Option A: South of Loughborough.
- Alternative Option B: South West of Loughborough.
- Alternative Option C: West of Loughborough.
- Alternative Option D: West of Shepshed.
- Alternative Option E: East of Loughborough.
- Alternative Option F: East of Loughborough, on and around Wymeswold Airfield.

5.64 The alternative directions for growth for the Leicester Principal Urban Area and the Sub Regional Centre of Loughborough/Shepshed considered in the 2008 Further Consultation Report are presented in detail and with illustrative maps in **Appendix 9** of this SA Report. In addition, the reasons for either selecting the options to take forward into the next version of the Core Strategy or rejecting them are provided in **Appendix 9**.

*Alternative options for size of urban extensions*

- Option 1: Two large sustainable urban extensions, one adjoining Leicester Principal Urban Area and one to the Sub Regional Centre of Loughborough and Shepshed.
- Option 2: a greater number of smaller urban extensions scattered on the fringes of the Loughborough/Shepshed and the Principal Urban Area of Leicester

*Growth options for the Service Centres*

- Option 1 took a restrictive approach to development, allowing development to take place provided adequate services, facilities and infrastructure were available.
- Option 2 followed the same approach as Option 1 and made provision for new employment land of around 2ha to boost local job opportunities and improve self-containment.
- Option 3 was similar to Option 2 but also allowed for large scale allocation(s) of 150-500 dwellings.

*Growth options for settlements below the Service Centres*

- Option 1 proposed a restrictive approach to development in settlements below Service Centres in the settlement hierarchy.

- Option 2 would enable development which would meet a proven need with limited market housing development of up to two dwellings in all settlements below Service Centres.
- Option 3 reflected proposals in Option 2 but also allowed for larger scale market housing of up to nine dwellings within existing limits to development.

### *Road Options*

- West of Loughborough.
- East of Loughborough Relief Road.
- South of Loughborough.
- Thurmaston/Syston.

### *Topic Areas*

- Transportation – managing demand and widening transport choice.
- Green infrastructure.
- Affordable housing provision.
- Gypsy and traveller accommodation.
- Renewable and low carbon technology.
- Town centres and retail.
- Student housing provision.
- Employment provision.

## **Conclusions of the SA Report 2008**

5.65 Since the Interim SA Report 2008 comprised only the appraisal tables, this section provides a more detailed review of each option covering alternative directions for growth, appraisal of roads, and appraisal of topic areas.

### *Alternative directions for growth*

5.66 For each alternative direction for growth specific growth figures were considered within the Interim SA Report 2008. In order to appraise each option consistently the assessments were based on a figure of 4,875 dwellings for each urban extension, supporting mixed use development and associated infrastructure, reflecting the requirement in the Draft Regional Plan 2006. Where the figure of 4,875 dwellings could not be accommodated, the assessments appraised a scale of development that could be reasonably accommodated. For further details see Charnwood 2026, Further Consultation, October 2008 Appendix A: Appraisal of Alternative Directions for Growth and the Interim SA Report 2008 which includes the full SA matrices.

### *Alternative Options for Directions for Growth to Principal Urban Area of Leicester (options A to E)*

- **Options A, B and C East of Thurmaston** with growth levels of 4,875 dwellings were considered the most sustainable out of all the options reviewed. All of the above options would generate significant positive effects on objectives to manage waste, minimise energy use, increase access to services, reduce poverty and social exclusion. The options lie close to South Charnwood's priority neighbourhood which includes some of the most deprived households in Leicestershire bringing benefits in terms of regeneration. However, both Options A and C could generate significant negative effects on landscape/townscape, heritage and culture including impacting on the deserted medieval village of Hamilton, and the reuse of previously developed land. Option B would generate less significant negative effects, only impacting on the reuse of previously developed land. The road infrastructure for all options would need to cross flood risk areas and as such it was identified that proposals would need to be assessed against the exemption test outlined in PPS25. Equally all options would affect Thurmaston Dyke which could cause drainage problems.
- **Option D North of Birstall and Option E North of Glenfield/South of Anstey** were considered by the SA team to be the least sustainable. Whilst Option D North of Birstall for 4,000 dwellings would generate a significant positive effect on minimising the use of energy, it would generate significant negative effects on landscape/townscape, soil resources, reuse of previously developed land and increasing the vibrancy and vitality of settlements. Similarly, Option E North of Glenfield, which would accommodate a smaller number of dwellings totalling 2,464 dwellings, would generate significant negative effects on landscape/townscape use of previously developed land and vibrancy and viability of settlements. This option would result in significant positive scores against the use of energy and access to a range of services.

5.67 Option A was identified as the most sustainable direction for growth for a Sustainable Urban Extension for South Charnwood (despite resulting in some potentially significant negative effects), the SA team arguing that the development was more closely related to Hamilton, relying on existing services and facilities. The SA team came to the view that Options B and C were not as well related to Leicester and its employment, facilities and services as Option A - East of Thurmaston and North of Hamilton, and Option B in particular would have greater impact on settlement identity.

### *Alternative Options for Directions for Growth to the Sub Regional Centre of Loughborough/Shepshed (Options A-F)*

5.68 The CBC SA team reviewed six alternative options relating to Loughborough/Shepshed:

- **Option A South of Loughborough** could accommodate development for 2,100 dwellings. This would generate significant negative effects on biodiversity, soil resources, reuse of previously developed land and the vibrancy and viability of settlements. Equally the option would create significant positive effects on air quality, reduction in contributions to climate change, energy use, housing stock, improve access to services, countryside learning, skills and employability, poverty reduction and social exclusion, disparities in economic performance. The SA team argued that despite positive effects on social objectives this option was not the preferred option since it would generate significant impacts on biodiversity and on settlement identity of Woodthorpe and Quorn, and is not well related in terms of employment within the town. A further constraint was the option's proximity to Quorn and Charnwood Forest.
- **Option B South West of Loughborough** proposed 1,240 dwellings and would generate significant negative effects on biodiversity, landscape/townscape and reuse of previously developed land. Significant positive effects would result from energy minimisation, encouraging a sustainable economy and a reduction in economic disparities. The SA team considered that this option was unsuitable due to its impact on Charnwood Forest and on biodiversity, as well as the constraint on developable area.
- **Option C West of Loughborough** proposed to accommodate 3,500 dwellings. This lower total figure reflected a more detailed assessment of the capacity of the site at this time which revealed constraints associated with flood risk from the Black Brook and capacity within the local secondary schools which meant a new secondary school was not an ambition for this location. The option was found in the SA to generate significant negative scores against biodiversity, landscape/townscape (including the setting of Garendon Park), reuse of previously developed land and vibrancy and vitality of settlements. Significant positive scores were given for the following objectives: use of previously developed land, energy minimisation, increase access, sustainable economy and reduced disparities in economic performance. In addition, the option would generate a 'partial' significant positive score against increase access to a range of services, the countryside, learning, skills and employability, and housing stock as only some parts of the overall area proposed would experience these effects (e.g. sites closest to the M1).
- **Option D West of Shepshed** would accommodate 4,875 dwellings. This option would generate significant negative effects on biodiversity, landscape/townscape and previously developed land but result in significant positive effects on minimising energy use. The SA team considered that the distance between the location of the site and access to higher order goods in Loughborough was an inhibiting factor. It should be noted that there were some incompatibilities in the

scoring for this option which were recognised by CBC to be addressed in future SAs.

- **Option E East of Loughborough** would provide for 4,875 dwellings and generate significant negative effects in terms of biodiversity, landscape/townscape, soil resources, reuse of previously developed land and the vibrancy and vitality of settlements. However, the option would generate significant positive effects on minimising energy use.
- **Option F East of Loughborough, on and around Wymeswold Airfield** would accommodate 4,875 dwellings. This option was identified as the least sustainable option largely due to the remoteness of the development and lack of transport infrastructure. Significant negative effects would be generated on biodiversity, landscape/townscape, air quality, reduction in contributions to climate change, access to services, culture, media, sport, learning, skills and employability, poverty reduction and social exclusion, and vibrancy and vitality of settlements. There would be partial significant negative effects depending on whether development was sited on greenfield or previously developed land. No significant positive effects were recorded. Therefore, the Council decided not to consider this option any further for the Core Strategy, as it does not perform well across the range of social, economic and environmental sustainability criteria and a freestanding new settlement would be contrary to the urban concentration strategy set out in regional policy and underpinning the Core Strategy. There were also major concerns about the deliverability of this option, which would have required significant road improvements which would need to cross the floodplain.

5.69 Option C was considered to be the most sustainable option out of all those proposed for Loughborough/Shepshed. The SA team argued that proposed development would be well related to the services and facilities within both Loughborough and Shepshed without compromising the Borough's regionally important environmental assets, and it would provide an opportunity to secure public access to Garendon Park.

#### *Alternative options for size of urban extensions*

5.70 Two options were considered for the size of urban extensions:

- **Option 1**, which covered two large sustainable urban extensions.
- **Option 2**, a greater number of smaller urban extensions scattered on the fringes of the Loughborough/Shepshed and the Principal Urban Area of Leicester.

5.71 The SA considered that significant positive effects would be generated through Option 1 on efficient patterns of movement, healthy lifestyles, increased access to services, countryside, learning, skills and employability, culture, media and sport and housing stock as well as air quality. However, Option 1 would also create significant negative effects through the use of greenfield sites, with potential negative effects on biodiversity, landscape/townscape, soil resources, historic and cultural

environment, vulnerability to climate change and the vibrancy and viability of settlements.

- 5.72 For Option 2, similar scores were given, although apart from a significantly positive score for housing stock, the effects were largely marginally positive rather than significantly positive. In terms of significant negative impacts, this Option generated the same scores as Option 1, the SA team arguing that whilst individual sites may have less of an impact than Option 1, the cumulative effect may be greater. Option 1 appeared to be the most sustainable option of the two.

#### *Options covering the future growth of Service Centres*

- 5.73 Three options were considered for the levels of growth for Service Centres:

- **Option 1** took a restrictive approach to development, allowing development to take place provided adequate services, facilities and infrastructure were available.
- **Option 2** followed the same approach as Option 1 and made provision for new employment land of around 2ha to boost local job opportunities and improve self-containment.
- **Option 3** was similar to Option 2 but also allowed for large scale allocation(s) of 150-500 dwellings.

- 5.74 The SA scored all options highly in terms of positive effects, but based on the scores Option 3 was identified as the most sustainable option. Option 1 and 2 would generate significant positive effects on biodiversity, air quality, soil resources, reduction in and vulnerability to climate change and reuse of previously developed land, increase the vibrancy and vitality of settlements, increasing healthy lifestyle and reducing disparities in economic performance. Option 3, by comparison, would generate significant positive effects in air quality, soil resources, reduce contributions and vulnerability to climate change, increasing access to a range of services and facilities including increased learning, skills and employability. It would promote strong communities, housing stock, reduce poverty and social exclusion, increase vibrancy and viability of settlements, healthy lifestyles, efficient patterns of movement and sustainable economy.

#### *Options for future growth below Service Centres.*

- 5.75 Three options were considered for the distribution of growth below Service Centres:

- **Option 1** proposed a restrictive approach to development in settlements below Service Centres in the settlement hierarchy.
- **Option 2** would enable development which would meet a proven need with limited market housing development of up to two dwellings in all settlements below Service Centres.

- **Option 3** reflected proposals in Option 2 but also allowed for larger scale market housing of up to nine dwellings within existing limits to development.

5.76 The SA review considered Option 1 as the most sustainable option scoring significant positive effects on biodiversity, air quality, soil resources, reducing climate change, reuse of previously developed land, increasing access to culture, media and sport, learning, skills and employability, reducing poverty, healthy lifestyles, sustainable economy and efficient patterns of movement. Option 2 would also generate significant positive effects on biodiversity, soil resources, reuse of previously developed land, and encouraging a sustainable economy. Option 3, by comparison, generated a number of negative effects, with a significant negative effect scored against increasing the population's access to services. The SA team argued that Option 3 could result in a large amount of development in less sustainable locations.

### *Roads*

5.77 In 2008 there was a difference of view between the Borough Council and those promoting some developments about the transport infrastructure needed to support development at alternative Sustainable Urban Extension locations. For this reason separate appraisals were carried out for the roads options detailed below. Information was drawn from the Transport Assessments 2008<sup>146</sup> to inform the review.

- **West of Loughborough Link Road:** Proposals for the Link Road would generate significant negative effects on biodiversity, the historic and cultural environment, reuse of previously developed land as well as possible significant negative effects on landscape/townscape. The SA specifically referred to the impact the route would have on Garendon Park, two Local Wildlife Sites, and the fragmentation and loss of connectivity of sites.
- **East of Loughborough Relief Road:** The relief road proposed two route options: the inner and outer route. The SA considered that the outer route would generate significant negative effects on biodiversity, landscape/townscape, vulnerability to climate change and the reuse of previously developed land. Whilst the impacts of the inner route were fewer, there would still be potential significant negative effects on biodiversity and vulnerability to climate change. There was potential for both route options to generate significant negative effects on the vibrancy and vitality of settlements.
- **South of Loughborough Link Road:** Two options were presented for the South of Loughborough Link Road: Option A and B. Both options would generate significant negative effects on biodiversity, the reuse of previously developed land, and increase the vibrancy and viability of settlements as well as possible significant negative effects on landscape/townscape and increasing access to the countryside,

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<sup>146</sup> Charnwood Borough Council, September 2008 Delivering Strategies – Transport Assessments for the Charnwood 2026

open space and semi urban environments. Woodthorpe village would in particular become isolated from the wider countryside. Both options would result in the loss of Local Wildlife Sites, impact on Section 74 habitats<sup>147</sup> and the Loughborough Meadows SSSIs, and be vulnerable to flood risk.

- **Thurmaston/Syston Link Road:** The SA considered that whilst this option generated significant negative effects, these effects were less than the remaining three road proposals outlined above. Significant negative effects would be generated in connection with the historic and cultural environment, previously developed land and landscape/townscape. This is because the route would pass through an archaeological site, take greenfield land and pass through open countryside.

5.78 At the time of the appraisal no conclusions were reached as to which road option was the most sustainable, since such proposals needed to be considered in tandem with the SUEs. However since this work has been undertaken, the level of evidence about transportation has increased significantly, and there is now greater certainty about the infrastructure that would be needed with each SUE.

#### *Appraisal of topic areas*

5.79 Further to the SA Reports in 2006 and 2007, additional policy or topic options were considered as part of the SA Report 2008. These included alternatives to preferred options identified in the SA Report 2006, which had been carried through from the previous plan and only reviewed against a 'Business as Usual' Option, plus a number of new options not considered before.

#### *Transportation – managing demand and widening transport choice*

5.80 Two options were considered. The first option was based on a strict application of national planning and transport policy, requiring rigorous measures to manage car use such as travel plans, parking restrictions in new developments alongside high quality provision of non car modes. The second option was similar to Option 1, but placed less restraint on the car. The SA highlighted the likely negative impacts associated with new road space and traffic on landscapes and townscapes in terms of visual intrusion, noise, air pollution, lighting, biodiversity and flood risk. The SA supported Option 1 on the basis that greater opportunity existed to reduce the need for new road space and promote more responsible and sustainable modes of transport. Higher positive scores were given to improvements in air quality, reduced contributions to climate change, increased access, reduced poverty and social exclusion and increased learning, skills and employability as well as supporting a more sustainable economy.

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<sup>147</sup> Countryside and Rights of Way Act, 2000 Section 74 -covers a list of habitats and species of principal importance for the conservation of biological diversity in England

### *Green infrastructure*

- 5.81 Two options were presented. Option 1 covered separate policies for National Forest, Charnwood Forest, Countryside and Landscape, Settlement Identity, Biodiversity, Leisure and Recreation; Option 2 presented a combined approach. The SA recognised that similar benefits would arise from both Options, however the preferred option, Option 1, presented a set of separate policies. The SA reasoned that a net increase in green infrastructure benefit would be secured through separate policies, enabling it to address conflicts from different aspects such as recreation or biodiversity; an approach Charnwood BC supported.

### *Affordable housing provision*

- 5.82 Two options were considered. Option 1 would require affordable housing to be provided at the same percentage across the Borough whereas Option 2 would vary the requirement according to affordable housing need in the area and the viability of the area. The SA considered that whilst both options were beneficial, Option 2 resulted in higher sustainability scores for landscape/townscape character, historic and cultural heritage, ensuring housing stock meets housing needs, reduce poverty and social exclusion, increase the vibrancy and viability of settlements and increase healthy lifestyles. Aside from the two options presented in the Interim SA Report 2008, the Council sought views in the Further Consultation document, 2008 on whether the proportion of affordable housing required on new housing sites should be increased from 30% and whether the threshold for sites that qualify for providing affordable homes should be lowered.

### *Gypsy and traveller accommodation*

- 5.83 The SA considered four options covering no provision, Sustainable Urban Extension provision in the north and south of the Borough, urban concentration or dispersed provision. The SA considered that there were benefits from concentrating sites in larger settlements, Option 3, since these provided greater access to services and facilities, an approach Charnwood BC supported.

### *Renewable and low carbon technology*

- 5.84 Two sets of options covering environmental performance of new buildings and large scale renewable energy installations were considered as part of the SA. In terms of environmental performance, Option 1 presented the minimum environmental standards, whereas Option 2 sought to build on such standards stating that where there were sustainable urban extensions or locational opportunities for use of renewable or low carbon energy regeneration, there would be higher standards for environmental performance. Whilst both options scored positively, the SA favoured Option 2 arguing that this approach would generate significant positive effects in terms of reducing the contribution to climate change, minimising the use of energy, reducing poverty and social exclusion, increasing sustainable design and construction and improving healthy lifestyles. Proposals in the Charnwood 2026 Further Consultation

document recommended this option suggesting that SUEs should be zero carbon.

- 5.85 For large scale renewable energy installations two options were presented. Option 1 described a criteria based policy dealing with siting, environmental impact and amenity, supporting national policy, whereas Option 2, which was similarly worded to Option 1, supported large scale renewable energy. Whilst both options had similar scores, the SA considered that Option 2 generated slightly more positive sustainable effects in terms of minimising the use of energy and reducing contributions to climate change, albeit that there were also some significant negative effects on landscape/townscape, heritage and culture and air quality. The Council considered that despite some negative effects, Option 2 should be supported.

#### *Town centres and retail*

- 5.86 The SA reviewed two sets of option:
- Control over town centre uses within Loughborough Town Centre.
  - Provision of new comparison retail floorspace.
- 5.87 The first set of options sought either to restrict non retail uses in key frontages in the town centre (Option 1) or build on Option 1 reflecting a slightly greater proportion of permissible non retail users (Option 2). The SA recommended that Option 2 should be selected, since it generated significant positive effects on reducing crime, anti-social behaviour and community safety and increasing the vibrancy and vitality of settlements. The SA argued that Option 1 may lead to higher levels of vacancy and limit the broader 24 hour appeal of the town centre.
- 5.88 The second set of options presented Option 1, business as usual, in terms of new comparison retail floor space, and Option 2, an approach where new comparison retail floor space is focussed on Loughborough Town Centre. The SA considered that Option 2 was more sustainable. Option 2 had the greatest potential to reduce the use of the car and reduce contributions to climate change, increase access to a range of services, increase vibrancy and vitality of settlements, encourage a sustainable economy and reduce economic disparities resulting in significant positive effects. Whilst Option 1 would support the vitality and viability of District Centres, Loughborough's role may be threatened by the expansion of competition centres elsewhere.

#### *Student housing provision*

- 5.89 The SA considered three options for student housing. Under Option 1 the University would be the location of new purpose built accommodation. For Option 2 the University would not be the location for new accommodation resulting in the provision of accommodation outside the campus. Option 3 was similar to Option 2 although it provided for purpose built accommodation in the town centre and proposed that the development be part of a mixed use scheme contributing to the town's regeneration.

- 5.90 The SA considered that a combination of Option 1 and 3 was most suitable. Both options would generate significant positive effects in terms of achieving a strong community, reducing crime and anti-social behaviour, ensuring housing stock meets housing needs of all, increase vibrancy and viability of Loughborough. Option 1 would also generate significant positive effects in terms of minimising energy use and increasing sustainable design and construction, whereas Option 1 would score positively in terms of encouraging a sustainable economy.

#### *Employment provision*

- 5.91 Four options were considered under this topic. No further land would be allocated for employment under Option 1. For Option 2 employment land would be allocated based on recommendations by the Leicester and Leicestershire Housing Market Area Employment Land Study. Option 3 would follow Option 2 but also distribute employment land within existing settlements concentrating it within urban areas. Option 4 would follow Option 2 and all distribute employment land within all existing settlements.
- 5.92 The SA considered that Option 2 was the most sustainable option. Although it would generate a number of significant positive effects, there would also be a significant negative effect associated with reuse of previously developed land. The review also considered that there would be a wider distribution of employment land based on Option 4 providing local jobs and minimising the need to travel in smaller settlements, albeit that such peripheral locations are less likely to be attractive to investors. The concentration of development within urban areas (Option 3) would realise inward investment but weaken opportunities to support mixed use urban extensions and plan for zero carbon developments.

### **Core Strategy Supplementary Consultation Interim SA Report June 2012**

- 5.93 In the light of new evidence and significant changes to national planning policy with the introduction of the National Planning Policy Framework in 2012, the Council instructed its officers to review the conclusions (set out in the Further Consultation Report), to ensure that the findings remained up-to-date and accurate, and to ensure compliance with the principles set out in the Regulations. The findings of the Council's review are set out below.

#### **2008 Position**

- 5.94 In 2008, the Core Strategy Further Consultation Report identified two preferred locations for sustainable urban extensions (from a number of alternative locations), which were:
- Land east of Thurmaston/ north of Hamilton (About 5000 new homes at least 25 hectares of employment).

- West of Loughborough (north of Garendon Historic Park and Garden) (About 3,500 new homes and 20 hectares of employment).

5.95 The Further Consultation Report summarised the sustainability implications of each alternative location for growth. The reasons for selecting each of the preferred options are summarised below:

*Reasons for Selecting Land East of Thurmaston/ North of Hamilton as Preferred Option in 2008*

- Located close to priority neighbourhood with potential to bring about regeneration of Thurmaston, and for new development to benefit deprived households.
- Least impact on species.
- Least impact on settlement identity.
- Perform well in terms of:
  - Access to higher order services.
  - Access to the countryside.
  - Attractiveness to investors.
- Impact upon Thurmaston Dyke could be mitigated.

5.96 Two other options for urban extension around Thurmaston were considered but rejected for the following reasons:

- Impact settlement identity of Syston, Barkby and Barkby Thorpe.
- Poorer relationship with Leicester City and its services.
- Lesser potential to minimise the need to travel by car.

*Reasons for Selecting West Loughborough as Preferred Option in 2008*

- Least damaging around Loughborough for biodiversity.
- Less landscape impact as it is subject to influences of motorway, Shepshed and Loughborough.
- Located close to priority neighbourhood with potential for new development to benefit deprived households.
- Opportunities to reduce the need to travel by car and maximise current [transport] infrastructure.
- Residents of new development would have access to higher order services within Loughborough Town Centre and Shepshed Town Centre.
- Opportunity to secure public access to Garendon Historic Park and Garden, and also to secure restoration of the historic features of park and garden.

**Changes in Circumstance after 2008**

5.97 Since the publication of the Core Strategy Further Consultation Report in 2008 there were the following changes in circumstances:

- The Adoption of the East Midland Regional Plan in 2009.
- Changes in national planning policy.
- Re-assessment of the capacity of sites to accommodate development.
- Publication of transport evidence.
- Publication of other local evidence by Charnwood Borough Council.
- Changes in Charnwood Sustainability Appraisal Framework.

5.98 These changes in circumstance are explained in more detail below:

#### *Adoption of the East Midland Regional Plan March 2009*

5.99 In March 2009 the East Midlands Regional Plan was adopted and set out the following requirement in Three Cities SRS Policy 3:

*"Charnwood: 790 dpa (dwellings per annum), of which at least 330 dpa should be within or adjoining the Leicester PUA, including sustainable urban extensions as necessary. Development in the remainder of the District will be located mainly at Loughborough, including sustainable urban extensions as necessary."*

5.100 This removed the total scale of housing required to be delivered in the Sustainable Urban Extensions but continued to support the principles involved in their creation. It increased the Council's annual housing number to 790 dwellings a year and in particular increased the scale of development required within or adjoining the Leicester Principal Urban Area to 6,600 between 2006 and 2026.

#### *Changes in National Planning Policy*

5.101 The new Government introduced a number of changes to the planning system, including the abolition of Regional Spatial Strategies, a new National Planning Policy Framework (NPPF) and the introduction of Neighbourhood Plans.

5.102 The NPPF was published in March 2012. Key provisions of the NPPF include:

- A presumption in favour of sustainable development.
- The Duty to Co-operate in relation to planning of sustainable development, derived from the Localism Act.
- Determining a five year housing supply.

#### *Re-Assessment of the Capacity of Sites to Accommodate Development*

5.103 Since 2008, further work was done by the promoters of the two locations around north east Leicester and west Loughborough to further assess their capacity for development. This included mapping constraints and opportunities informed by surveys of ecology, landscape, archaeology, historic environment, transportation, utilities, noise and air quality and flood risk.

5.104 This work led to a re-assessment of the capacity of both locations to accommodate development which was also informed by the Council's

Cabinet vision statement particularly around 'world class design' which could be supported by a lower overall density. This resulted in the lowering of the capacity of both sites to accommodate development

#### *Publication of Transport Evidence*

- 5.105 Southern Charnwood Transport Assessments: 'Setting Strategic Direction' Report was published in March 2009. The Assessment concluded workable and feasible transport solutions could be developed for the growth options assessed at Anstey and Thurmaston but that a North of Birstall Major Growth Option should not be considered further given its poor performance in terms of congestion impacts and the high cost of necessary transport infrastructure.
- 5.106 Supplementary Transport Assessments of Anstey and Thurmaston Growth Options were also undertaken (MVA Consultancy, June 2009).
- 5.107 The results of the Assessments suggested workable transport solutions could be found to fully mitigate the congestion impacts of all the split options but that these would be more expensive than measures for the individual options as they required a greater amount of transport provision to serve them.
- 5.108 Further Loughborough Transport Assessments were published in August 2009.
- 5.109 For west Loughborough the preferred option of 3,500 dwellings and 20 ha of employment set out in the Core Strategy Further Consultation document was taken as reflecting the most up to date understanding of the capacity of this option based on discussions with the promoters. The Assessments focused on ways of securing an eastern or western distributor road as a platform for long term growth.
- 5.110 The Assessments concluded that, in the longer term, a full western distributor road would offer better potential to accommodate growth and it provides better synergy with other existing and planned developments.

#### *Publication of Other Evidence by the Council*

- 5.111 Since 2008 other additional evidence has also been published which has been considered and contributed to the preparation of the Charnwood Core Strategy, including:
- 6 Cs Green Infrastructure Strategy 2010.
  - Charnwood Open Spaces, Sport and Recreation Study 2010.
  - Affordable Housing Economic Viability Assessment 2011.
  - Leicester and Leicestershire Housing Requirements Project 2011.
  - Charnwood Landscape Sensitivity and Capacity Appraisal Summary 2012.

#### *Changes in Charnwood Sustainability Appraisal Framework*

- 5.112 SA objectives are a recognised way in which environmental and sustainability effects of a plan can be described, analysed and compared.

The SA objectives for use in the appraisal of the Charnwood Core Strategy have been developed and refined through two iterations, and these are explained below.

- 5.113 SA objectives for Charnwood were originally devised in 2005 Scoping Report and were made up of 27 environmental, social and economic criteria.
- 5.114 The SA objectives were refined in September 2009 following recommendations from the Planning Advisory Service that the number of SA objectives should be kept to a manageable number of 12 to 18 as a maximum.
- 5.115 Following publication of this guidance, the Council appointed LUC as their external advisers to work with officers at the Council and to refine the SA Framework down from 27 Objectives to 17 objectives.
- 5.116 Changes were also made to the SA objectives and sub-objectives in the light of representations received on the Charnwood 2026 Planning for Our Next Generation Further Consultation – October 2008, and comments received from statutory consultees (English Heritage and Environment Agency).
- 5.117 The menu of indicators included within the 2005 Scoping Report was also revised and updated to reflect more recent guidance, up to date annual monitoring reports and comments from statutory consultees.
- 5.118 Key changes included the deletion of the original SA objective 10 as it was considered, based on consultant recommendation on the refinement of the criteria, the SA has limited influence over achieving this objective. A number of SA objectives were amalgamated although the topics they addressed were still represented in the revised SA Framework.

### **Implications of Changes in Circumstances on the 2008 Preferred Option**

#### *Adoption of the East Midlands Regional Plan*

- 5.119 In the absence of more robust evidence, the housing figures in the East Midlands Regional Plan represented the most robust 'objectively assessed' needs. The housing figures in the adopted East Midlands Regional Plan included a slight increase on the housing figures considered in 2008, and coupled with a reduction in the capacity of strategic sites identified in 2008, had implications for other locations within the Borough.
- 5.120 The sustainability implications of these development requirements were consulted upon through the Supplementary Consultation on the Core Strategy in 2012 (see below). The adoption of the East Midlands Regional Plan did not alter the broad conclusion reached in 2008 relation to the selection of sustainable urban extension locations at Thurmaston/ north of Hamilton and West of Loughborough (north of Garendon Historic Park and Garden).

### *Changes in National Planning Policy*

- 5.121 The NPPF underlines the importance of planning for growth, and providing a strong basis for local communities to plan for sustainable communities in their areas. In the absence of more robust evidence, the housing figures in the East Midlands Regional Plan continue to represent the most robust 'objectively assessed' needs.
- 5.122 Changes to national planning policy did not alter the reasons for selecting the preferred locations in 2008, but they did suggest an approach which provides a clearer framework for local communities to plan for their area using the Neighbourhood Plan process, which is being undertaken by at least four communities in Charnwood. This latter point was addressed through the Supplementary Consultation on the Core Strategy in 2012.

### *Changes in Capacity of Strategic Sites*

- 5.123 Further work to identify the capacity of strategic sites to accommodate development was not altered the reasons given in 2008 for selecting the preferred options in 2008. The reduction in the capacity of these sites did, however, have implications for other areas within the Borough, since they would need to accommodate this 'displaced' development.
- 5.124 The sustainability implications of these development requirements were consulted upon through the Supplementary Consultation on the Core Strategy in 2012 (see below) in order to meet the requirements of the SEA Regulations.

### *New Transport Evidence*

- 5.125 Transport evidence published since October 2008 did not alter the broad conclusion reached in relation to the selection of the Council's preferred option Thurmaston/ north of Hamilton West of Loughborough (north of Garendon Historic Park and Garden).

### *Other Evidence*

- 5.126 New evidence examining the potential landscape impacts of alternative locations for development did not alter the conclusions reached in 2008 for selecting the broad locations for development. Similarly other evidence that arose since October 2008 did not alter the conclusions reached in relation to the selection of Thurmaston/ north of Hamilton West of Loughborough (north of Garendon Historic Park and Garden).

### *Changes to the Charnwood Sustainability Appraisal Framework*

- 5.127 The Changes in Government policy and circumstances which affected the Charnwood SA Framework set out above represented a refinement of the earlier SA Framework. The refinement of the SA Framework is in accordance with the principles set out in the context of the EC Directive and the Regulations and did not alter the broad conclusions reached in 2008 for selecting the broad locations for sustainable urban extensions.

### Conclusions of the Review of Changes in Circumstances

- 5.128 **Table 5.1** sets out how changes in circumstances after 2008 affected the conclusions reached in the 2008 Core Strategy Further Consultation Report SA in so far as they relate to the selection of preferred locations for development.
- 5.129 The changes in circumstances set out above in terms of new evidence and changes to national planning policy did not alter the broad conclusion reached in 2008, namely, that reasons for selecting Land east of Thurmaston/ north of Hamilton and West of Loughborough (north of Garendon Historic Park and Garden) as locations for sustainable urban extension remained valid.

**Table 5.1: Implications of Changes in Evidence and National Planning Policy on Preferred Locations Identified in 2008 Core Strategy Further Consultation Report**

The table below sets out how changes in circumstance since 2008 have affected the conclusions reached in the 2008 Core Strategy Further Consultation Report Sustainability Appraisal in so far as they relate to the selection of preferred locations for development. The following scoring system has been used:

- ✓ = No impact on conclusion
- = New evidence or policy relevant to conclusion but does not change conclusion
- × = Evidence or policy change alters conclusion

	National Planning Policy Framework	Regional Plan	Re-assessment of capacity of strategic sites	Transportation Evidence	Charnwood Landscape Sensitivity and Capacity Appraisal	Charnwood Open Spaces, Sport and Recreation Study 2010	6 Cs Green Infrastructure Strategy 2010	Affordable Housing Economic Viability Assessment 2011	Leicester and Leicestershire Housing Requirements Project 2011	Changes to Charnwood Sustainability Appraisal Framework 2009	Charnwood Borough Council Green Wedge Review
<b>Land east of Thurmaston/ North of Hamilton</b>											
Located close to priority neighbourhood with potential to bring about regeneration of Thurmaston, and for new development to benefit deprived households.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

	National Planning Policy Framework	Regional Plan	Re-assessment of capacity of strategic sites	Transportation Evidence	Charnwood Landscape Sensitivity and Capacity Appraisal	Charnwood Open Spaces, Sport and Recreation Study 2010	6 Cs Green Infrastructure Strategy 2010	Affordable Housing Economic Viability Assessment 2011	Leicester and Leicestershire Housing Requirements Project 2011	Changes to Charnwood Sustainability Appraisal Framework 2009	Charnwood Borough Council Green Wedge Review
Least impact on species	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓
Least impact on settlement identity	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-
Perform well in terms of: access to higher order services	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓
Perform well in terms of: access to the countryside	✓	✓	-	-	✓	-	-	✓	✓	✓	-
Perform well in terms of and attractiveness to investors	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Impact upon Thurmaston Dyke could be mitigated	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓
<b>Selecting West Loughborough as Preferred Option in 2008</b>											
Least damaging around Loughborough for	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓

	National Planning Policy Framework	Regional Plan	Re-assessment of capacity of strategic sites	Transportation Evidence	Charnwood Landscape Sensitivity and Capacity Appraisal	Charnwood Open Spaces, Sport and Recreation Study 2010	6 Cs Green Infrastructure Strategy 2010	Affordable Housing Economic Viability Assessment 2011	Leicester and Leicestershire Housing Requirements Project 2011	Changes to Charnwood Sustainability Appraisal Framework 2009	Charnwood Borough Council Green Wedge Review
biodiversity											
Less landscape impact as it is subject to influences of motorway, Shepshed and Loughborough	-	✓	-	-	-	✓	✓	✓	✓	✓	-
Located close to priority neighbourhood with potential for new development to benefit deprived households.	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓
Opportunities to reduce the need to travel by car and maximise current [transport] infrastructure	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓
Residents of new development would have access to higher order services within Loughborough Town Centre and Shepshed	✓	✓	-	-	✓	✓	✓	✓	✓	✓	✓

	National Planning Policy Framework	Regional Plan	Re-assessment of capacity of strategic sites	Transportation Evidence	Charnwood Landscape Sensitivity and Capacity Appraisal	Charnwood Open Spaces, Sport and Recreation Study 2010	6 Cs Green Infrastructure Strategy 2010	Affordable Housing Economic Viability Assessment 2011	Leicester and Leicestershire Housing Requirements Project 2011	Changes to Charnwood Sustainability Appraisal Framework 2009	Charnwood Borough Council Green Wedge Review
Town Centre											
Opportunity to secure public access to Garendon Historic Park and Garden, and also to secure restoration of the historic features of park and garden	✓	✓	✓	✓	✓	-	-	✓	✓	✓	✓

## SA work consulted upon as part of Stakeholder Workshops 2010-12

### *Watermead*

- 5.130 The Watermead corridor is located on the edge of the Leicester PUA, some two miles from the city centre, and runs along the River Soar to Wanlip. The Corridor comprises a network of old mineral workings and artificial lakes that run north to south along the path of the river and have since been designated as Watermead Country Park. The Grand Union Canal runs through the valley providing a direct access to the waterfront at Thurmaston. The Country Park is used for watersports and informal recreation and is a Local Wildlife Site.
- 5.131 Options for the Watermead corridor were consulted upon as part stakeholder workshops held 3rd December 2010 and 25th January 2011:
- Management Options.
  - Tourism Recreation Options.
  - Access Connectivity Options.
  - Development and Recreation Options.
  - Wanlip Country Club Options.
  - Land southwest of Hobby Horse Options
  - Hope Park Design Principles Options
  - Heritage and Conservation Options
- 5.132 Further work was also undertaken in 2012 on the options for Watermead Corridor. Part of the Country Park borders Thurmaston, which is home to some of the most deprived households in the Borough. As a result, the Council wishes to use the Corridor as a focus for defining a direction for growth to support the regeneration of Thurmaston, to restore the remaining mineral workings and to maximise the potential of the Country Park.
- 5.133 The Council was therefore faced with the choice of whether or not to include a policy in the Core Strategy for Watermead Corridor. Two options were considered:
- **Include a policy in the Core Strategy for the regeneration of the Watermead Corridor** which would comprise: the redevelopment of Pinfold Industrial Park / Bridge Business Park to deliver mixed uses (including homes, shops, restaurants, businesses, canal related enterprises and offices); 18.3ha commercial development north and south of Wanlip Road; a visitor Centre along with facilities, amenities and ancillary structures required to support leisure and ecological management regimes at Watermead Country Park; and transport and Landscape mitigation measures to be incorporated in design of scheme.
  - **Do not include a policy in the Core Strategy for Watermead Corridor**, but assume that: Pinfold Industrial Park / Bridge Business Park would remain in current uses; land to the north and south of Wanlip Road would remain greenfield; and Watermead Country Park

would remain in its current state, with no visitor centre or other enhancements.

- 5.134 LUC carried out the sustainability appraisal of these two options in an SA report in June 2012 for CBC, which found that inclusion of a policy in the Core Strategy that would seek to promote the regeneration of Watermead Corridor would be likely to have greater economic and social benefits than no policy at all. It would also have a significant positive effect on community vibrancy and vitality providing access and enjoyment to the Country Park and visitors, with knock-on health benefits.
- 5.135 Conversely, regeneration of the Watermead Corridor could increase the vulnerability of development to flooding, and could have mixed effects on air quality, water quality and carbon emissions, and may impact on biodiversity interests and the townscape and landscape.
- 5.136 The findings of the appraisal of the Watermead Corridor options were used during CBC consultation with key stakeholders as part of an event held on 26th June 2012, and to inform the policy to be included in the Core Strategy.

### *Retail and Town Centres*

- 5.137 Additional options were also considered for retail and town centres between the 2008 Further Consultation Report and the 2013 Draft Core Strategy.
- 5.138 A Stakeholder Workshop was held on 26<sup>th</sup> January 2011 to consider the following options for retail floorspace split:
- 90%/10% Concentrated in Loughborough.
  - 70%/30% Less concentrated in Loughborough.
  - 50%/50% More even distribution between Loughborough and the rest of the borough.
- 5.139 A written consultation was undertaken with key town centre landowners and businesses in April and May 2011. It focussed on key edge-of-centre locations around Loughborough Town Centre, supported by sustainability appraisals. Options were presented as coloured 'zones' in and around Loughborough Town Centre<sup>148</sup>.

### **Purpose of the Supplementary Consultation 2012**

- 5.140 The purpose of the formal supplementary consultation in 2012 was to show how the new evidence and changing circumstances described affected the options for distributing development consulted on previously before any decisions were taken by the Council's Cabinet about the final development strategy for the Borough.
- 5.141 The options consulted upon in 2012 related to:
- The total amount required and spatial distribution of housing and employment land within and adjoining the Leicester Principal Urban

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<sup>148</sup> See Map 1 at: [https://www.charnwood.gov.uk/pages/retail\\_and\\_town\\_centres](https://www.charnwood.gov.uk/pages/retail_and_town_centres)

Area (PUA) and non-Principal Urban Areas (Loughborough and Shepshed) over the time period of the Core Strategy.

- The amount required and spatial distribution of housing and employment land within and adjoining the seven Service Centres over the time period of the Core Strategy.

5.142 The SA of the PUA and non-PUA options was undertaken by LUC. Council officers undertook the SA of the Service Centre options, but all of the SA findings were included together in the Interim SA Report 2012, which covered the PUA, non-PUA and Service Centre options.

### Leicester PUA Options

5.143 There were five options (1-5) for where the new housing and employment development might go around the Leicester Principal Urban Area. All options (except PUA Option 5) assumed 4,500 dwellings to be provided in a sustainable urban extension (SUE) at North East of Leicester and 15ha of employment. Taking this into consideration, the housing shortfall in the PUA was **2,143 dwellings**. It was assumed that **350 – 500 dwellings** can be accommodated within the urban areas (16 sites with potential for around 570 dwellings).

5.144 The amount of housing and employment land proposed under each PUA option and the broad development locations proposed is shown in **Table 5.2** below. In addition to the new housing and employment land to be developed under each option, a number of transport infrastructure improvements would be likely to be required, and these were set out in the Charnwood Local Plan – Core Strategy Supplementary Consultation document.

**Table 5.2: Leicester Principal Urban Area options**

PUA Option	Description of option, including broad direction of growth for residual development
1	<p>Identify an additional direction for growth <b>North of Birstall</b></p> <ul style="list-style-type: none"> <li>- 4,500 houses &amp; 15 ha employment at SUE North East of Leicester</li> <li>- up to 2,000 &amp; 15 ha North of Birstall</li> </ul> <p>Remainder in PUA (350-500)</p>
2	<p>Identify an additional directions for growth <b>North of Birstall</b> and <b>North of Glenfield</b></p> <ul style="list-style-type: none"> <li>- 4,500 houses &amp; 15 ha employment at SUE North East of Leicester</li> <li>- up to 1,500 &amp; 15 ha North of Birstall</li> <li>- up to 500 North of Glenfield</li> </ul> <p>Remainder in PUA (350-500)</p>
3	<p>Identify an additional directions for growth <b>North of Glenfield</b> and <b>South &amp; East of Syston</b></p>

PUA Option	Description of option, including broad direction of growth for residual development
	<ul style="list-style-type: none"> <li>- 4,500 houses &amp; 15 ha employment at SUE North East of Leicester</li> <li>- up to 500 North of Glenfield</li> <li>- up to 1,500 &amp; 10 ha to Anstey and Syston, up to 1,500 focused east &amp; south of Syston</li> </ul> <p>Remainder in PUA (350-500)</p>
4	<p>Identify an additional direction for growth at <b>South &amp; East of Syston</b></p> <ul style="list-style-type: none"> <li>- 4,500 houses &amp; 15 ha employment at SUE North East of Leicester</li> <li>- up to 2,000 &amp; 10 ha to Anstey and Syston, up to 1,500 focused east &amp; south of Syston</li> </ul> <p>Remainder in PUA (350-500)</p>
5	<p>Not meet the housing requirement for the Principal Urban Area</p> <ul style="list-style-type: none"> <li>- 4,500 houses &amp; 15 ha employment at SUE North East of Leicester</li> </ul> <p>Remainder not delivered</p>

### Charnwood Non PUA Options

- 5.145 There were seven options (A-G) for locating the new housing and employment development around the Non-Principal Urban Areas of Loughborough and Shepshed. All options assumed 3,000 houses to be provided in a sustainable urban extension (SUE) West of Loughborough and 20ha of employment land. Taking this into consideration, the housing shortfall in the non-PUA was **1,313 dwellings**.
- 5.146 It was assumed that **500 dwellings** can be accommodated within the urban areas (35 sites potential for around 750).
- 5.147 The amount of housing and employment land proposed under each non-PUA option and the broad development location proposed are shown in **Table 5.3** below.

**Table 5.3: Charnwood Non PUA Options**

Non-PUA Option	Description of option, including broad direction of growth for residual development
A	<p>Identify an additional direction for growth <b>South of Loughborough</b></p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; 20ha employment at SUE West of Loughborough</li> <li>- up to 800 &amp; 5ha South</li> </ul>

Non- PUA Option	Description of option, including broad direction of growth for residual development
	<ul style="list-style-type: none"> <li>- up to 200 &amp; 7ha Service Centres</li> </ul> Remainder in Loughborough & Shepshed (up to 500)
B	Identify an additional direction for growth <b>South West of Loughborough</b> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; 20ha employment at SUE West of Loughborough</li> <li>- up to 800 &amp; 5ha South West</li> <li>- up to 200 &amp; 7ha Service Centres</li> </ul> Remainder in Loughborough & Shepshed (up to 500)
C	Identify an additional direction for growth <b>East of Loughborough</b> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; 20ha employment at SUE West of Loughborough</li> <li>- up to 800 &amp; 5ha East</li> <li>- up to 200 &amp; 7ha Service Centres</li> </ul> Remainder in Loughborough & Shepshed (up to 500)
D	Identify an additional direction for growth <b>Adjoining Shepshed</b> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; 20ha employment at SUE West of Loughborough</li> <li>- up to 500 West of Shepshed</li> <li>- up to 200 &amp; 7ha Service Centres</li> </ul> Remainder in Loughborough & Shepshed (up to 800 & 5ha)
E	<b>Concentrate additional development in Loughborough and Shepshed</b> and identify sites through the Allocations Development Plan Document <ul style="list-style-type: none"> <li>- 3,000 houses &amp; 20ha employment at SUE West of Loughborough</li> <li>- up to 1,300 &amp; 5 ha in Loughborough &amp; Shepshed</li> </ul> 200 & 7ha Service Centres
F	<b>Spread additional development across the Borough</b> and identify sites through the Allocations Development Plan Document <ul style="list-style-type: none"> <li>- 3,000 houses &amp; 20ha employment at SUE West of Loughborough</li> <li>- Up to 1,000 &amp; 5 ha in Loughborough &amp; Shepshed</li> </ul>

Non-PUA Option	Description of option, including broad direction of growth for residual development
	500 & 7ha Service Centres
G	<p><b>Concentrate additional development in the Service Centres</b> and identify sites through the Allocations Development Plan Document</p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; 20ha employment at SUE West of Loughborough</li> <li>- 1,000 &amp; 7ha Service Centres</li> </ul> <p>Remainder in Loughborough &amp; Shepshed (up to 500)</p>

### Service Centre Options

5.148 There were three main policy options for the Core Strategy for the distribution of development across Service Centres:

- Option 1: Outline the total amount of housing development to be delivered within and adjoining the seven Service Centres, but not specify how much should be delivered in each Service Centre.
- Option 2: Outline the total amount of housing development to be delivered within and adjoining the seven Service Centres and set out a relative assessment of each Service Centre for their potential to accommodate further growth based upon the Charnwood Service Centre Capacity Assessment 2011. This would guide the identification of sites in the Site Allocations Development Plan Document, and also to inform decisions on planning applications.
- Option 3: Specify the amount of housing development to be delivered in each of the seven Service Centres (to meet the overall amount), based on their capacity from the Charnwood Service Centre Capacity Assessment 2011 and planning permissions. Identification of sites to meet these requirements would be set out in the Site Allocations DPD.

5.149 There were different options for dealing with the scale of growth within Service Centres, which included options with 200, 500 800, and 1,000 dwellings in the seven Non-PUA options.

5.150 In addition to this, two Service Centres: Anstey and Syston, also form part of the potential options for development around the Leicester PUA. The highest growth scenarios for Service Centres would be where Anstey and Syston were included as PUA options, and where 1,000 dwellings would be distributed within the other of the five remaining Service Centres.

### Conclusions of the Interim SA Report 2012

#### *Leicester PUA options*

5.151 Overall, the likely sustainability effects of the PUA options were broadly mixed in relation to the environmental objectives but were largely positive in relation to the social and economic SA objectives, because of

the provision that the options make for new housing and employment opportunities, particularly if the new development is supported by an appropriate mix of community services and facilities. The only significant positive effects identified in relation to any of the options were for SA objective 13 (the provision of good quality housing to meet local need). The effect of Options 1-4 on this objectives were considered likely to be significantly positive, due to the fact that the options allow for the provision of large-scale housing development in line with the established housing requirements for the PUA. However, there was some uncertainty with regards to these potential significant positive effects as it is not yet clear what proportion of affordable housing will be provided within the new developments under any of these options. In contrast, the likely effect of Option 5 on this SA objective was found to be significantly negative because the housing requirements for the PUA would not be met under that option.

5.152 A number of other potentially significant negative effects were identified, in relation to the vibrancy and viability of settlements (Options 2, 3 and 4), air quality (all five options) and the protection of soil resources (Options 1-4).

5.153 The majority of the effects identified were considered likely to be permanent and long-term; however effects associated with the construction phase of new developments (e.g. the effects of increased HGV traffic on air quality, SA objective 6) would be short-term and temporary. Most of the effects would be direct; however indirect effects on reduced crime rates (SA objective 11) could result from the provision of employment land, which could lead to generally increased prosperity.

#### *Charnwood Non PUA options*

5.154 The sustainability effects of the seven non-PUA options were considered to be largely positive in relation to social and economic SA objectives, because of the provision that the options make for new housing and employment opportunities, particularly if the new development were to be supported by an appropriate mix of community services and facilities. However, more negative effects were found to occur in relation to environmental SA objectives due to the potential for new development to affect sensitive receptors such as Local Wildlife Sites, historic parks and gardens, ancient monuments etc. All options would have a number of the same effects due to the sustainable urban extension (SUE) being a factor in each option. Despite being located in different areas around Loughborough and Shepshed, each of the development options A-D has similar constraints and opportunities (albeit in relation to different sensitive receptors).

5.155 The only significant positive effects identified in relation to any of the options were for SA objective 13 (the provision of good quality housing to meet local need). Options A-D were considered likely to have significant positive effects on this objective, due to the fact that the options allow for the provision of large-scale housing development in line with the

established housing requirements for the non-PUA, albeit with same uncertainties described for the Leicester PUA options regarding affordable housing. Options E-G were also considered to have positive effects on this objective, but they were considered to be minor, due to the slightly higher risk that all the required housing might not be delivered as not enough strategic locations would be identified in the Core Strategy. Significant negative effects were also identified for a number of the options in relation to the environmental objectives (1, 3, 4 and 8).

- 5.156 The majority of the effects identified were considered likely to be permanent and long-term; however effects associated with the construction phase of new developments (e.g. the effects of increased HGV traffic on air quality, SA objective 6) would be short-term and temporary. Most of the effects would be direct; however indirect positive effects on reducing crime rates (SA objective 11) could result from the provision of employment land, which could provide more job opportunities within the Borough and lead to generally increased prosperity.

#### *Service centre options*

- 5.157 Option 1 was considered to perform slightly better than Options 2 and 3 in terms of effects against environmental objectives, but only where there are higher levels of development. This was because Option 1 would allow slightly more opportunities to spread development away from natural and cultural assets rather than being focussed on those Service Centres which are towards the top of the relative assessment in Options 2 and 3. For all options, where there are lower levels of development there would be adequate opportunity to locate development where it did not have a negative effect on environmental assets.
- 5.158 Options 2 and 3 would perform better than Option 1 against the social objectives, as development would be focussed to those Service Centres where there is the greatest capacity in terms of service and facilities.
- 5.159 There was no significant difference between the three options in terms of effects on economic objectives.
- 5.160 For all of the options the main impact identified was on how windfall applications would be dealt with. All options assumed that a Site Allocations DPD will be prepared, in which case specific sites and the scale of development at Service Centres would be appraised against the SA framework as part of the preparation of that DPD. This sustainability matrix only considered distribution of development within Service Centres and not the overall scale of development. It was considered that many sustainability objectives would be more affected by the overall scale of development rather than its distribution within Service Centres.

## **Recommendations in the Interim SA Report 2012 and CBC decision-making process for the Pre-Submission Draft Core Strategy (March 2013)**

- 5.161 The Interim SA Report 2012 also put forward a number of recommendations to mitigate potential negative effects, such as: requiring new housing and employment development to incorporate Sustainable drainage systems (SuDS) and green space to reduce the potential for the development of greenfield land to increase overall flood risk; requiring new residential development to include an appropriate level of affordable housing to help to ensure that high quality new housing is accessible to all those in need; and to include overarching environmental protection policies in the Local Plan, to ensure that development has no adverse impacts on designated and undesignated biodiversity assets, landscape character or historic assets.
- 5.162 These recommendations were considered by CBC's Cabinet at meetings held in September and October 2012. Cabinet's resolution on 27th September 2012 was called in and then a final resolution made on 25th October 2012. On both occasions Cabinet considered the Interim SA Report and an Objective Assessment prepared by CBC officers.
- 5.163 The Objective Assessment was a key document in decision making for the Pre-Submission Draft Core Strategy. It was based upon the Interim SA Report 2012 prepared by LUC (as well as other factors such as transport evidence, market impact and deliverability), and presented the findings for each of the sites considered within the PUA and non-PUA options individually (it should be noted that the Interim SA Report 2012 appraised options in combination with a SUE at either West Loughborough or North east of Leicester). A consultation response on the SA Report stated that the effects of options were not clear due to the way they were presented alongside options for West Loughborough and North east of Leicester. This is why the CBC officers' Objective Assessment was prepared, and was key in the decision making process, as it brought together sustainability effects and other issues for deliverability each individual site around Leicester, Loughborough and Shepshed.
- 5.164 The Cabinet resolutions from 27<sup>th</sup> September 2012 relevant to the Pre-Submission Draft Core Strategy are summarised below:
- Resolution 3 referred to confirmation that the SUE allocations for housing and employment land at North of Hamilton/east of Thurmaston and West Loughborough, and Loughborough Science and Enterprise Park should be included in the emerging development strategy for Charnwood;
  - Resolution 4 referred to a direction for growth for housing and employment land (if appropriate), at North Birstall and a Watermead Regeneration Corridor to be included as part of the emerging development strategy.
  - Resolution 5 was that members made a balanced decision on the evidence concerning a direction for growth around Loughborough/Shepshed. Members resolved that:

*"in light of the evidence a direction for growth for North Charnwood adjoining Shepshed be approved, and this be included in the emerging development strategy for Charnwood to meet the objectively assessed needs in North Charnwood;"*

- The reason behind Resolution 5 was:

*"To recognise the importance of avoiding the coalescence of Loughborough, Woodthorpe and Quorn. To recognise the regeneration needs of Shepshed as identified in the Council's Regeneration Strategy".*

- Resolution 6 confirmed the principle that Service Centres receive a level of growth that reflects the decision made in relation to Resolutions 3, 4 and 5 should be included in the emerging development strategy for Charnwood to meet the objectively assessed needs in North Charnwood.
- Resolution 9, originally made in the September meeting, was subsequently revised (following the Scrutiny Management Board) at the 25<sup>th</sup> October meeting to:

*"that further work be undertaken, to be brought back to Cabinet for consideration, setting out the future development options for Wymeswold Airfield and that the legal status of this option be legally confirmed prior to public consultation on the final Strategy.*

*To further explore the potential for developing Wymeswold Airfield for housing, which was supported by many members of the public and would be a more viable option should east Loughborough become more accessible through transport network developments and if the requirements set out in the Regional Plan, for housing to be prioritised on the edge of existing urban areas, was abolished. To ensure that the legal status of the option is clear."*

#### *Decision regarding inclusion of Wymeswold Airfield in the Draft Core Strategy*

5.165 Following the Cabinet resolution in September 2012, legal advice was obtained about the status of Wymeswold. In addition a report entitled "Wymeswold Airfield Strategic Development Options Study" was commissioned and published.

5.166 Charnwood Cabinet considered the Wymeswold Airfield Strategic Development Options Study, and at its meeting on 14th February 2013 resolved that the findings of the report be noted, with the following reason:

*"The report presented the findings sought by Resolution 59 (9) made by Cabinet on the 25th October 2012, in response to public request and the recommendations of the Scrutiny Management Board. Cabinet members welcomed the independent study, which gathered the planning history of Wymeswold Airfield and the development options into one document. The study supported the evidence upon which previous Cabinet decisions had been made that Wymeswold Airfield was not a suitable site for housing development."*

## Pre-Submission Draft Core Strategy SA Report (March 2013)

- 5.167 The Council published the Pre-Submission Draft version of the Core Strategy for consultation in June 2013. The policies and site allocations in the Pre-Submission Draft Core Strategy were subject to SA by LUC and the findings presented in the March 2013 SA report which was published alongside the Core Strategy during the consultation period.
- 5.168 The conclusions in the March 2013 SA Report were very similar to those set out in this updated report (**Chapter 6** and **Appendix 13**), with the exception of the changes described below under the sections on Main Modifications.

## SA Supplementary Report (October 2013)

- 5.169 In October 2013, a SA Supplementary Report was produced to supplement the March 2013 SA Report by clarifying:
- How reasonable alternatives were identified as part of the 2012 Core Strategy Supplementary Consultation.
  - The reasons for rejecting or selecting the reasonable alternatives in the 2012 Core Strategy Supplementary Consultation.
  - The implications of the revocation of the Regional Plan on reasonable alternatives for the overall spatial strategy considered throughout the Core Strategy preparation (2006 to 2013).
- 5.170 The SA Supplementary Report can be found in **Appendix 11**.
- 5.171 The SA Supplementary Report was published for consultation between January and March 2014, and a summary of the responses received can be found in **Appendix 6**.

## SA Report Executive Summary (December 2013)

- 5.172 In December 2013 an Executive Summary of the SA Report for the Charnwood Local Plan Core Strategy was produced to summarise the SA work undertaken over the period from 2004 up to the submission of the Core Strategy in 2013. The Executive Summary was split into two parts:
- Part 1: Describes how reasonable alternatives were identified for testing the development strategy: Reasonable alternatives were identified having regard to higher level plans and to government policy that were applicable at each stage in the preparation of the Core Strategy. Part 1 explains the approach taken to: urban concentration; dividing development requirements between the Principal Urban Area and Non-Principal Urban Area; urban capacity; and the overall approach to focussing development in Sustainable Urban Extensions.
  - Part 2: Describes how the sustainability appraisal of reasonable alternatives has informed the development strategy and other policies within the Core Strategy. There have been a number of key stages in the preparation of the Core Strategy and the Executive Summary briefly describes the background policy context and evidence base that applied at the time of each stage, the reasons for the choices made

and why alternatives were rejected. Part 2 also deals with how options for topic based policies were considered. Part 2 broadly follows the chronology of events during the development of the Core Strategy.

5.173 The SA Report Executive Summary can be found in **Appendix 12**.

### **Main Modifications April 2015**

5.174 The Charnwood Core Strategy was submitted to the Secretary of State for examination in December 2013 and hearing sessions were held between December 2014 and January 2015. Following the close of these hearing sessions the Inspector wrote to the Council stating that a number of Main Modifications were required to make the Core Strategy sound.

5.175 A set of Main Modifications to the Core Strategy was then produced by the Council as part of the examination process. An SA Addendum was produced by LUC in April 2015 to address the implications of the proposed Main Modifications for the SA findings set out in the March 2013 SA report. Consideration was also given to whether there would be any changes to the cumulative effects of the Core Strategy as a whole on the SA objectives, as a result of the proposed Main Modifications. The findings are summarised below, but have also been added into the updated SA Findings for the Core Strategy incorporating the proposed Main Modifications set out in **Chapter 6** of this SA Report.

#### *Summary of Proposed Main Modifications and implications for the 2013 SA findings*

5.176 Most of the Main Modifications proposed in April 2015 related to changes to the housing allocations in the Core Strategy. While the overall housing figure was reduced from 17,380 to 13,940, the time period for the delivery of the housing had also been reduced from 2006-2028 to 2011-2028, with a consequent increase in the annual housing requirement has increased from 790 to 820. The figure of 13,940 reflected the up-to-date assessment of housing need<sup>149</sup>. Whilst the housing figure set out in the Main Modifications is lower than in the Pre-Submission Draft Core Strategy, the total amount of housing to be delivered in the district over the period 2006-2028 was largely unchanged due to under delivery during the years 2006 to 2014. As such, the likely effects of policy CS1 (which sets out the overall strategy for delivering housing development) were concluded to be unchanged from those set out in the March 2013 SA report.

5.177 The numbers of homes allocated at the SUEs and other locations identified for housing development were also changed through the Main Modifications. However, as with the overall housing figure, these changes mainly reflected recent permissions and completions and did not change the overall amount of homes to be delivered. Even the removal of policy CS24 which allocated the direction for growth at Shepshed did

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<sup>149</sup> Leicester and Leicestershire Strategic Housing Market Assessment Report, GL Hearn (June 2014).

not affect overall housing delivery as the policy was removed in recognition of recent permissions at Shepshed having met the requirement of the policy. Therefore, while the effects associated with policy CS24 in the March 2013 SA Report will no longer occur as a result of the Core Strategy, the development (along with the associated environmental, social and economic effects) is still coming forward separately to the Core Strategy.

- 5.178 As such, while the housing figures in the Core Strategy were changed through the April 2015 Main modifications, the sustainability effects identified in the March 2013 SA Report remained largely unchanged as the Core Strategy would still provide for the amount of development required to meet the identified housing need in the district.
- 5.179 In the case of the SUE allocations for North East of Leicester (policy CS19), North of Birstall (policy CS20) and West of Loughborough (policy CS22), while the overall housing numbers did not change, the Main Modifications would result in slightly more of the homes being delivered after 2028 i.e. outside the plan period. While this would not change the likely effects of the developments as described in the March 2013 SA report, the timescales over which effects would occur would be in the longer term. However, this was not considered to be a significant change as the number of extra homes that would be delayed until after 2028 was small.
- 5.180 The March 2013 SA Report identified potential but uncertain significant negative effects on SA objective 4 (cultural heritage) as a result of policies CS22: West of Loughborough SUE and CS23: Loughborough Science and Enterprise Park. These potential significant negative effects were associated with the proximity of the proposed development to Garendon Registered Park and Gardens. The proposed Main Modifications included the addition of heritage mitigation proposals into both policies, in response to concerns raised by Historic England at the Pre-submission stage. Charnwood Borough Council had been working jointly with Historic England and the developer of the West of Loughborough SUE to address the heritage concerns<sup>150</sup>. Historic England noted in its statement submitted during the examination hearings that it considered the level of harm to Garendon Park as a result of the West of Loughborough SUE to be reduced from substantial to less than substantial, as a result of updates to the scheme and the inclusion of comprehensive mitigation. Historic England also recommended the addition of a heritage mitigation criterion into policy CS23<sup>151</sup>. **Therefore, the potential effects of both policies on SA objective 4 was reduced from an uncertain significant negative effect to a potential but uncertain minor negative effect.** No other changes to the SA scores set out in the March 2013 SA report were made as a result

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<sup>150</sup> Charnwood Borough Council Local Plan Core Strategy Examination in Public – Statement of Common Ground between Charnwood Borough Council, Persimmon Homes North Midlands, William Davis Ltd, English Heritage & Leicestershire County Council (PSD/32).

<sup>151</sup> English Heritage (November 2014) Charnwood Borough Council Local Plan Core Strategy Examination in Public – Hearing Statement by English Heritage: Matter No. 12: West of Loughborough Sustainable Urban Extension.

of the proposed Main modifications, aside from the removal of policy CS24 as described above.

5.181 The March 2013 SA Report included an assessment of the likely cumulative effects of the Core Strategy, in line with the requirements of the SEA Regulations. The very few changes that were identified to the SA scores as a result of the proposed Main Modifications related to only one of the Plan policies and did not affect the overall likely cumulative effects of the Plan.

5.182 The proposed Main Modifications to the submitted Core Strategy were published for consultation between April and May 2015. Consultation responses received in relation to the SA Addendum are presented in **Appendix 7**.

### Further Main Modification July 2015

5.183 Following the consultation on the proposed Main Modifications between April and May 2015, a Written Ministerial Statement (WMS) was published on 18<sup>th</sup> June 2015 in relation to proposals for wind energy. Three options for how to address the statement were identified by the Inspector:

- Option A - The Council undertakes work on identifying areas suitable for wind energy development (to be included in the Core Strategy).
- Option B - Amend Policy CS16 to include the specific criteria for wind turbines set out in the WMS and set out a commitment to identify areas in a subsequent plan in the supporting text.
- Option C - Amend Policy CS16 to make it clear that it does not relate to wind turbines and explain that this issue will be dealt with in a subsequent plan and that in the meantime wind turbine proposals will be considered against the WMS.

5.184 The findings are summarised below, but have also been added into the updated SA Findings for the Core Strategy incorporating the proposed Main Modifications set out in Chapter 6 of this SA Report.

5.185 Charnwood Borough Council appraised these three alternative options against the SA framework to understand the potential sustainability implications of each option. The likely effects of all three options on several of the SA objectives (5, 6, 8, 9, 10, 11, 12, 13, 14, 15 and 16) were considered to be negligible as there was no direct relationship between the options and those SA objectives.

5.186 Where potential effects were identified, the likely effects of Options A and B were broadly similar as both could be more likely to result in the development of wind turbines. While this may have negative effects on some of the environmental SA objectives including objectives 1: biodiversity, 2: landscape and 4: cultural heritage, it was concluded that there may also be positive effects on SA objectives 7: climate change and 17: economy.

- 5.187 The effects of Option C were considered likely to be more positive than Options A and B in relation to the environmental SA objectives as Option C could mean that wind turbines are less likely to be developed; however under that approach the potential benefits for climate change mitigation could be less likely to be achieved. The effects of Option C were considered to be less certain, as it was not clear how wind energy would be dealt with in a future plan.
- 5.188 The Council's proposed approach was to take forward Option B, and amend Policy CS16 to include the specific criteria for wind turbines set out in the WMS, also setting out a commitment to identify areas in a subsequent plan in the supporting text. Option B was selected because Option C was not considered by the Council to be reasonable in that Policy CS16 is supported by evidence of the renewables potential for Charnwood, which includes wind energy as part of that mix. Option A would require work on allocations which could be undertaken through the Allocations and Policies DPD. To try to include allocations within the Core Strategy would lead to delays in the production of the Core Strategy to the detriment of positively managing and securing growth.
- 5.189 The Council therefore produced a further Main Modification, in relation to policy CS16, taking forward Option B. The implications of this further Main Modification for the 2013 SA findings were described in the July 2015 SA Addendum which was published for consultation alongside the further Main Modification between July and September 2015. As the consultation is ongoing it is not yet possible to describe the comments received.
- 5.190 The SA Addendum concluded that the proposed further Main Modification would not affect the SA findings set out in the March 2013 SA Report and that the cumulative effects of the Core Strategy remain as described in the March 2015 SA Addendum.

### **Influence of the SA in developing the Core Strategy**

- 5.191 It can be seen from the above account of the evolution of the preparation of the Charnwood Core Strategy that it has been a long and challenging process, not least because it has straddled major changes in Government administrations and planning legislation and policy. For example, at the start of the process, there was a suite of national planning guidance documents and an emerging regional plan for the East Midlands. By the end of the process, the suite of national planning guidance had been swept away to be replaced by a single streamlined NPPF, and the East Midlands Plan had been revoked.
- 5.192 At the same time, the Council has been collecting evidence and commissioning studies to inform the preparation of the Core Strategy. Studies such as the transport modelling have had a significant influence on the development of the Core Strategy. The views of Council

members, stakeholders, and the general public have also been taken on board.

- 5.193 Throughout, however, there has been the consistent theme of SA, which has been applied rigorously at each iteration in the preparation of the Core Strategy. The findings and recommendations of the SA work played a significant role in determining the preferred strategy in 2008, and the SA has continued to influence the development of the overall spatial strategy, choice of major locations for growth, and criteria-based policies. As noted in **Chapter 3**, and shown in **Chapter 7** of this report, recommendations made in earlier iterations of the SA report have been considered and addressed by CBC. In some respects this is not surprising because the SA has drawn on the same evidence base that has been used to inform the Core Strategy.
- 5.194 It is therefore difficult to distinguish the influence of the SA relative to other influencing factors, but the key message is that the Council, informed by the SA, national policy and evidence, has sought to select the most sustainable options available to them for accommodating the growth identified as being needed by the Borough.

## 6 Sustainability Appraisal Findings

- 6.1 This chapter presents the findings of the SA of the Charnwood Core Strategy (Pre-Submission Draft (June 2013) incorporating proposed Main Modifications (April and July 2015)). The findings are summarised in relation to groups of policies, as they were presented in the Pre-Submission Draft Core Strategy, and consideration is given at the end of this chapter to the likely effects of the policies in combination. The full appraisal matrices for the policies can be found in **Appendix 13**. The SA findings that were previously presented in the March 2013 SA report for the Pre-Submission Draft Core Strategy have been revised and updated to take into account the Main Modifications. The SA findings presented in this chapter and in **Appendix 13** therefore reflect the information set out in the April and July 2015 SA Addenda in relation to the implications of the Main Modifications for the 2013 SA findings.
- 6.2 As described in the previous chapter, policy CS24 from the Pre-Submission Draft Core Strategy was removed through the Main Modifications (April 2015); therefore references to the effects of that policy have been removed from this chapter and **Appendix 13**. Policies CS25 and CS26 have not been renumbered; therefore there is currently no policy numbered CS24 in the Core Strategy.

### Vision and Strategic Objectives

- 6.3 The Core Strategy includes a Vision for Charnwood Borough in 2028, as well as 21 Strategic Objectives. The SA scores for the Vision and Strategic Objectives are presented in **Table 6.1** overleaf.

### A Vision for Charnwood 2028

- 6.4 The Vision for Charnwood 2028 sets out a general aspiration to become a more sustainable and prosperous Borough, and is likely to have a positive effect on most of the SA objectives as shown in **Table 6.1**. However, the potential positive effects on waste and minerals (SA objective 9) and soil quality and the efficient use of land (SA objective 10) are uncertain as the Vision does not make specific reference to minimising waste generation in Charnwood or directing development to brownfield land and re-using existing buildings. However, it does state that development will have been managed to improve the environment, which is taken to potentially address these issues.
- 6.5 In relation to the other **environmental** SA objectives, the Vision promotes high quality design, the protection of Charnwood's distinctive landscape, heritage and ecology, so is likely to have a positive effect on biodiversity (SA objective 1), landscape (SA objective 2) and cultural

heritage (SA objective 4). It also promotes improved public transport links, so should have positive effects on air quality and greenhouse gas emissions (SA objectives 6 and 7). The reference within the Vision to the Borough being well-prepared for the impacts of climate change is taken to include an increased risk of flooding; therefore a positive effect on SA objective 9 is also expected.

- 6.6 Further positive effects have been identified in relation to the **social** and **economic** SA objectives, as the Vision promotes affordable housing, jobs and community facilities, and so is likely to have positive effects on SA objectives relating to housing (13), employment and skills development (16 and 17), access to services and facilities (14) and vibrant and viable communities (3). The aspirations to increase walking and cycling and offer access to a range of green spaces, leisure and recreation facilities will have a positive effect on health (SA objective 12) and access to open spaces (SA objective 15).
- 6.7 The general wording of the Vision is unlikely to lead to any significant effects on the SA objectives in its own right. The success of the Vision in helping to achieve the sustainability objectives depends on the implementation of the more specific policies in the Core Strategy.

**Table 6.1 Summary of SA Findings for the Vision and Strategic Objectives**

	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, deprivation and safety	12: Health	13: Housing	14: Services and facilities	15: Access to open space/countryside	16: Sustainable economic	17: Employability and skills
	Environmental										Social					Economic	
Vision	↑	↑	↑	↑	↑	↑	↑	↑	↑?	↑?	↑	↑	↑	↑	↑	↑	↑
<b>Strategic Objectives: People Matter</b>																	
SO1	↑?	0	0	0	0	↑	↑	0	0	0	0	↑	0	↑	↑	↑	0
SO2	0	0	↑	0	0	0	0	0	0	0	↑	↑?	0	↑	0	0	0
SO3	↑	↑	↑	0	0	0	0	↑	0	0	0	↑	0	↑	↑	0	0
<b>Strategic Objectives: Planes and Environment Matter</b>																	
SO4	0	0	0	0	0	0	0	0	0	0	↑	0	0	0	0	0	↑
SO5	0	0	0	0	0	0	0	0	0	0	↑	0	0	0	0	0	0
SO6	0	0	↑	0	0	0	0	0	0	0	0	0	↑	0	0	0	0
SO7	0	0	0	0	↑	↑	↑	↑	↑	↑?	0	0	0	0	0	0	0
SO8	0	0	0	0	0	↑	↑	0	0	0	0	↑	0	0	0	0	0
SO9	0	↑	↑	↑	0	0	0	0	0	0	0	0	0	0	0	0	0
SO10	0	0	0	0	↑	0	↑	↑	0	↑	0	0	0	0	0	0	0
SO11	↑	↑	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SO12	↑	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SO13	0	↑	↑	0	0	0	↑	0	0	0	0	0	0	0	0	0	0
<b>Strategic Objectives: Prosperity Matters</b>																	
SO14	0	0	↑	0	0	0	0	0	0	0	0	0	0	↑	0	↑	0
SO15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	↑	↑
SO16	0	0	↑	0	0	0	0	0	0	0	0	0	0	↑	0	0	0
SO17	0	0	0	0	0	0	0	0	0	0	0	0	↑	0	0	0	0

	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, deprivation and safety	12: Health	13: Housing	14: Services and facilities	15: Access to open space/countryside	16: Sustainable economic	17: Employability and skills
SO18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	↑	↑
SO19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	↑	↑
<b>Strategic Objectives: Partnership Matters</b>																	
SO21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

### *People Matter*

- 6.8 The nature of the three 'People Matter' Strategic Objectives means that their effects on the **social** SA objectives are broadly very positive, in particular in relation to access to services in facilities (SA objective 14) as SO1 aims to increase public transport provision to key services and facilities and SO2 specifically aims to provide accessible services and facilities to meet the needs of all people. SO3 is also likely to have a significant positive effect on health (SA objective 12) and access to the countryside (SA objective 15) as it specifically promotes health and well-being, including through the provision of local parks and greenspaces which will facilities healthier and more active lifestyles. SO3 also promotes community activities which will have a positive effect on vibrant communities (SA objective 3), as will the aim in SO2 to meet the needs of all local people, including the young and hard to reach. That strategic objective will also therefore have a positive effect on social inclusion (SA objective 11).
- 6.9 While the focus of this group of strategic objectives is not primarily on **environmental** issues, there may be some indirect positive effects on biodiversity and landscape character as a result of the aims of SO1 and SO3 to provide walking and cycling links and new areas of greenspace such as parks – this could lead to habitat creation and reduce habitat fragmentation. Positive effects on air quality and greenhouse gas emissions (SA objective 6 and 7) are also likely to result from the measures in SO1 to increase public transport provision and reduce the frequency and length of car journeys.
- 6.10 The 'People Matter' Strategic Objectives will have generally negligible effects on the **economic** SA objectives; however SO1 may have a minor positive effect on the creation of a sustainable local economy as it aims to improve public transport provision which should help to reduce congestion and therefore reduce journey times and increase the efficiency of freight movements.

### *Places and Environment Matter*

- 6.11 The 'Places and Environment Matter' Strategic Objectives are expected to have a range of minor and significant positive effects on the **environmental** SA objectives, as they specifically aim to protect and enhance environmental quality in Charnwood. Protecting and enhancing biodiversity (SA objective 1) is the specific aim of SO12, and is also likely to be a minor positive effect of SO11 which primarily relates to the protection of the local landscape (SA objective 2) but will also benefit biodiversity due to the high ecological value of landscapes such as Charnwood Forest. The landscape and townscape will also be enhanced by SO9 and SO13 which aim to protect the appearance and identity of Charnwood's distinctive settlements. These measures mean that these two strategic objectives will also have positive effects on the vibrancy and viability of settlements (SA objective 3). The aims of SO7, SO8 and SO10 in relation to increasing public transport use, reducing Charnwood's

contribution to climate change and reducing local flood risk mean that a range of minor and significant positive effects are likely in relation to air quality (SA objective 6), greenhouse gas emissions (SA objective 7) and flood risk (SA objective 8).

- 6.12 Most of the strategic objectives will have negligible effects on the **social** SA objectives, although significant positive effects on reducing social exclusion and crime (SA objective 11) are likely to result from SO4 and SO5 as they primarily relate to addressing these issues. SO8 should have a minor positive effect on health (SA objective 12) as it aims to improve road safety and SO6 should have a minor positive effect on housing (SA objective 13) as it aims to promote stronger and more balanced communities, including through the provision of a range of housing types.
- 6.13 Most of the strategic objectives will have negligible effects on the **economic** SA objectives, although SO4 will have a significant positive effect on employability and skills as it specifically refers to increasing educational attainment, particularly in those parts of the Borough that are identified as being areas of higher need.

#### *Prosperity Matters*

- 6.14 The nature of these seven strategic objectives means that a range of significant positive effects on the **economic** SA objectives are likely. SO18, SO19 and SO20 are likely to have a significant positive effect on the creation of a sustainable economy (SA objective 16) as they aim to safeguard key employment sites and create opportunities for new sites such as the new Science Park at Loughborough (SO18), to encourage higher quality and more innovative industries to grow in Charnwood (SO19) and the diversify and grow rural enterprise (SO20). Minor positive effects are also likely from SO14 and SO15 as they refer to increasing the vibrancy of Loughborough town centre, which should boost service-based industries in that area, (SO14) and capitalising on the economic benefits of Loughborough University (SO15). This objective will therefore also have a significant positive effects on employability and skills (SA objective 17), with further significant positive effects being likely from SO18 and SO19 as they aim to achieve better access to a mix of jobs.
- 6.15 Most of these strategic objectives will have a negligible effect on the **environmental** SA objectives; however SO14 will have a significant positive effect on the vibrancy and viability of settlements (SA objective 3) as it specifically aims to sustain and enhance Loughborough town centre. SO16 will also have a minor positive effect on that SA objective as it refers to the creation of a network of vibrant local centres. SO20 could have a minor positive effect on climate change (SA objective 7) and the efficient use of land (SA objective 10) as it aims to promote the use of local energy sources and to boost rural enterprise and the promotion of local foods, which could have a positive effect on better land management and soil quality.

- 6.16 Again, broadly negligible effects on the **social** SA objectives are likely, although SO16 is expected to have a significant positive effect on access to services and facilities (SA objective 14) as it specifically refers to achieving better access for residents to shops, services and facilities, and SO17 is likely to have a significant positive effect on housing (SA objective 13) as it aims to meet needs for new homes, including affordable housing.

### *Partnership Matters*

- 6.17 There is one strategic objective in this section (SO21), which is not considered likely to have a direct effect on any of the **environmental**, **social** or **economic** SA objectives as it refers to the delivery of the Vision through partnership working. The likely sustainability effects of the Vision for Charnwood 2028 are considered separately above.

## **Development Strategy for Charnwood**

- 6.18 The Core Strategy includes two policies in this section, one relating to the overall development strategy for Charnwood (CS1) and one relating to high quality design (CS2). Note that the appraisal of policy CS1: Development Strategy refers to the broad approach that is being taken to the distribution of development in Charnwood (as described in the policy), and that the strategic development locations referred to in the policy (such as the sustainable urban extensions) are appraised separately for their specific effects (see the SA findings further ahead in this chapter for Core Strategy policies CS19, CS20, CS21, CS22 and CS23). The SA findings for the development strategy policies are summarised in **Table 6.2** overleaf and the full appraisal matrices can be seen in **Appendix 13**.
- 6.19 The effects of the development strategy (policy CS1) on the **environmental** SA objectives are broadly very mixed. In general, potential negative effects have been identified from the large-scale new development proposed (a total of 13,940 new homes and up to 152ha of employment land), particularly because much of this development is directed to greenfield land (e.g. the sustainable urban extensions to the north east of Leicester and the west of Loughborough). This scale of new development could result in negative effects on **biodiversity** (SA objective 1), **landscape** (SA objective 2), **flood risk** (SA objective 8) and **soil quality** and the **efficient use of land** (SA objective 10). However, development coming forward will need to conform to other Core Strategy policies such as CS11: Landscape and Countryside, CS13: Biodiversity and Geodiversity and CS14: Heritage, which aim to minimise the potential adverse impacts on the environment of new development, and Policy CS16: Sustainable Construction and Energy, which seeks to ensure that new and existing development are not put at risk of flooding and that **soil quality** is protected and enhanced. The policy also includes specific reference to encouraging development on brownfield sites, and the re-use of existing buildings.

**Table 6.2 Summary of SA Findings for the Development Strategy Policies**

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability / vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, deprivation and safety	12: Health	13: Housing	14: Services and facilities	15: Access to open space / countryside	16: Sustainable economic	17: Employability and skills
	Environmental										Social				Economic		
CS1: Development Strategy	↑/↓?	↑/↓?	↑/↓	↑/↓?	↑?	↑/↓	↑/↓	↑/↓	↑/↓?	↓?	0	↑	↑	↑?	0	↑	↑
CS2: High Quality Design	0	↑	↑	↑	↑?	↑?	↑	↑?	0	0	↑	↑?	↑	↑	↑?	↑	0

- 6.20 The development strategy also involves directing most new development to locations within or adjacent to urban areas. This means that residents are more likely to be able to use sustainable transport links, which could have positive effects on **air quality** (SA objective 6) and **climate change** (SA objective 7), particularly as transport modelling work that has been undertaken for Charnwood<sup>152</sup> has recognised the importance of implementing mitigation measures for the increased vehicle traffic that will arise from the growth planned. It is also recognised that new development of the scale proposed in this policy could have positive effects on the overall quality and appearance of the Borough as it is assumed that all development will conform to policy CS2 and it may also offer opportunities to incorporate measures such as sustainable drainage systems (SuDS) and renewable energy generation.
- 6.21 The effects of policy CS2: High Quality Design on the **environmental** SA objectives are also broadly very positive. In particular, significant positive effects are likely from this policy in relation to **landscape** character and the **vibrancy of settlements** as the policy specifically aims to ensure that new development enhances the appearance and quality of its surroundings. (It is noted that there may be some localised negative effects on landscape character, but these are discussed in the findings for the relevant policies which allocate strategic development locations, and implementation of policy CS2 is expected to help mitigate these potential effects.) The requirement in the policy to ensure that new development helps to reduce Charnwood's contribution and vulnerability to climate change should also mean that positive effects are likely in relation to **air quality** (SA objective 6), **flooding** (SA objective 8) and **climate change** (SA objective 7).
- 6.22 The effects of both of these policies on the **social** SA objectives are again broadly very positive, in particular in relation to provision of **housing**. Policy CS1: Development Strategy provides for the development of 13,940 new homes throughout Charnwood, which will meet the identified need for between 655 and 885 new homes per year in the Borough<sup>153</sup>. It is assumed that this housing will be of high quality in line with the requirements of Core Strategy policy CS2: High Quality Design and will conform to Core Strategy policy CS3: Strategic Housing Needs which determines the proportion of new housing which will be affordable. This will help to meet the identified local need for affordable housing which is a particular local issue in Charnwood - in 2008 the Borough had an additional requirement above supply levels of 38% (i.e. meaning that 38% of all new provision over the following seven years needed to be affordable housing in order to meet the backlog of need)<sup>154</sup>.
- 6.23 Both policies should also have positive effects on **health** (SA objective 12) - policy CS1: Development Strategy directs development primarily to

<sup>152</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

<sup>153</sup> GL Hearn and JG Consulting (September 2011) Leicester and Leicestershire Housing Requirements Project Final Report.

<sup>154</sup> B.Line Housing Information Ltd et al. (December 2008) Leicester and Leicestershire Strategic Housing Market Assessment 2007/8: Final main report (version 12).

urban areas where active modes of travel such as walking and cycling will be more viable, and policy CS2: High Quality Design requires development to enable easy access for those with disabilities. While policy CS1 will not have a direct effect on **crime** or community safety (SA objective 11), policy CS2 will have a positive effect as it requires development to provide well-managed and safe public and private spaces.

- 6.24 In relation to the **economic** SA objectives, the effects of these two policies are again positive. Policy CS1 will have a significant positive effect on the creation of a **sustainable local economy** (SA objective 16) as it provides for up to 152 ha of new employment land throughout Charnwood, which will help to meet the identified need for 13,400 new jobs between 2010 and 2031, in locations which are mainly within close proximity of the Borough's urban areas and are well linked by roads and sustainable transport links. This should encourage investment into Charnwood and boost the culture of enterprise and innovation. The provision for up to a 77ha expansion of the Science and Enterprise Park should have particularly positive effects (although the specific effects of that proposal are considered separately under Core Strategy policy CS23: Loughborough University and Science and Enterprise Park). That part of the policy relating to the Science and Enterprise Park will also have positive effects on **education, skills and employability** (SA objective 17) due to its links with Loughborough University and the potential for opportunities to be offered there to enhance students' learning. Policy CS2 will also have a positive effect on the creation of a **sustainable local economy** as it requires development not to have any adverse effects on the amenity of people working nearby.

## Meeting Our Housing Needs

- 6.25 The Core Strategy includes three policies in this section, one relating to strategic housing needs (CS3), which addresses affordable housing provision in Charnwood, one relating to houses in multiple occupation (CS4), which addresses the issue of shared houses (in particular student houses), and one relating to the provision of pitches for Gypsies and Travellers (CS5). In many cases, these policies will have negligible effects on the SA objectives, meaning that there is no relationship or no significant relationship between the SA objective and the policy. This is particularly the case where the policies set out criteria relating to housing development (e.g. targets for affordable housing provision and criteria for the location of Gypsy and Traveller sites), the extent and location of which is appraised under more specific policies e.g. those relating to the sustainable urban extensions. However, the effects that have been identified are broadly positive, particularly in relation to the social SA objectives due to the nature of these policies which will help to meet the needs of existing and future residents of Charnwood. The SA findings for

the housing policies are summarised in **Table 6.3** overleaf and the full appraisal matrices can be seen in **Appendix 13**.

- 6.26 In relation to the **environmental** SA objectives, most of the identified effects relate to SA objectives 2 (landscape and townscape) and 3 (settlement viability/vibrancy). Policy CS4: Houses in Multiple Occupation will have a significant positive effect on both **local character** and the **vibrancy of settlements**, as its overarching aim is to prevent concentrations of shared houses from eroding local character and leading to an imbalance in local communities. This is a particular issue in Loughborough, where high concentrations of student house-shares in certain areas such as the Storer and Southfields Wards are changing the physical appearance and character of neighbourhoods and leading to problems relating to amenity and the appearance of the streetscape<sup>155</sup>.
- 6.27 Policy CS3: Strategic Housing Needs will also have a positive effect on the **vibrancy and viability of settlements** by providing the opportunity for young people to remain in rural areas, where house prices are particularly high<sup>156</sup>. However, the effects of that policy on **landscape character** are uncertain and will depend on how the policy is implemented - the policy allows for affordable housing to be developed in certain circumstances on rural sites that would not otherwise be permitted for development due to their being outside of the settlement boundary, which (depending on the exact scale and location of proposals that come forward) could have an adverse impact on the landscape. The effects of policy CS5: Gypsies and Travellers on the **vibrancy and viability of settlements** are also dependent on the implementation of the policy and could potentially be either positive or negative. The policy should increase diversity and encourage integration between the traveller and settled communities as it requires eight Gypsy and Traveller pitches to be provided within the sustainable urban extensions and strategic housing developments. However, the wording of the policy implies that some level of detrimental impact on local communities from Gypsy and Traveller sites will be permitted, as it states that sites must not cause 'a significant' detrimental impact.

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<sup>155</sup> Charnwood Community Cohesion (undated) Charnwood: A Great University Town...In the Making

<sup>156</sup> Dr Andrew Golland, Three Dragons (April 2010) Charnwood Borough Council Affordable Housing Economic Viability Assessment: Final Report

**Table 6.3 Summary of SA Findings for the Housing Policies**

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, deprivation and safety	12: Health	13: Housing	14: Services and facilities	15: Access to open space/countryside	16: Sustainable economic	17: Employability and skills
	Environmental										Social					Economic	
CS3: Strategic Housing Needs	0	?D	↑	0	0	0	0	0	0	0	0	↑	↑	0	0	0	0
CS4: Houses in Multiple Occupation	0	↑	↑	0	↑	↑	↑	0	↑	0	↑	↑	↑/↓	↑	0	↑	↓?
CS5: Gypsies and Travellers	0	0	↑/↓ D	↑?	0	0	0	0	0	↑?	↑	↑	↑?	↑	↑?	0	0

- 6.28 Most of the other environmental effects associated with the housing policies relate to policy CS4: Houses in Multiple Occupation, which should have broadly positive effects by managing the concentration of shared houses in certain areas, which can otherwise result in particularly high demand for **water** supply and treatment, **waste** management and **energy consumption** and can increase **vehicle traffic**. This is because these houses are occupied by several adults, rather than a more traditional household structure of a couple or a family, so demand for resources can be higher, as can the number of cars per household. The effects of policy CS3: Strategic Housing Needs on most of the environmental objectives are negligible because the policy determines the proportion of new housing that is to be affordable but the development of the housing itself is assessed separately under other policies such as those relating to the sustainable urban extensions. However, it is recognised that all development coming forward (including that of affordable housing) will need to conform to other Core Strategy policies such as CS11: Landscape and Countryside, CS13: Biodiversity and Geodiversity and CS14: Heritage, which aim to minimise the potential adverse impacts of new development.
- 6.29 The **social** effects of the housing policies are generally very positive, as they aim to provide the right amount, mix and tenure of **housing** to meet local need (SA objective 13). In particular, policy CS3: Strategic Housing Needs aims to set ambitious but realistic targets for the provision of affordable housing in Charnwood. Affordable housing need is a key local issue in the Borough, where in 2008 a study concluded that there was an additional requirement above current affordable housing supply levels of 38% (i.e. that 38% of all new provision over the following seven years needed to be affordable housing in order to meet the backlog of need)<sup>157</sup>. Varying affordable housing targets are included in this policy for different groups of settlements and although in the more urban areas of the Borough the target is lower than 38% (20% or 30%), the varying targets recognise the need to balance affordable housing requirements with the need to ensure the viability of proposals for developers. This approach reflects the recommendation of the Affordable Housing Viability Study<sup>158</sup> that varying targets would be realistic given the market values found in the Borough. In addition, the policy includes a high target of 40% affordable housing provision for the identified rural settlements, which reflects the particular affordability issues in rural areas; the highest house prices in Charnwood are found in three of the nine housing market areas, all of which are rural (rural Prime Charnwood, Rural East and North East Rural)<sup>159</sup>. The affordable housing target in rural areas also applies to developments of five units or more, which is a lower threshold than in urban areas. This reflects the fact that housing

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<sup>157</sup> Leicester and Leicestershire Strategic Housing Market Assessment 2007/8: Final main report.

<sup>158</sup> Dr Andrew Golland, Three Dragons (April 2010) Charnwood Borough Council Affordable Housing Economic Viability Assessment: Final Report

<sup>159</sup> Dr Andrew Golland, Three Dragons (April 2010) Charnwood Borough Council Affordable Housing Economic Viability Assessment: Final Report

developments in the villages are likely to be smaller in scale so would be unlikely to meet a much higher threshold figure in many cases. Policy CS3 also refers to the need for new housing to incorporate the design criteria of Lifetime Homes, which aim to add to the comfort and convenience of the home and support the changing needs of individuals and families at different stages of life<sup>160</sup>. This will have further positive effects on meeting particular types of housing need.

- 6.30 However, one of the policies (CS4: Houses in Multiple Occupation) could have a mixed effect on **housing** (SA objective 13) as it could restrict the use of properties in Loughborough for shared student houses, potentially making it more difficult for students to find accommodation as the supporting text to the policy recognises that there are shortages in university accommodation provision. However, it is recognised that policy CS23: Loughborough University Science and Enterprise Park may provide some mitigation for the potential negative effect on student housing as it provides for new student accommodation within the extension to the Science Park. Policy CS4 should have positive effects on **crime** and **health** by reducing concentrations of anti-social behaviour and improving road safety, which are issues known to exist in communities where there are high concentrations of shared houses<sup>161</sup>. The provision of high quality affordable housing through policy CS3: Strategic Housing Needs should also benefit local people's physical and mental health. Locating Gypsy and Traveller pitches within close proximity of the services and facilities (taken to include doctors' surgeries, dentists etc.) associated with the sustainable urban extensions and strategic housing developments should also have a positive effect on improving access to health facilities.
- 6.31 The only **economic** effects that are associated with these housing policies relate to policy CS4: Houses in Multiple Occupation, which could have a minor positive effect on SA objective 16 (creating a **sustainable local economy**) by reducing traffic congestion and therefore improving commuting times in some locations. However, the same policy could also potentially restrict the ability of students to take up places at Loughborough University by making it harder to find accommodation; thereby having a negative effect on SA objective 17 (**employability and skills**). This will depend on alternative accommodation being made available where shared houses are restricted, which is not determined by this policy, so there is some uncertainty attached to the potential negative effect. In addition, as noted above, the provision for new student accommodation within the extension to the Science Park may provide some mitigation for this potential effect.

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<sup>160</sup> <http://www.lifetimehomes.org.uk/pages/lifetime-homes.html>

<sup>161</sup> Charnwood Community Cohesion (undated) Charnwood: A Great University Town...In the Making

## Economy and Regeneration

- 6.32 The Core Strategy includes five policies in this section, relating to employment and economic development (CS6), the regeneration of Loughborough (CS7), the regeneration of Shepshed (CS8), town centres and shops (CS9) and rural economic development (CS10). The SA findings for the economy and regeneration policies are summarised in **Table 6.4** overleaf and the full appraisal matrices can be seen in **Appendix 13**.
- 6.33 The effects of the economy and regeneration policies on the **environmental** SA objectives are very mixed. Where policies could lead to development (e.g. CS6 and CS10), the potential for both positive and negative effects on **biodiversity** (SA objective 1) has been identified as employment-related development in the Borough could have adverse effects on local biodiversity as a result of habitat loss and disturbance to species, although it is also noted that all development will need to conform to the requirements of policy CS13: Biodiversity and Geodiversity and that new development could offer opportunities for biodiversity enhancements e.g. through habitat creation. Effects are therefore generally uncertain until specific proposals for development come forward. CS7: Regeneration of Loughborough could have a positive effect on biodiversity as it makes specific reference to the potential to enhance biodiversity at the former refuse tip at Allsopps Lane - this is also reflected in the Regeneration Strategy for Charnwood, which refers to the delivery of 18 ha of landscaped publicly accessible woodland with enhanced biodiversity at Allsopps Lane<sup>162</sup>.
- 6.34 Policies CS7: Regeneration of Loughborough, CS8: Regeneration of Shepshed and CS9: Town Centres and Shops are likely to have positive effects on the **townscape** (SA objective 2) as they aim to focus new high quality development within urban areas and involve the redevelopment of derelict sites and buildings. Significant positive effects are also likely from those three policies in relation to the **vibrancy and viability of settlements** (SA objective 3) as their overarching aim is to achieve regeneration of the Borough's urban centres and to improve their appearance and vitality and enhance their role as community hubs.

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<sup>162</sup> Charnwood Borough Council (September 2012) Charnwood Regeneration Strategy

**Table 6.4 Summary of SA Findings for the Economy and Regeneration Policies**

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, safety and deprivation	12: Health	13: Housing	14: Services and facilities	15: Access to open space/countryside	16: Sustainable economic	17: Employability and skills
	Environmental										Social					Economic	
CS6: Employment and Economic Development	↑? / ↓?	↑? / ↓?	↑	↑? / ↓?	↓?	↓T / ↑	↓T / ↑	↓?	↑ / ↓?	↓?	↑?	0	0	0	0	↑	↑
CS7: Regeneration of Loughborough	↑?	↑	↑	↑	0?	↓	↓?	↓? / ↑?	↑ / ↓	↑	↑	0	↑?	↑?	↑	↑	↑
CS8: Regeneration of Shepshed	↓?	↑	↑	↑?	0?	↓?	↓?	↓? / ↑?	↓ / ↑	↑	↑	↑?	0	↑	↑?	↑	↑
CS9: Town Centres and Shops	0	↑	↑	↑	0?	↓	↓	↓? / ↑?	↓ / ↑	↑	↑	↑	0	↑	0	↑	↑
CS10: Rural Economic Development	↓? / ↑?	↓? / ↑?	↑	↓? / ↑?	0?	↑	↓ / ↑	↓? / ↑?	↓? / ↑?	↓? / ↑?	↑	0	0	0	↑	↑	↑

- 6.35 A range of potential negative effects have been identified from the economy and regeneration policies, mainly in relation to **air quality** and **greenhouse gas** emissions (SA objectives 6 and 7) as these policies are likely to lead to increases in vehicle movements within the Borough. This could be particularly damaging in Loughborough where there is already an AQMA declared in relation to emissions from traffic<sup>163</sup>. New economic development could also result in an increase in greenhouse gas emissions from buildings, although it is recognised that all new development will be required to conform to policy CS16: Sustainable Construction and Energy which encourages the incorporation of flood risk management measures and renewable energy infrastructure into new development. The effects of these six policies on the social SA objectives are broadly positive, in particular in relation to **access to services and facilities** (SA objective 14). Policy CS8: Regeneration of Shepshed supports developments that improve access to community facilities, which is likely to be particularly beneficial as residents of the sustainable urban extension west of Loughborough and the direction of growth at Shepshed will be encouraged to make use of Shepshed town centre's shops, services and facilities which are currently under-used in many cases and so could be in danger of becoming unviable. In addition, Policy CS9: Town Centres and Shops specifically aims to encourage development in the town centres rather than in out of town locations, which will be more easily accessible for people without private cars, and also encourages commercial leisure developments in Loughborough, relating to both day and night time activities.
- 6.36 The most significant positive effects from these policies, however, relate to the **economic** SA objectives, due to the nature of the policies. All of the policies will have either significant or minor positive effects on the creation of a sustainable local economy (SA objective 16) due to the measures that they include to increase investment, employment and economic development in the Borough. In particular, CS6: Employment and Economic Development seeks to meet the economic needs of Charnwood by delivering 75ha of land for strategic employment and supporting the expansion of the Science and Enterprise Park. This is likely to have a significant positive effect on the creation of a **sustainable local economy**, as the provision of new and high quality employment land will encourage investment into the Borough. The expansion of the Science Park will help to further develop the technology and research sectors, and large-scale new employment development within the Borough will help enable more people to work closer to home and reduce the number of people commuting out of the Borough to Leicester and other locations. The same policy will also have a significant positive effect on **employability and skills** as it is likely to result in increased opportunities for work-based training and skills development, particularly at the Science Park which will be closely linked to Loughborough University.

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<sup>163</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

- 6.37 Commuting distances and the creation of a green economy will also be positively affected by policy CS10: Rural Economic Development, which supports the provision of excellent electronic communications networks for all homes and businesses, therefore enabling more people to work flexibly from home. The same policy also supports farm diversification, which will help to increase their competitiveness and viability as businesses and employers, and supports the growth of rural tourism which will help to diversify the wider economy in rural areas.
- 6.38 The regeneration of Loughborough and Shepshed through policies CS7 and CS8 will have further positive effects in relation to **employability and skills**. Policy CS7 seeks to regenerate Loughborough by supporting employment proposals that benefit small and medium enterprises and knowledge-based businesses - as these may offer opportunities for work-based training, there are potential benefits for improving skills and employability, and increasing a more diverse range of job opportunities. In addition, Charnwood's Regeneration Strategy refers to opportunities for the establishment of a skills academy as part of the reconnection of the northern and southern arms of the Great Central Railway<sup>164</sup>. Policy CS8 also supports proposals that provide managed workspace and small business start-up space, which may improve skills and employability by offering opportunities for work-based training.

## Our Environment

- 6.39 The Core Strategy includes six policies in this section, relating to landscape and countryside (CS11), green infrastructure (CS12), biodiversity and geodiversity (CS13), heritage (CS14), open space, sports and recreation (CS15) and sustainable construction and energy (CS16). Because the purpose of these policies is to protect and enhance the natural environment in Charnwood, their effects are broadly very positive, with no likely negative effects having been identified (although there are uncertainties attached to a number of the SA scores, as described below). It is also recognised that the measures included in these policies should provide mitigation for the potential negative effects of the development proposed under other Core Strategy policies, in relation to issues such as biodiversity, the landscape and cultural heritage. The quite specific nature of some of the policies in this section of the Core Strategy means that a large number of negligible effects have been identified (meaning that there is no relationship or no significant relationship between the objective and the policy).
- 6.40 The SA findings for the environmental policies are summarised in **Table 6.5** overleaf and the full appraisal matrices can be seen in **Appendix 13**.

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<sup>164</sup> Charnwood Borough Council (September 2012) Charnwood Regeneration Strategy

**Table 6.5 Summary of SA Findings for the Environmental Policies**

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, safety and deprivation	12: Health	13: Housing	14: Services and facilities	15: Access to open space/ open space/ countryside	16: Sustainable economic	17: Employability and skills
	Environmental										Social					Economic	
CS11: Landscape and Countryside	↑?	↑	↑	↑?	0	0	0	↑?	0	↑?	0	0	↑	↑	↑	↑	↑
CS12: Green Infrastructure	↑	↑	↑	↑?	↑	↑	↑	↑	0	↑	0	↑	0	0	↑	↑	0
CS13: Biodiversity and Geodiversity	↑	↑?	↑?	↑?	↑	0	0	↑?	0	↑?	0	↑	0	0	↑?	↑	0
CS14: Heritage	↑?	↑	↑	↑	0	0	0	0	↑	↑	0	0	0	0	↑?	↑	0
CS15: Open Spaces, Sport and Recreation	↑	↑	↑	↑?	↑	↑	↑	↑	0	↑	0	↑	0	↑	↑	0	↑
CS16: Sustainable Construction and Energy	↑	↑	↑	0	↑	↑	↑?	↑	↑	↑	0	↑	0	0	↑	0	0

- 6.41 Because the overall purpose of this group of Core Strategy policies is to protect and enhance the environment, it is unsurprising that a large number of positive effects have been identified in relation to the **environmental** SA objectives. All of the policies will have positive effects on **biodiversity and geodiversity** (SA objective 1), with policies CS12: Green Infrastructure and CS13: Biodiversity and Geodiversity likely to have significant positive effects - policy CS12 encourages the provision of new green infrastructure, which will result in habitat creation and reduce the potential for the large-scale development planned under other Core Strategy policies to result in habitat fragmentation, and policy CS13 has the specific aim of protecting and enhancing biodiversity and geodiversity in the Borough, so will also provide mitigation for the effects of other Core Strategy policies. Three of the policies (CS11: Landscape and Countryside, CS12: Green Infrastructure and CS14: Heritage) are likely to have a significant positive effect on Charnwood's **landscape and townscape** (SA objective 2). While the protection and enhancement of the landscape is the primary purpose of policy CS11, policy CS12 will enhance green infrastructure in the Borough which makes a positive contribution to the local landscape and policy CS14 supports development that prioritises the refurbishment or re-use of disused or under-used buildings of historic or architectural merit and supports developments that incorporate distinctive local building materials and architectural details, and so is likely to have a positive effect on the townscape. That same policy will also have a significant positive effect on **cultural heritage** (SA objective 4) as its primary purpose is to conserve and enhance the local heritage environment and it will provide mitigation against the potential impacts of the development proposed under other Core Strategy policies on the setting of heritage assets.
- 6.42 All of the environmental policies will have positive effects on **settlement viability and vibrancy** (SA objective 3), as the creation of a high quality local environment will help to increase the quality of settlements and therefore benefit levels of neighbourhood satisfaction and increase the sense of place. In particular, policy CS15: Open Spaces, Sport and Recreation will have significant positive effects as the provision of open space within new development will provide areas for community interaction and have significant benefits for community cohesion in addition to the wider environmental benefits.
- 6.43 Most of the environmental policies will have negligible effects on **air quality** and **climate change** (SA objectives 6 and 7), although policy CS16: Sustainable Construction and Energy will have a significant positive effect on **climate change** as its primary aim is to increase the sustainability of new development and reduce its effect on and increase its resilience to the impacts of climate change (e.g. by incorporating renewable energy infrastructure and flood mitigation measures) and a positive effect on air quality as it makes specific reference to the protection and enhancement of **air quality**. It will also have a positive effect on **soils** as it refers to the protection and enhancement of **soil quality**.

- 6.44 Policies CS12: Green Infrastructure and CS15: Open Spaces, Sport and Recreation will also have a minor positive effect on both air quality and climate change as they should contribute to reduced car use through the provision of walking and cycling links (although it is recognised that any positive effect would be minor as the policy would be unlikely to affect day-to-day modes of travel and relates more to tourism/recreation journeys) and the provision of local sports and recreation facilities which would reduce the need to travel.
- 6.45 Policy CS16: Sustainable Construction and Energy will also have significant positive effects on the management of **flood risk** (SA objective 8) as it directs developments to those parts of the Borough that are at lowest risk from flooding and encourages developments to incorporate surface water runoff measures. These measures will be particularly beneficial in the Soar Valley which runs through the Borough from north to south, as the floodplains of the River Soar have some of the highest flood risk areas in Charnwood<sup>165</sup>. Most of the policies will not affect **waste** and **minerals** (SA objective 9), although policy CS14: Heritage will have a positive effect as it encourages the re-use of existing buildings of heritage and architectural value, and policy CS16: Sustainable Construction and Energy supports development that reduces waste, provides for the suitable storage of waste and allows for convenient waste collections. This will help to provide some mitigation against the potential adverse effects of the large-scale new development described under other Core Strategy policies in relation to increased waste generation. In addition, policy CS16 includes specific reference to encouraging development on brownfield sites, and re-using existing buildings.
- 6.46 In relation to the **social** SA objectives, the effects of most of these policies will be negligible as they focus on environmental issues. None of the policies are expected to have an effect on **crime** (SA objective 11) and most will not affect the provision of **housing** (SA objective 13) given that the Core Strategy commits to meet housing need, although policy CS11 may have a minor positive effect as it supports residential development which has a strong relationship to the operational requirements of agriculture, horticulture, forestry and other land-based industries. Positive effects on **health** (SA objective 12) are likely to result from policies CS12: Green Infrastructure, CS13: Biodiversity and Geodiversity and particularly CS15: Open Spaces, Sport and Recreation due to the provision that these policies make for new green infrastructure and open space which will facilitate and encourage higher levels of activity among local people. For the same reason, these policies will also have positive effect on **access to the countryside and open space** (SA objective 15).
- 6.47 Broadly positive effects are likely in relation to the **economic** SA objectives, particularly the creation of a **sustainable local economy**

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<sup>165</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

(SA objective 16). Policy CS11 supports rural economic development related to agriculture, horticulture and forestry, and should therefore have a positive effect on increasing the range of job opportunities in rural areas. It may also offer opportunities for training and the development of **skills** (SA objective 17) associated with traditional rural industries. Policy CS12 aims to support the woodland economy and rural diversification, including green tourism, at Charnwood Forest Regional Park and tourism opportunities are also supported along the River Soar and Grand Union Canal Corridor, which should have a further positive effect on enhancing the economy in rural areas. This is reinforced by policy CS13 which states that it will conserve and enhance the natural environment for the contribution it makes to the economy, which is taken to refer to the potential of rural tourism.

## Access and Travel

- 6.48 The Core Strategy includes two policies in this section, one relating to sustainable travel (CS17) and one relating to the local and strategic road network (CS18). The relatively specific nature of the policies has resulted in a large number of negligible effects being identified, meaning that there is no relationship or no significant relationship between the objective and the policy. Note that policy CS18: The Local and Strategic Road Network makes reference to the delivery of an appropriate and comprehensive package of transport improvements at the strategic developments in accordance with Policies CS19, CS20, CS21, CS22 and CS23 but does not refer to the detailed proposals for each strategic site. The specific transport improvements to be provided as part of the strategic developments are therefore appraised separately for their effects under the more specific policies listed above, which provide details about the proposed transport improvements in each location. The SA findings for the access and travel policies are summarised in **Table 6.6** overleaf and the full appraisal matrices can be seen in **Appendix 13**.

**Table 6.6 Summary of SA Findings for the Access and Travel Policies**

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, safety and deprivation	12: Health	13: Housing	14: Services and facilities	15: Access to open space/countryside	16: Sustainable economic	17: Employability and skills
	<b>Environmental</b>										<b>Social</b>				<b>Economic</b>		
CS17: Sustainable Travel	↑?	↑	↑	0	0	↑	↑	0	0	0	↑	↑	0	↑	↑	↑	0
CS18: The Local and Strategic Road Network	?	↑/↓	↑	?	0	↑/↓	↑/↓	?	↓?	↑/↓	0	↑	0	↑	↑?	↑	0

- 6.49 Policy CS17: Sustainable Travel will have broadly positive effects on the **environmental** SA objectives. It aims to create walking and cycle routes that are integrated with the wider green infrastructure network, which could have a minor positive effect on **biodiversity** (SA objective 1), and the decrease in congestion which is likely to result from the policy should benefit the appearance and **character** of the local area (SA objective 2). In particular, significant positive effects are likely in relation to **air quality** and **greenhouse gas emissions** (SA objectives 6 and 7), because the overarching purpose of the policy is to encourage a modal shift away from private car use and towards sustainable modes of transport. Air quality is a particular issue in the Borough, where there are four declared AQMAs at Loughborough, the Great Central Railway, Syston and Mountsorrel<sup>166</sup>. Two of these AQMAs (Loughborough and Syston) are associated with vehicle traffic, meaning that a modal shift from car use to sustainable transport should have particularly positive effects in those locations. The policy will also reduce the level of transport-related greenhouse gas emissions in Charnwood, which is a key local issue. Transport modelling that has been undertaken for Charnwood<sup>167</sup> predicts that without mitigation, the development strategy for the Borough would result in 1% higher levels of carbon emissions from transport than the likely level in 2026 based on a 'do nothing' scenario, i.e. without having the development strategy set out in the Core Strategy, (although in both scenarios, levels of carbon emissions in 2026 are forecast to be lower than the 2008 base year). Policy CS17 will help to address this potential increase, as it provides some of the mitigation required (i.e. encouraging a modal shift away from private car use).
- 6.50 The effects of policy CS18: The Local and Strategic Road Network on the **environmental** SA objectives are more mixed. While the measures in the policy relating to sustainable transport improvements will have further positive effects for **air quality** and **greenhouse gas emissions** (SA objectives 6 and 7), the highway improvements could also contribute to ongoing car use in the Borough. However, it is also recognised that those works could benefit air quality by increasing traffic flows and reducing congestion, thereby reducing the potential for pockets of poor air quality to develop. The policy could also have mixed effects in relation to **landscape character** (SA objective 2) as the new infrastructure proposed could have an effect on the landscape through visual intrusion and/or effects associated with tranquillity; however, the policy also refers to the delivery of a Loughborough inner relief road which could benefit Loughborough's townscape by reducing local congestion which is a key issue in the town.
- 6.51 The effects of these two policies on the **social** SA objectives will be broadly positive, particularly in relation to **health** (SA objective 12) as

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<sup>166</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management.

<sup>167</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

they should both result in higher levels of active travel such as walking and cycling, and in relation to **access to services and facilities** (SA objective 14) and access to open space (SA objective 15) as they will help to ensure that all residents, including those without access to private cars, are easily able to reach services and facilities as well as parks and open countryside on foot or by bicycle or public transport.

- 6.52 In terms of the **economic** SA objectives, neither of these policies are expected to have a direct effect on **employability and skills** development (SA objective 17), although both will have positive effects on the creation of a **sustainable economy** (SA objective 16) as they should help to reduce traffic congestion within Charnwood and therefore benefit commuting times and the efficiency of freight distribution. This will help to improve Charnwood's overall competitiveness and attractiveness as a place to invest, building on its proximity to the M1 motorway.

### South Charnwood: Edge of Leicester

- 6.53 The Core Strategy includes three policies in this section, one relating to the North East of Leicester Sustainable Urban Extension (CS19), one relating to the North of Birstall direction of growth (CS20) and one relating to the Watermead regeneration corridor (CS21). In addition, the section includes a vision for both the North East of Leicester Sustainable Urban Extension and the North of Birstall direction of growth, and these have been taken into account as relevant in the appraisal of the associated policies. The SA findings for the South Charnwood policies are summarised in **Table 6.7** overleaf and the full appraisal matrices can be seen in **Appendix 13**.

**Table 6.7 Summary of SA Findings for the South Charnwood Policies**

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, safety and deprivation	12: Health	13: Housing	14: Services and facilities	15: Access to open space/countryside	16: Sustainable economic	17: Employability and skills
	Environmental										Social					Economic	
CS19: North East of Leicester Sustainable Urban Extension	↑? / ↓? ?	↑? / ↓? ?	↑	↓?	↓?	↑? / ↓? ?T	↑? / ↓?	↑? / ↓?	↑? / ↓? ?	↓	↑?	↑	↑	↑	↑ / ↓	↑? / ↓? ?	↑
CS20: North of Birstall Direction of Growth	↑? / ↓? ?	↑? / ↓? ?	↑	↓?	0 / ↓?	↑? / ↓? ?T	↑? / ↓? ?	0?	↑? / ↓?	↓?	↑?	↑?	↑	↑	↑	↑? / ↓? ?	↑
CS21: Watermead Regeneration Corridor – Direction of Growth	↑? / ↓? ?	↑? / ↓? ?	↑	0?	↓?	↑? / ↓? ?T	↑? / ↓? ?	↓?	↑? / ↓? ?	↑ / ↓	↑	↑	↑?	↑?	↑	↑	↑

- 6.54 The effects of the South Charnwood policies on **biodiversity** (SA objective 1) are mixed. Both policies CS19 and CS20 allocate large-scale development on greenfield land, which could have a direct effect on the plant species making up that habitat, but also on species reliant on the habitats, including priority habitats or species identified in the Biodiversity Action Plan (e.g. field margins, hedgerows, barn owls, bats etc.). However, both locations are more than 1.5km from the nearest biodiversity designations. The HRA work that was carried out for the Pre-Submission Draft Core Strategy concluded that the growth planned (including that set out under these two policies) will not have significant effects on the two European sites within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC). In addition, the policies themselves include measures aiming to enhance biodiversity. The likely effects of policy CS21 are also potentially mixed as the policy proposes some new development in this area which is of significant biodiversity value (the Watermead Country Park, which lies at the centre of the Watermead Corridor, is a designated Local Wildlife Site); however it is again recognised that new development may offer opportunities for biodiversity enhancements, and the policy states that development will be supported where it protects and enhances the wildlife corridor. The supporting text to the policy also recognises that any development within the corridor must be balanced carefully with the desire to protect the area's valuable ecology. The impacts of these policies on the **landscape** (SA objective 2) are also mixed as the proposed development could have either positive or negative effects, depending on its design. Policy 21 has particular potential to enhance the townscape in the Watermead Corridor as it is noted that the Pinfold Industrial Park and Bridge Business Park at Thurmaston are reaching the end of their design lives, and the redevelopment of these sites could therefore enhance the townscape.
- 6.55 Broadly positive effects are likely in relation to the **vibrancy and vitality of settlements** (SA objective 3) as these policies allow for new high quality development, with policies CS19 and CS20 allowing for employment development and the provision of community services and facilities within the strategic housing development planned. This will help to ensure the creation of viable and sustainable new communities. Policy CS21 will have particularly positive effects as its overarching purpose is to regenerate the Watermead corridor, which should help to increase the attractiveness of the area and enhance the sense of place. The policy identifies two directions of growth, one within the Watermead Regeneration Corridor and one at Thurmaston Waterfront; therefore positive effects should be experienced in both of these locations, in particular at Thurmaston, where there are significant areas of deprivation in relation to income, education skills and training and the living environment<sup>168</sup>. The policy supports development that will contribute directly to the regeneration of the village centre and the waterfront as well as the Grand Union Canal and aims to meet employment needs

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<sup>168</sup> Leicestershire County Council (December 2007) Charnwood South Priority Neighbourhood Profile: Thurmaston

through this regeneration, which will help to increase the vitality and viability of these areas. The supporting text to the policy notes that community cohesion is currently restricted by the physical barriers of the A607 and Midland Mainline railway, and the measures in this policy that will link Thurmaston to the Watermead corridor will help to address this historic issue. While it is recognised that there is some potential that development to the north of Birstall could compromise the separation of Birstall and Rothley to the north, which would have a negative effect in terms of settlement coalescence, policy CS20 refers to development protecting the separate identity of Wanlip, Rothley and Rothley Conservation Area. In addition, the landscape sensitivity and capacity appraisal<sup>169</sup> found that development of the lower lying part of the land either side of the A6 would be partially enclosed by landform and vegetation. This should help to maintain separation of the new development from Rothley to the north.

- 6.56 All three of these policies could have a negative effect on **water quality** as advice received by the Council from Severn Trent Water has indicated that capacity improvements could be required at sewage treatments works in order to accommodate the proposed growth alongside other developments planned in the area. In particular, the development at the Watermead regeneration corridor (policy CS21) could have a negative effect as although there is sufficient capacity available at Wanlip sewage treatment works to accommodate the level of development proposed, there are a number of other strategic sites planned in the Wanlip catchment and if other large sites come forward, capacity improvements may be required. It was also noted that flows will have to be pumped from this area to the treatment works. The supporting text to that policy states that development will be expected to be designed so that it protects and enhances water quality, although this issue is not referred to in the policy itself. Therefore, a potential negative effect from that policy has been highlighted in relation to water quality, although this is uncertain at this stage.
- 6.57 Mixed effects are likely in relation to **air quality** and **greenhouse gas emissions** (SA objectives 6 and 7) as these policies could result in an increase in vehicle traffic in the south Charnwood area, which could be particularly harmful in proximity of Syston where there is an AQMA declared in relation to traffic. However, the policies include measures aiming to facilitate public transport use and it is also recognised that new development will be required to conform to Core Strategy policy CS16: Sustainable Construction and Energy which aims to mitigate the potential impacts of new development on climate change.
- 6.58 Significant negative effects may result from policy CS20 in relation to **soil quality** and the **efficient use of land** (SA objective 10) as it allocates large-scale new development on high quality grade 2 agricultural land which would be lost under new development. Although

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<sup>169</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

the policy will be required to comply with policy CS16: Sustainable Construction and Energy which requires development to protect and enhance soil quality and encourages the re-use of existing land and buildings where possible, the extent to which this will be possible in this location is currently uncertain.

- 6.59 The likely effects of these policies on the **social** SA objectives are broadly very positive. Policies CS19 and CS20 allocate large-scale **housing** development (SA objective 13), which will help to meet Charnwood's identified needs, particularly as it will include a range of housing types and tenures and will include affordable housing in line with policy CS3. The development of community services and facilities within the SUE north east of Leicester and the direction of growth to the north of Birstall will also have significant positive effects on **access to services and facilities** (SA objective 14) as it will ensure that existing facilities in those areas do not become overloaded by the growing population. However, policy CS19 is likely to have mixed effects on **access to the countryside and open space** (SA objective 15). Although it is within close proximity of open countryside and provides for significant new areas of open space within and around the SUE, as well as the extension of the Leicester Hamilton Green Wedge to continue the link out of the urban area to the wider countryside, it is noted that there may be some negative effects experienced by existing residents in the east of Thurmaston as their direct access to the greenfield land that the SUE will be developed on will be reduced. However, these negative effects should be mitigated by the incorporation of the significant areas of open space within and around the SUE provided for in the policy.
- 6.60 The effects of these policies on the economic SA objectives are broadly fairly positive but policies CS19 and CS20 may have mixed effects in relation to the creation of a **sustainable economy** (SA objective 16). On one hand they provide for up to 13ha and 15ha of new employment land respectively, which could help to encourage inward investment in south Charnwood, and will provide opportunities for people to live and work within the same area thereby reducing travel to work distances and increasing opportunities to use more sustainable modes of transport for commuting. On the other hand, both locations offer convenient access to the strategic road network. While this may encourage and facilitate efficient commercial road transport, increased use of the road network for commercial transport and commuting will have a negative effect on sustainable transport and encouraging a greener economy. Positive effects are likely from all three policies in relation to employability and skills (SA objective 17) as they provide for new school places for the growing population and should offer opportunities for work-based training and skills development in the new employment land to be provided.

## North Charnwood: Loughborough and Shepshed

- 6.61 The Core Strategy includes two policies for the North of Charnwood, one relating to the West of Loughborough Sustainable Urban Extension (CS22) and one relating to the Science and Enterprise Park (CS23). In addition, the section includes a vision for the West of Loughborough Growth Area (including the SUE and Science and Enterprise Park), and this has been taken into account as relevant in the appraisal of policies CS22 and CS23. The SA findings for the North Charnwood policies are summarised in **Table 6.8** overleaf and the full appraisal matrices can be seen in **Appendix 13**. The proposed Main Modifications have removed policy CS24 which allocated the direction for growth at Shepshed, however, this did not affect overall housing delivery as the policy was removed in recognition of recent permissions at Shepshed having met the requirement of the policy. Therefore, while the effects associated with policy CS24 in the March 2013 SA Report will no longer occur as a result of the Core Strategy, the development (along with the associated environmental, social and economic effects) is still coming forward separately to the Core Strategy.
- 6.62 The effects of policies CS22 and CS23 on **biodiversity** (SA objective 1) are mixed, as both of these policies allocate large-scale development on greenfield land, which could have a direct effect on the plant species making up that habitat, but also on species reliant on the habitats, including priority habitats or species identified in the Biodiversity Action Plan (e.g. field margins, hedgerows, barn owls, bats etc.). Both locations are within 1.5km of the nearest biodiversity designations (with the SUE west of Loughborough being located on Garendon Park Meadow Local Wildlife Site), which could be affected by development. The HRA work that was carried out for the Pre-Submission Draft Core Strategy concluded that the growth planned (including that set out under these two policies) will not have significant effects on the two European sites within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC). In addition, both policies include measures aiming to protect and enhance local biodiversity, meaning that mixed effects are likely overall and these are uncertain until specific details of development proposals are known.

**Table 6.8: Summary of SA Scores for North Charnwood Policies (Loughborough and Shepshed)**

	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, safety and deprivation	12: Health	13: Housing	14: Services and facilities	15: Access to open space/ countryside	16: Sustainable economic	17: Employability and skills
	Environmental										Social					Economic	
Policy CS22: West of Loughborough Sustainable Urban Extension	↓?/ ↑?	North SUE ↓?/↑? South SUE ↓?/↑?	↑/ ↓	↓?	0	↑?/ ↓?T	↓/ ↑	↓/↑	↑?/↓ ?	↓	↑?	↑	↑	↑	↑	↑?/↓ ?	↑
Policy CS23: Loughborough University and Science & Enterprise Park	↓/ ↑?	↑/↓	↑	↓?	0	↓T	↓/ ↑?	↑?/ ↓?	↑?/↓ ?	↓	↑?	↑	↑?	↑?	↑	↑	↑
<i>Policy CS24: Shepshed Direction of Growth - Deleted</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

- 6.63 Significant negative effects on the **landscape** (SA objective 2) and minor negative effects on the **efficient use of land and soil** (SA objective 10) are likely from policies CS22 and 23 as these policies allocate large-scale new development on greenfield land. The location of the sustainable urban extension to the west of Loughborough (policy CS22) lies across two zones (15 and 16) which have been assessed in the landscape sensitivity and capacity appraisal<sup>170</sup> as having medium-high capacity (zone 15) to accommodate development, due to undulating landform creating a bowl which is generally well contained, and medium-low capacity (zone 16) due to it being an area of strong landscape character and the impact on settlement separation. The Science Park (policy CS23) is located in Zone 18, which is assessed as having medium capacity to accommodate new development due to its proximity to the urban edge of Loughborough and the characteristics of the area's vegetation to be used to mitigate new development. However, the site is located within the north eastern part of Charnwood Forest Regional Park and the supporting text to the policy recognises that the extension to the Science Park is only allowed within this attractive landscape due to its outstanding economic advantage. However, both of these policies include measures that aim to mitigate the potential effects on landscape, for example policy CS23: Loughborough University and Science and Enterprise Park requires 40% of the overall site to be retained for green infrastructure, and for the development to integrate with the sensitive landscape and respects its character and appearance, which may lead to mixed effects. Similarly, policy CS22 requires developments to respect and respond to the surrounding landscape.
- 6.64 Development on greenfield land is also likely to lead to negative effects on **flood risk** (SA objective 8), especially as the proposed Science Park (policy CS23) will involve building within a flood zone (zones 2 and 3a)<sup>171</sup>. However, both of these policies include criteria that will help to alleviate flood risk. Policies CS22 and CS23 are also likely to have minor negative effects on **cultural heritage** (SA objective 4), as the developments will be adjacent to Garendon Historic Park and Garden, and so may affect the setting of the Park. However, the negative effects are not considered likely to be significant because of the mitigation included in both policies through the Main Modifications. Historic England provided a statement during the examination hearings stating that the level of harm to heritage assets at Garendon Park as a result of proposed development has reduced from substantial to less than substantial as a result of changes to the scheme and the comprehensive mitigation package, which has been included in the Main Modifications to policies CS22 and CS23.
- 6.65 By increasing the levels of traffic movements from new strategic developments there are likely to be adverse impacts on **air quality** (SA

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<sup>170</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

objective 6) and **greenhouse gas emissions** (SA objective 7), although some of the negative effects on air quality are likely to be temporary as they relate to construction. Both policies aim to address climate change by encouraging developments to exceed Building Regulations for carbon emissions which results in likely mixed effects on SA objective 7.

- 6.66 Both policies are likely to have positive effects on the **social** SA objectives. The large number of houses provided by policy CS22 at the SUE west of Loughborough (3,000 new homes) is likely to lead to significant positive effects on **housing** (SA objective 13), as well as significant positive effects on **access to services and facilities** (SA objective 14) and **access to open space** (SA objective 15), by providing two primary schools, community facilities, and open spaces (including 22.8ha of outdoor sports provision, 3.4ha of amenity green spaces and 1.5ha of parks).
- 6.67 The effects of both North Charnwood policies on the **economic** SA objectives are mixed. By providing knowledge based employment opportunities at the Science Park, policy CS23 in particular is likely to have a significant positive effect on both the creation of a **sustainable economy** (SA objective 16), and **employability and skills** (SA objective 17) by diversifying the local economy, providing opportunities for work-based training and supporting the expansion of Loughborough University. Policy CS22 will also have a significant positive effect as it provides for new employment land at the SUE west of Loughborough. However, policy CS22 is also likely to lead to some negative effects on efficient patterns of movement (SA objective 16) as development will be in close proximity to the strategic road network, which may encourage car transport.

## Infrastructure and Delivery

- 6.68 The Core Strategy includes two policies in this section, relating to delivering infrastructure (CS25) and the presumption in favour of sustainable development (CS26). The relatively broad nature of these policies means that the effects of each policy are very similar on many of the SA objectives.
- 6.69 The SA findings for the infrastructure and delivery policies are summarised in **Table 6.9** overleaf and the full appraisal matrices can be seen in **Appendix 13**.

**Table 6.9 Summary of SA Findings for the Infrastructure and Delivery Policies**

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability/vibrancy	4: Cultural heritage	5: Water quality and resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime, safety and deprivation	12: Health	13: Housing	14: Services and facilities	15: Access to open space/ countryside	16: Sustainable economic	17: Employability and skills
	Environmental										Social				Economic		
CS25: Delivering Infrastructure	0	0	↑	0	↑	0	0	0	0	0	0	↑	0	↑	↑	↑	↑
CS26: Presumption in Favour of Sustainable Development	↑?	↑?	↑	↑?	↑?	↑?	↑?	↑?	↑?	↑?	↑	↑	↑	↑	↑	↑	↑

- 6.70 Policy CS25: Delivering Infrastructure will have mainly negligible effects on the **environmental** SA objective. This is because, while the policy will facilitate the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy which could have effects on issues such as **biodiversity** (SA objective 1), the **landscape** (SA objective 2), **cultural heritage** (SA objective 4), **air quality** (SA objective 6), **floodings** (SA objective 8) and **waste generation** (SA objective 9), this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered as part of the SA of other Core Strategy policies (e.g. those relating to the overall development strategy and the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding area, which is taken to include environmental issues.
- 6.71 However, a significant positive effect is likely in relation to the **viability and vibrancy of settlements**, as the policy will facilitate the delivery of essential infrastructure as set out in the Infrastructure Delivery Plan (including infrastructure such as roads, schools and utilities) through developer contributions and Section 106 and Section 278 Agreements. The provision of this infrastructure will have a positive effect on the **viability of settlements** (SA objective 3), in particular the sustainable urban extensions that are proposed to the west of Loughborough and the north east of Leicester, which represent entirely new communities. The provision of essential infrastructure will ensure that these SUEs are able to function as stand-alone settlements and will contribute to the vitality of these new communities and the settlement identity and sense of place. A minor positive effect is also likely in relation to **water quality and resources** (SA objective 5) - the essential infrastructure that this policy facilitates the delivery of includes utilities such as water, and although the effects of increased water consumption have been considered under the SA of other Core Strategy policies (e.g. those relating to the development strategy), it is recognised that the development of appropriate infrastructure will ensure that the increased demand for water consumption and treatment is able to be accommodated without harm to the water environment (e.g. if existing sewage treatment works were to become overloaded).
- 6.72 The effects of policy CS26: Presumption in Favour of Sustainable Development on the **environmental** SA objectives are in all cases likely to be minor positive, although with some uncertainty attached. This is because the policy seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include issues such as **biodiversity** (SA objective 1), **the landscape** (SA objective 2), **the heritage environment** (SA objective 4) and **water and air quality** (SA objective 5). The policy also requires that planning applications are in accordance with other policies in the Local Plan, which includes Core Strategy policies CS11: Landscape and Countryside, CS13: Biodiversity and Geodiversity and CS14: Heritage. However, there is also

some uncertainty attached to all of the likely positive effects as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be on environmental issues such as biodiversity, landscape and the quality of air, water and soil) will be permitted.

- 6.73 The effects of both of the infrastructure and delivery policies on the **social** SA objectives will again be broadly positive. While CS25: Delivering Infrastructure will not affect levels of **social inclusion or crime** (SA objective 11), policy CS26: Presumption in Favour of Sustainable Development could have a minor positive effect as it seeks to secure development that improves the social and economic conditions in Charnwood, which is assumed to include reducing poverty and increasing community safety and social inclusion. Both policies will have a positive effect on **health** (SA objective 12) as policy CS25 will facilitate the delivery of health-related infrastructure such as doctor's surgeries and hospitals, while CS26 seeks to secure development that improves the social and environmental conditions in Charnwood, which is assumed to include increasing more active and healthier lifestyles among local people. The same policy will also have positive effects on **housing** (SA objective 13) and **access to services and facilities** (SA objective 14) as the presumption in favour of sustainable development mean that these types of applications are more likely to be approved. Policy CS25 will have a significant positive effect on **access to services and facilities** as its primary purpose is to ensure that the housing development planned is supported by essential infrastructure which includes community services such as healthcare facilities, schools and recreation facilities. The large-scale growth planned in the development strategy for Charnwood (13,940 new homes) would otherwise result in existing services and facilities becoming overloaded, particularly in the areas where the largest number of new homes are planned (e.g. at the SUEs to the west of Loughborough and to the north east of Leicester).
- 6.74 Both of the infrastructure and delivery policies are likely to have a positive effect on both of the **economic** SA objectives. Policy CS25 supports the delivery of essential infrastructure including roads, which will help to encourage investment and thereby facilitate **sustainable economic growth** (SA objective 16) by ensuring that congestion issues in the Borough are not compounded and where possible are improved. The provision of appropriate road infrastructure should also increase efficiency in freight distribution and shorter journey lengths, having further benefits for the local economy. The same policy will also have a positive effect on **employability and skills** development (SA objective 17) by ensuring that new school places are provided to support Charnwood's growing population, thereby ensuring that existing schools and colleges do not become overloaded as a result of the 13,940 new

homes planned in the Borough. As with some of the social SA objectives, the presumption in favour of sustainable development that is set out in policy CS26 means that applications for economic-related development may be more likely to be approved.

## Cumulative Effects and Mitigation

- 6.75 The SEA Directive requires that the cumulative effects of a plan are considered, and this section sets out the likely cumulative effects of the Charnwood Core Strategy policies. **Table 6.10** overleaf shows the SA scores for the complete set of Core Strategy policies (as set out in the Pre-Submission Draft (2013) and taking into account the Main Modifications (April and July 2015)), enabling a judgement to be made regarding the overall cumulative effect of the policies in relation to each of the SA objectives, described below. Consideration is also given in this section to the potential for Core Strategy policies to provide mitigation for the likely negative effects that have been identified.

### SA objective 1: To maintain and enhance biodiversity, flora and fauna and geodiversity

- 6.76 The effects of the Core Strategy on biodiversity and geodiversity are mixed. The large-scale housing and employment development proposed, much of which is directed to greenfield land, could lead to habitat loss and species disturbance, particularly where development is proposed within close proximity of biodiversity designations – for example, policy CS22: West of Loughborough Sustainable Urban Extension proposes development that would include a Local Wildlife Site (Garendon Park Meadow), and there is another adjacent to the south (Home Covert). Similarly, policy CS23: Loughborough University and Science and Enterprise Park proposes development adjacent to three Local Wildlife Sites (Holywell Wood and Burleigh Wood, and Longcliffe Golf Course), and is in close proximity to two SSSIs (Newhurst Quarry and Beacon Hill, Hangingstone & Outwoods). While there are no designated European sites within Charnwood, there are two within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC). However, the HRA work that was undertaken for the Pre-Submission Draft Core Strategy<sup>172</sup> has concluded that the growth proposed in Charnwood would not result in any significant effects on the European designated sites within close proximity of the Borough.
- 6.77 In recognition of the potential effects of development on biodiversity and geodiversity, extensive safeguards are included within individual policies in the Core Strategy to ensure no adverse effects, and all development will need to comply with Core Strategy policy CS13: Biodiversity and Geodiversity which aims to protect biodiversity and geodiversity assets in the Borough from the potential adverse impacts of development. It is

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<sup>172</sup> LUC (March 2013) Draft Charnwood Core Strategy: Habitats Regulations Assessment Screening Record.

also recognised that new development may offer opportunities to incorporate biodiversity enhancements, particularly given the measures in policies CS12: Green Infrastructure and CS15: Open Spaces, Sport and Recreation that will result in habitat creation and help to avoid fragmentation. Although there could be some localised impacts, provided that the identified mitigation is appropriately implemented, it is likely that the Core Strategy will have a cumulative positive effect on the Borough's biodiversity.

### **SA objective 2: To maintain and enhance townscape and landscape character**

- 6.78 The effects of the Core Strategy on Charnwood's landscape and townscape are also very mixed. The large-scale housing and employment development proposed, much of which is directed to greenfield land, could lead to visual intrusion and a reduction in tranquillity, particularly where large-scale development on the edge of existing urban areas is proposed (e.g. the sustainable urban extensions west of Loughborough and north east of Leicester). However, it is noted that some of the locations where development is proposed have been assessed as having medium to high capacity to accommodate new development<sup>173</sup>, for example the land north of Birstall which is on low-lying land.
- 6.79 In addition, safeguards have been built into individual policies aiming to address the potential landscape-related impacts of development, and all development will need to conform with Core Strategy policy CS11: Landscape and Countryside which requires new developments to protect landscape character and reinforce sense of place and local distinctiveness by taking account of relevant landscape character assessments.
- 6.80 Generally positive effects have been identified in relation to the impacts of the Core Strategy on townscape, particularly in relation to the policies which specifically aim to regenerate urban areas (CS7: Regeneration of Loughborough and CS8: Regeneration of Shepshed). Where policies make reference to redeveloping old or derelict sites (such as the measures in policy CS21: Watermead Regeneration Corridor associated with the redevelopment of the Pinfold Industrial Park and Bridge Business Park at Thurmaston which are reaching the end of their design life), particularly positive effects on the townscape are expected.
- 6.81 There is little doubt that the scale of development, and the amount proposed on greenfield land, will have an impact on landscape character, not least because the extent of the built-up area will continue to expand. There are safeguards in the Core Strategy to ensure that development is of a high design quality, and that there is provision for green infrastructure. In addition, some derelict or under-used areas are likely

to see improvements to the landscape as a result of new development. Impacts on the landscape are a qualitative judgement, and views will differ depending upon who is affected, who benefits and individual opinions on what adds to or what detracts from the landscape. Overall, the fairest conclusion is that the Core Strategy is expected to have cumulative mixed effects on the landscape and townscape.

### **SA objective 3: To increase the vibrancy and viability of settlements**

- 6.82 The effects of the Core Strategy on this SA objective are broadly very positive, particularly because the proposals for large-scale new housing development (e.g. at the sustainable urban extensions west of Loughborough and to the north east of Leicester) allocate employment land and new services and facilities to be provided alongside the new housing. This will help to ensure that the new communities that are created are viable and sustainable and do not become dormitory towns for commuters into Loughborough, Leicester and elsewhere. In addition, the measures included in the Core Strategy to achieve the regeneration of existing settlements (CS7: Regeneration of Loughborough, CS8: Regeneration of Shepshed and CS21: Watermead Regeneration Corridor) will improve the vitality and economic viability of those areas.
- 6.83 The potential for new development to lead to the coalescence of settlements and affect settlement identity has been considered; however in most cases this is not a concern identified in the landscape sensitivity and capacity appraisal<sup>174</sup> and where some concerns were identified through the appraisal (e.g. at land to the north of Birstall), wording in the supporting text of the policy is considered to provide mitigation. The requirement for high quality design in all new development (policy CS2: High Quality Design) will also help to ensure that the new development improves the overall appearance of the Borough and contributes to sense of place and increased neighbourhood satisfaction levels and the provision of green infrastructure and open space within new development (policies CS12: Green Infrastructure and CS15: Open Spaces, Sport and Recreation) will help to ensure that communities have space for interaction and social activities. The fact that the new housing to be provided will include a range of sizes, types and tenures, including provision for older peoples' needs and affordable homes, means that communities should accommodate a wide range of age groups, which will further benefit their vitality. As such, the Core Strategy is expected to have cumulative significant positive effects on the vibrancy and viability of settlements in Charnwood.

### **SA objective 4: To conserve and enhance the historic and cultural environment**

- 6.84 The effects of the Core Strategy on Charnwood's historic and cultural environment are very mixed. It is recognised that the large-scale

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<sup>174</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

housing and employment development proposed could have an adverse effect on the setting of heritage assets in the Borough, such as scheduled monuments and listed buildings, reflecting concerns that have been raised by Historic England (formerly English Heritage) throughout the SA process. However, the potential negative effects are uncertain until specific proposals for development come forward. It is also recognised that high quality design, which takes into account the surroundings of new development (as required by policy CS2: High Quality Design), has the potential to enhance the setting of heritage assets, particularly those that are currently 'at risk' from existing nearby development or activities (there are currently 9 heritage assets in Charnwood on the 'at risk' register<sup>175</sup>). Where Core Strategy policies propose development within close proximity of vulnerable heritage assets, safeguards have been built into policies (e.g. policy CS22: West of Loughborough Sustainable Urban Extension which requires the protection of, and mitigation of impacts, on historic and archaeological features including Garendon Historic Park and Garden and the scheduled monument and listed buildings within the Park). Similarly, policy CS19: North East of Leicester Sustainable Urban Extension states that historic and archaeological features will be protected, including the setting of Hamilton Deserted Medieval Village and the Roman Villa in accordance with policy CS14: Heritage, and that the separate identity of Barkby Thorpe Conservation Area will be protected.

- 6.85 In addition, all development will be required to conform to policy CS14: Heritage which requires development proposals to protect heritage assets and their setting and supports development which prioritises the refurbishment and re-use of disused or under used buildings of historic or architectural merit or incorporates them sensitively into regeneration schemes. As such, the Core Strategy is not expected to have a cumulative significant effect on heritage assets, although this conclusion is heavily dependent upon the identified mitigation being appropriately implemented, which does carry a significant element of risk. In some cases it may be possible to achieve enhancements to the historic and cultural environment.

### **SA objective 5: To protect and improve surface and groundwater quality and resources**

- 6.86 The large-scale housing and employment development proposed by the Core Strategy could have an adverse effect on the water environment as a result of increased demand for water consumption and treatment. However, Severn Trent Water has indicated that local sewage treatment works generally have capacity to accommodate the level of growth planned, although in some locations improvements may be required (policy CS25: Infrastructure Delivery will help to achieve this). For example, at the Watermead Regeneration Corridor, Severn Trent Water has advised that there is sufficient capacity available at Wanlip sewage

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<sup>175</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

treatment works to accommodate the level of development proposed; however there are a number of other strategic sites planned in the Wanlip catchment and if other large sites come forward, capacity improvements may be required. It has also indicated that Charnwood's water supply network in the vicinity of the proposed development locations is robust and resilient. The issue of water consumption and treatment is also addressed through policy CS16: Sustainable Construction and Energy, which makes reference to the Code for Sustainable Homes BREEAM water efficiency measures.

### **SA objective 6: To improve local air quality**

- 6.87 The large-scale housing and employment development that is proposed for Charnwood could have a negative effect on air quality as a result of increased vehicle traffic in the Borough. It is assumed that this has the potential to be particularly damaging in Charnwood where there are currently four AQMAs identified, two of which (Loughborough and Syston) are in relation to emissions from traffic<sup>176</sup> although it should be noted that the transport modelling that has been undertaken for Charnwood<sup>177</sup> does not describe the effect of traffic increases on specific AQMAs.
- 6.88 The improvements to highway infrastructure that are proposed in a number of the policies could be seen as potentially encouraging increased car use by making it a more convenient mode of transport; however they should also help to avoid creating or compounding congestion issues which can contribute to pockets of poor air quality (this is a particular issue in Loughborough). Temporary air quality effects could also occur from HGV traffic during the construction phase of new development.
- 6.89 However, many of the Core Strategy policies require sustainable transport improvements to be incorporated into the new developments (e.g. walking and cycle routes or improved bus services) and all development will need to conform to policy CS17: Sustainable Transport which requires new major developments to provide safe and well-lit streets and routes for walking and cycling as well as walking, cycling and public transport access to key facilities and services. Transport modelling work that has been undertaken for Charnwood has indicated that, provided the identified public transport mitigation measures are incorporated, the likely effects of the overall development strategy for the Borough on increased pollutants would be entirely mitigated with the exception of CO<sub>2</sub> emissions which would be mitigated by around 60%<sup>178</sup> (this is considered under SA objective 7 below).
- 6.90 Therefore, the cumulative effect of the Core Strategy on air quality in Charnwood could potentially be negative but if the identified mitigation

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<sup>176</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

<sup>177</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

<sup>178</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

measures are appropriately implemented, effects could be reduced to negligible.

### **SA objective 7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions**

- 6.91 The large-scale housing and employment development that is proposed for Charnwood could have a negative effect on greenhouse gas emissions as a result of increased vehicle traffic in the Borough. The improvements to highway infrastructure that are proposed in a number of the policies could be seen as potentially encouraging increased car use by making it a more convenient mode of transport. However, many of the Core Strategy policies require sustainable transport improvements to be incorporated into the new developments (e.g. walking and cycle routes or improved bus services). All development will also need to conform to policy CS17: Sustainable Transport which requires new major developments to provide safe and well-lit streets and routes for walking and cycling as well as walking, cycling and public transport access to key facilities and services. That policy also aims to achieve an overall modal shift of 6% away from private cars, with a much higher level of shift in the new sustainable urban extensions.
- 6.92 Transport modelling work that has been undertaken for Charnwood<sup>179</sup> has indicated that, provided the identified public transport mitigation measures are incorporated, the likely effects of the overall development strategy for the Borough on increased NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>25</sub> levels would be fully mitigated, although carbon emissions would only be mitigated by around 60%, which still represents a rise in carbon emissions when reductions are needed to address climate change.
- 6.93 As well as emissions from increased traffic, the Core Strategy will result in large-scale new development which will inevitably result in an increase in emissions from buildings. However, all new development in the Borough will be required to conform to policy CS16: Sustainable Construction and Energy which encourages developments to, where viable, exceed Building Regulations for carbon emissions and to incorporate renewable energy generation.
- 6.94 Therefore, the cumulative effect of the Core Strategy on greenhouse gas emissions in Charnwood could potentially be negative but if the identified mitigation measures are appropriately implemented, effects could be reduced to negligible.

### **SA objective 8: To reduce vulnerability to flooding**

- 6.95 The Core Strategy proposes large-scale new housing and employment development, much of which will take place on greenfield land. As such, it could be seen as having a negative effect on flood risk by increasing

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<sup>179</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

the overall area of impermeable surfaces in Charnwood and therefore reducing infiltration rates and increasing runoff. This could be particularly detrimental to flood risk in the floodplain of the River Soar which runs through the centre of the Borough from north to south and comprises areas of flood zones 2 and 3<sup>180</sup>.

- 6.96 However, a number of the Core Strategy policies incorporate measures specifically aiming to address flood risk, with the supporting text to policies CS19, CS20, CS22 and CS23 referring to the ambition of retaining greenfield runoff rates. In addition, all development will be required to conform to policy CS16: Sustainable Construction and Energy which directs development to locations within the borough at the lowest risk of flooding and, where development is proposed in flood risk areas, requires mitigation measures to be in place to reduce the effects of flood water. It also supports developments which take opportunities to reduce flood risk elsewhere and requires developments to manage surface water run off with no net increase in the rate of surface water run off for greenfield sites. As a result, it is considered that there will not be significant cumulative effects on flood risk in the Borough as a result of the Core Strategy.
- 6.97 However, policy CS19: North East of Leicester Sustainable Urban Extension appears (from the indicative map alongside the policy) to propose a small amount of the residential development in an area classed as flood zone 3. As such, the Council has confirmed that the Master Plan for the SUE will be worked up in consultation with the Environment Agency and in accordance with the NPPF and policy CS16, such that residential development is not proposed in the area of flood zone 3 within the SUE.

### **SA objective 9: To reduce waste and conserve mineral resources**

- 6.98 Development of the scale proposed in the Core Strategy will inevitably lead to increased use of aggregates for construction as well as increased waste generation, regardless of its location, particularly as much of the new development will be located on greenfield land which means that opportunities for reusing existing building materials will be more limited than at a brownfield site. In addition, infrastructure improvements are associated with a number of the policies (e.g. new roads and widening of existing roads), which could increase demand for aggregates as well as increasing waste generation in the short-term during the construction phase, although it is uncertain the extent to which recycled and secondary aggregates may be used. The strategic development area North of Birstall lies within a sand and gravel Minerals Consultation Area, and policies in the Leicestershire Minerals Development Framework will apply to development in such areas
- 6.99 The impacts of the Core Strategy on waste generation will depend largely on the practices used within new housing and employment sites and it is

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<sup>180</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. It also makes specific reference to encouraging development on brownfield sites, and re-using existing buildings.

**SA objective 10: To protect soil resources and quality and make efficient use of land and buildings**

- 6.100 The Core Strategy proposes large-scale new housing and employment development, much of which will take place on greenfield land. As such, this is likely to result in negative effects on soil quality, particularly where development is proposed on best and most versatile agricultural land (e.g. policy CS22: West of Loughborough Sustainable Urban Extension proposes new development on grade 2 agricultural land which would be lost under the new development). Large-scale new development on greenfield sites will also have a negative effect in relation to the efficient use of land, although it is recognised that development of the scale required in Charnwood would not be able to come forward through brownfield sites alone.
- 6.101 A number of the Core Strategy policies (such as CS10: Rural Economic Development) do make reference to redeveloping existing buildings, which would have positive effects on the efficient use of land. In addition, policy CS16 includes specific reference to encouraging development on brownfield sites, and re-using existing buildings, as well as the need to protect and enhance soil quality.

**SA objective 11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety**

- 6.102 Most of the Core Strategy policies will not have a direct effect on this SA objective, although the provision of a total of up to 152ha of new employment land has the potential to have a positive effect on increasing overall levels of prosperity, which could in turn have a minor indirect positive effect on reducing crime in the Borough (although this cannot be assumed). Most of the Core Strategy policies do not make reference to reducing crime, although a number of the policies for the strategic sites refer to the provision of 'safe' walking and cycle routes (this is taken to mean that they will be appropriately sited and well-lit).
- 6.103 The measures in the Core Strategy to increase sustainable transport provision (CS17: Sustainable Travel) should help to make the strategic housing and employment sites more 'walkable' and improve access between them and surrounding neighbourhoods (this will be particularly beneficial where there are deprived neighbourhoods nearby which would benefit particularly from improved access to jobs, services and facilities. The intention to provide community facilities alongside the new housing development should also have a cumulative positive effect on reducing social exclusion in the Borough.

## **SA objective 12: To increase healthy lifestyles**

- 6.104 The provision of green infrastructure and open space and sports facilities within new development (as required by policies CS12: Green Infrastructure and CS15: Open Spaces, Sport and Recreation) will help to encourage higher levels of activity and healthier lifestyles amongst Charnwood's residents. In addition, the provision of walking and cycle routes as part of the strategic housing sites should encourage more people to make use of active modes of transport for commuting and other journeys.
- 6.105 The policies for the strategic housing sites refer to the provision of new services and facilities within the new development, which is taken to include healthcare services such as doctors' surgeries and dentists (although this is not specified, it is referred to in the supporting text to a number of the policies). This will help to ensure that residents (including those without cars) have convenient access to healthcare services, and that existing services in nearby towns and villages do not become overloaded. Although there may be temporary impacts on public amenity during construction of the proposed development, in the long-term a cumulative positive effect on health is therefore expected to result from the Core Strategy.

## **SA objective 13: To ensure that the housing stock meets the housing needs of all sections of the community**

- 6.106 The Core Strategy provides for a total of 13,940 new homes in Charnwood, which is adequate to meet the identified levels of need. Affordable housing will be provided in all new developments in line with the targets set out in policy CS3: Strategic Housing Needs and all of the policies for the strategic sites make reference to the provision of a range of housing types, sizes and tenures, including provision for older people. They will also be required to comply with the requirement set out in policy CS3 for new housing to incorporate the design criteria of Lifetime Homes, which aim to add to the comfort and convenience of the home and support the changing needs of individuals and families at different stages of life<sup>181</sup>. This means that a significant positive cumulative effect is expected in relation to this SA objective.
- 6.107 The Core Strategy also makes provision for Gypsies and Traveller sites in accordance with identified local need through policy CS5: Gypsies and Travellers, which is followed through into the specific policies for the strategic housing sites. Incorporating Gypsies and Traveller sites within the housing development proposed will have further positive effects on the creation of vibrant communities (SA objective 3) and access to services (SA objective 14).
- 6.108 A potential minor negative effect on housing was identified in relation to policy CS4: Houses in Multiple Occupation as it could be seen to potentially restrict the available accommodation for students in

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<sup>181</sup> <http://www.lifetimehomes.org.uk/pages/lifetime-homes.html>

Loughborough; however policy CS23: Loughborough University and Science and Enterprise Park should provide mitigation for this potential negative effect as it allows for the provision of new student accommodation within the extension to the Science Park.

6.109 Overall, a significant positive cumulative effect on housing is therefore expected.

**SA objective 14: To increase access to a wide range of services and facilities**

6.110 The Core Strategy policies relating to the strategic housing sites all provide for new community services and facilities to be provided within the new development. This will have a positive cumulative effect by ensuring that new residents (including those without cars) are able easily to access services and facilities, and by ensuring that existing services and facilities in nearby towns and villages do not become overloaded as a result of population growth.

6.111 Particular positive effects on this SA objective are likely in relation to services and facilities at Shepshed as it is recognised that shops and other services in the town are under-utilised at present, and the measures in policy CS8: Regeneration of Shepshed should help to address this issue.

**SA objective 15: To increase access to the countryside, open space and semi-urban environments (e.g. parks)**

6.112 Cumulative positive effects on this SA objective are likely to result from the Core Strategy policies, as policies CS12: Green Infrastructure and CS15: Open Spaces, Sport and Recreation will ensure that residents of the new strategic housing developments have easy and convenient access to open space, walking and cycle routes, playing pitches and allotments. These new facilities will also benefit existing residents in nearby towns and villages.

6.113 The measures in policies CS10: Rural Economic Development, which encourages rural tourism, and CS21: Watermead Regeneration Corridor, which encourages improved connectivity and accessibility between Watermead Country Park, Thurmaston waterfront and the wider community, should combine to have a positive cumulative effect in relation to increased access to key natural assets within the Borough such as Charnwood Forest and the River Soar and Grand Union Canal Corridor.

**SA objective 16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors**

6.114 The Core Strategy policies in combination will result in the provision of up to 152ha of new employment land in Charnwood, which will have a cumulative significant positive effect on this SA objective through the provision of new and high quality employment sites which will encourage inward investment. This is to be achieved through the delivery of

employment land within each strategic development location, which will provide access to existing nearby employment opportunities. In particular the expansion of the Science Park, which will accommodate a wide range of high growth businesses within the knowledge-based and high technology manufacturing sectors, should help to address the effects of the recent closure of the Astra Zeneca plant, which was a major provider of high quality jobs in Loughborough.

6.115 The measures in the Core Strategy to improve the efficiency of the highway network (policy CS18: The Local and Strategic Road Network and specific policies for the strategic sites) will make commuting journeys faster and less prone to congestion problems, and will help to improve the efficiency of freight travel. Transport modelling work that has been undertaken for Charnwood<sup>182</sup> highlighted the important benefits that the transport mitigation measures (sustainable transport and highway improvements) will have on increasing the efficiency of transport movements in and around the Borough. While highway improvements will not contribute to the creation of a greener economy, the measures in the Core Strategy to improve public transport provision (policy CS17: Sustainable Travel and specific policies for the strategic sites) will help to ensure that more journeys to and from employment sites can be undertaken by modes other than cars.

6.116 As well as improvements to the economy in urban areas, the Core Strategy should have a cumulative positive effect on the creation of a sustainable rural economy. Policy CS10: Rural Economic Development specifically addresses this issue, supporting farm diversification and small-scale rural enterprises, and rural tourism should also be enhanced through the measures in policy CS10 as well as policy CS21: Watermead Regeneration Corridor. An overall cumulative significant positive effect on this SA objective is therefore likely.

### **SA objective 17: To reduce disparities in economic performance and improve skills and employability**

6.117 The Core Strategy policies in combination will result in the provision of up to 152ha of new employment land in Charnwood, which will have a cumulative positive effect on increasing the opportunities that are available for work-based training and skills development. Policy CS23: Loughborough University and Science and Enterprise Park will have a particularly positive effect as the employment land created will provide opportunities for work-based training in knowledge-based and high technology industries and the close links between the University and Science Park mean that there should be good opportunities for student work placements and collaborative research projects. The spread of the employment land throughout the Borough will help to ensure that opportunities are made available to all, although the extent to which the employment land will increase the diversity of employment opportunities

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<sup>182</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

is largely unknown as it will depend on the type of businesses that will locate there. A number of other Core Strategy policies also provide opportunities for increased skills development within the Borough, such as policy CS10: Rural Economic Development.

- 6.118 The provision of 13,940 new homes in the Borough will inevitably result in increased demand for school places, and the policies for the strategic housing sites address this issue, allowing for either new schools within the development or contributions to new school places (policy CS25: Infrastructure Delivery will help to achieve this). A cumulative significant positive effect on this SA objective is therefore likely.

**Table 6.10 Summary of SA Findings for all Core Strategy Policies (including proposed Main Modifications)**

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability	4: Cultural heritage	5: Water resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime	12: Health	13: Housing	14: Services and facilities	15: Access to open space	16: Sustainable economy	17: Skills and Employability
	Environmental										Social				Economic		
Policy CS1	↑/ ↓?	↑/↓?	↑/↓	↑/↓?	↑?	↑/↓	↑/↓	↑/ ↓	↑/↓?	↓?	0	↑	↑	↑?	0	↑	↑
Policy CS2	0	↑	↑	↑	↑?	↑?	↑	↑?	0	0	↑	↑?	↑	↑	↑?	↑	0
Policy CS3	0	?D	↑	0	0	0	0	0	0	0	0	↑	↑	0	0	0	0
Policy CS4	0	↑	↑	0	↑	↑	↑	0	↑	0	↑	↑	↑/↓	↑	0	↑	↓?
Policy CS 5	0	0	↑/↓ D	↑?	0	0	0	0	0	↑?	↑	↑	↑?	↑	↑?	0	0
Policy CS6	↑?/ ↓?	↑?/↓ ?	↑	↑?/↓ ?	↓?	↓T/ ↑	↓T/↑	↓?	↑/↓?	↓?	↑?	0	0	0	0	↑	↑
Policy CS7	↑?	↑	↑	↑	0?	↓	↓?	↓? /↑ ?	↑/↓	↑	↑	0	↑?	↑?	↑	↑	↑
Policy CS8	↓?	↑	↑	↑?	0?	↓?	↓?	↓? /↑ ?	↓/↑	↑	↑	↑?	0	↑	↑?	↑	↑
Policy CS9	0	↑	↑	↑	0?	↓	↓	↓? /↑ ?	↓/↑	↑	↑	↑	0	↑	0	↑	↑

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability	4: Cultural heritage	5: Water resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime	12: Health	13: Housing	14: Services and facilities	15: Access to open space	16: Sustainable economy	17: Skills and Employability
Policy CS10	↓?/ ↑?	↓?/↑ ?	↑	↓?/↑ ?	0?	↑	↓/↑	↓? /↑ ?	↓?/↑ ?	↓?/↑ ?	↑	0	0	0	↑	↑	↑
Policy CS 11	↑?	↑	↑	↑?	0	0	0	↑?	0	↑?	0	0	↑	↑	↑	↑	↑
Policy CS 12	↑	↑	↑	↑?	↑	↑	↑	↑	0	↑	0	↑	0	0	↑	↑	0
Policy CS 13	↑	↑?	↑?	↑?	↑	0	0	↑?	0	↑?	0	↑	0	0	↑?	↑	0
Policy CS 14	↑?	↑	↑	↑	0	0	0	0	↑	↑	0	0	0	0	↑?	↑	0
Policy CS 15	↑	↑	↑	↑?	↑	0	0	↑	0	↑	0	↑	0	↑	↑	0	0
Policy CS 16	↑	↑	↑	0	↑	0	↑?	↑	↑	↑	0	↑	0	0	↑	0	0
Policy CS 17	↑?	↑	↑	0	0	↑	↑	0	0	0	↑	↑	0	↑	↑	↑	0
Policy CS 18	?	↑/↓	↑	?	0	↑/↓	↑/↓	?	↓?	↑/↓	0	↑	0	↑	↑?	↑	0
Policy CS 19	↑?/ ↓?	↑?/↓ ?	↑	↓?	↓?	↑?/ ↓?T	↑/↓	↑/ ↓	↑?/↓ ?	↓	↑?	↑	↑	↑	↑/↓	↑?/↓ ?	↑
Policy CS 20	↑/ ↓?	↑?/↓ ?	↑	↓?	0/↓?	↑?/ ↓?T	↑?/↓ ?	0?	↑/↓?	↓?	↑?	↑?	↑	↑	↑	↑?/↓ ?	↑

SA Objectives	1: Biodiversity	2: Landscape character	3: Settlement viability	4: Cultural heritage	5: Water resources	6: Air quality	7: Climate change	8: Flooding	9: Waste and minerals	10: Efficient use of land and soil	11: Crime	12: Health	13: Housing	14: Services and facilities	15: Access to open space	16: Sustainable economy	17: Skills and Employability
Policy CS 21	↑?/ ↓?	↑?/↓ ?	↑	0?	↓?	↑?/ ↓?T	↑?/↓ ?	↓?	↑?/↓ ?	↑/↓	↑	↑	↑?	↑?	↑	↑	↑
Policy CS 22	↓?/ ↑?	↓?/↑ ? Or ↓?/↑ ?	↑/↓	↓?	0	↑?/ ↓?T	↓/↑	↓/ ↑	↑?/↓ ?	↓	↑?	↑	↑	↑	↑	↑?/↓ ?	↑
Policy CS 23	↓/ ↑?	↑/↓	↑	↓?	0	↓T	↓/↑?	↑? /↓ ?	↑?/↓ ?	↓	↑?	↑	↑?	↑?	↑	↑	↑
<i>Policy CS 24 - deleted</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Policy CS 25	0	0	↑	0	↑	0	0	0	0	0	0	↑	0	↑	↑	↑	↑
Policy CS 26	↑?	↑?	↑	↑?	↑?	↑?	↑?	↑?	↑?	↑?	↑	↑	↑	↑	↑	↑	↑

## 7 Monitoring and Recommendations

- 7.1 The SEA Directive requires that *"member states shall monitor the significant environmental effects of the implementation of plans or programmes... in order, inter alia, to identify at an early stage, unforeseen adverse effects, and be able to undertake appropriate remedial action"* (Article 10.1) and that the environmental report should provide information on *"a description of the measures envisaged concerning monitoring"* (Annex 1 (i)). Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 7.2 The Planning Advisory Service guidance on SA states that it is not necessary to monitor everything. Instead, monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. The monitoring measures proposed in this SA Report therefore focus on the predicted significant positive and negative effects that have been identified through the SA (including mixed effects where this involves either potential significant positive or negative effects).
- 7.3 As discussed in **Chapter 6**, a number of the policies in the Core Strategy could have potential significant negative or mixed effects (including significant negative effects) on the SA objectives. Therefore, it is recommended that monitoring is undertaken to determine whether these effects do indeed occur due to implementation of the Core Strategy, and in order to seek to remedy or reverse them.
- 7.4 **Table 7.1** below sets out a number of suggested indicators for monitoring the potential significant positive and negative sustainability effects of implementing the Core Strategy. Note that some of the indicators proposed have been drawn from those proposed in Charnwood Borough Council's monitoring framework in relation to monitoring implementation of the policies themselves as part of the monitoring that must be undertaken by the Council. The Council's monitoring framework was set out in Appendix 3 of the Pre-Submission Draft Core Strategy and updated through the April 2015 Main Modifications. No further changes to the monitoring framework were made as a result of the July SA Addendum.

**Table 7.1: Suggested framework for monitoring potential significant sustainability effects arising from implementation of the Charnwood Core Strategy**

SA objectives for which potential significant effects have been identified	Policies that are likely to lead to significant negative effects	Policies that are likely to lead to significant positive effects	Proposed indicators
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	CS22: West of Loughborough Sustainable Urban Extension CS23: Loughborough University and Science and Enterprise Park	CS12: Green Infrastructure CS13: Biodiversity and Geodiversity	<ul style="list-style-type: none"> <li>• Planning application allowed/refused in Green Wedges</li> <li>• Change in areas and populations of biodiversity importance, including: <ul style="list-style-type: none"> <li>I. Change in priority habitats and species (by type); and</li> <li>II. Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.</li> <li>III. The area of land designated as an SSSI which is in 'unfavourable condition'.</li> </ul> </li> <li>• Completed development that has resulted in the loss or creation/restoration of BAP habitats.</li> <li>• Change in Regionally Important Geological Sites (RIGS).</li> </ul>
2: To maintain and enhance townscape and landscape character	CS22: West of Loughborough Sustainable Urban Extension CS23: Loughborough University and Science and Enterprise Park	CS2: High Quality Design CS4: Houses in Multiple Occupation CS7: Regeneration of Loughborough CS9: Town Centre and Shops CS11: Landscape and Countryside CS12: Green Infrastructure	<ul style="list-style-type: none"> <li>• Number of schemes granted planning permission in Areas of Separation contrary to the policy.</li> <li>• Reductions in areas designated for their high intrinsic environmental and landscape value</li> <li>• Number of major developments in Areas of Local Separation</li> <li>• Percentage of landscape character areas where there are marked changes or significant changes that are inconsistent with that character.</li> <li>• Change in number of areas defined as 'tranquil'.</li> <li>• % of vacant dwellings.</li> <li>• The number of up to date conservation area</li> </ul>

SA objectives for which potential significant effects have been identified	Policies that are likely to lead to significant negative effects	Policies that are likely to lead to significant positive effects	Proposed indicators
		CS14: Heritage	appraisals and management plans.
3: To increase the vibrancy and viability of settlements	CS22: West of Loughborough Sustainable Urban Extension	CS2: High Quality Design CS4: Houses in Multiple Occupation CS7: Regeneration of Loughborough CS8: Regeneration of Shepshed CS9: Town Centres and Shops CS15: Open Spaces, Sport and Recreation CS21: Watermead Regeneration Corridor-Direction of Growth CS25: Delivering Infrastructure	<ul style="list-style-type: none"> <li>• Number of sites and projects delivered as identified in the Loughborough and Shepshed Town Centre Regeneration Strategies up to 2028.</li> <li>• Total amount of completed retail, office and leisure development in 'town centre' areas</li> <li>• Planning application allowed/refused in Green Wedges</li> <li>• Number of major developments in Areas of Local Separation</li> <li>• Number of opportunity sites to be redeveloped for town centre uses</li> <li>• Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.</li> <li>• Amount of completed retail, office and leisure development.</li> </ul>
4: To conserve and enhance the historic and cultural environment	<i>No significant negative effects identified.</i>	CS14: Heritage	<ul style="list-style-type: none"> <li>• Number of designated heritage assets at risk in the Borough</li> <li>• Percentage of applications involving total or substantial demolition of a listed building</li> <li>• Loss of Scheduled Monuments.</li> <li>• Loss or damage to an historic park or garden and its setting.</li> </ul>

SA objectives for which potential significant effects have been identified	Policies that are likely to lead to significant negative effects	Policies that are likely to lead to significant positive effects	Proposed indicators
6: To improve local air quality	<i>No significant negative effects identified.</i>	CS17: Sustainable Travel	<ul style="list-style-type: none"> <li>• Rate of transport modal shift across the Borough (6% target with SUEs/SEP achieving more)</li> <li>• Number of days of air pollution (i.e. limits exceeded).</li> <li>• Population living in Air Quality Management Areas.</li> <li>• Number of businesses with a Company Travel Plan and percentage of workforce employed by companies with a Travel Plan.</li> <li>• Number of schools with a School Travel Plan and percentage of pupils attending schools with a Travel Plan.</li> <li>• Number of new cycle routes developed during the year.</li> <li>• % reduction in NOx and primary PM10 emissions through local authority's estate and operations.</li> </ul>
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	<i>No significant negative effects identified.</i>	CS16: Sustainable Construction and Energy CS17: Sustainable Travel	<ul style="list-style-type: none"> <li>• Renewable energy installation installed by type</li> <li>• Number of new homes built above 10% above Part L of Building Regulations</li> <li>• Amount of energy being provided from renewable or low carbon energy developments.</li> <li>• Number of major developments that have a green travel plan.</li> <li>• Amount of new development at SUEs, directions for growth and service centres with access to a half hour frequency public transport service.</li> <li>• CO2 reduction from local authority operations.</li> <li>• Per capita reduction in CO2 emissions in the LA</li> </ul>

SA objectives for which potential significant effects have been identified	Policies that are likely to lead to significant negative effects	Policies that are likely to lead to significant positive effects	Proposed indicators
			<p>area.</p> <ul style="list-style-type: none"> <li>•Energy use per household.</li> <li>•Percentage of new residential, commercial, retail and office developments built to a 'good', 'very good', or 'excellent' BREEAM or EcoHomes rating.</li> <li>•Number of homes meeting the building for life criteria.</li> </ul>
8: To reduce vulnerability to flooding	<i>No significant negative effects identified.</i>	CS16: Sustainable Construction and Energy	<ul style="list-style-type: none"> <li>•Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds</li> <li>•Number of developments accompanied by a water management plan</li> <li>•Number of new developments given planning permission that incorporate sustainable drainage systems.</li> <li>•Number of new developments given planning permission that mitigate against flood risk.</li> <li>•Number of new developments (ha) located in Flood Zone 3.</li> </ul>
10: To protect soil resources and quality and make efficient use of land and buildings	CS20: North of Birstall Direction of Growth	<i>No significant positive effects identified.</i>	<ul style="list-style-type: none"> <li>•Total amount of employment floorspace on previously developed land</li> <li>•Percentage of new and converted dwellings on previously developed land</li> <li>•Area of Agricultural Land Classification grading 1, 2 and 3a lost to development.</li> <li>•Previously developed land that has been vacant or derelict for more than 5 years.</li> </ul>

SA objectives for which potential significant effects have been identified	Policies that are likely to lead to significant negative effects	Policies that are likely to lead to significant positive effects	Proposed indicators
			<ul style="list-style-type: none"> <li>• Number of contaminated sites.</li> <li>• Number of developments incorporating soil loss minimisation measures.</li> </ul>
12: To increase healthy lifestyles	<i>No significant negative effects identified.</i>	CS15: Open Spaces, Sport and Recreation	<ul style="list-style-type: none"> <li>• Local and sub-regional measurements of deprivation</li> <li>• Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.</li> <li>• Death rates (Number of deaths per 1000 population) for cancer, circulatory disease, accidents and suicides.</li> <li>• All-age all-cause mortality rate.</li> <li>• Self-reported measure of people's overall health and wellbeing.</li> <li>• Healthy life expectancy at age 65.</li> <li>• Obesity levels.</li> <li>• Number of allergy related illnesses and asthma.</li> <li>• Number of people suffering from long term illness.</li> <li>• Number of people suffering from diabetes.</li> </ul>
13: To ensure that the housing stock meet the housing needs of all sections of the community	<i>No significant negative effects identified.</i>	CS1: Development Strategy CS3: Strategic Housing Needs CS5: Gypsies and Travellers CS19: North East of	<ul style="list-style-type: none"> <li>• Number of housing completions and projected completions)</li> <li>• Net additional Gypsy and Traveller pitches</li> <li>• Affordable housing completions</li> <li>• Housing quality in new housing development based on Building for Life Assessments</li> <li>• Number of new homes built above 10% above Part</li> </ul>

SA objectives for which potential significant effects have been identified	Policies that are likely to lead to significant negative effects	Policies that are likely to lead to significant positive effects	Proposed indicators
		Leicester Sustainable Urban Extension CS20: North of Birstall Direction of Growth CS22: West of Loughborough Sustainable Urban Extension	L of Building Regulations <ul style="list-style-type: none"> <li>• Number of unfit homes per 1000 dwellings.</li> <li>• Number of households living in temporary accommodation.</li> <li>• Percentage of non-decent council homes.</li> <li>• Supply of ready to develop housing sites.)</li> <li>• Local authority tenants' satisfaction with landlord services.</li> <li>• Number of homeless people.</li> </ul>
14: To increase access to a wide range of services and facilities	<i>No significant negative effects identified.</i>	CS8: Regeneration of Shephed CS9: Town Centres and Shops CS12: Green Infrastructure CS19: North East of Leicester Sustainable Urban Extension CS20: North of Birstall Direction of Growth CS22: West of Loughborough Sustainable Urban Extension	<ul style="list-style-type: none"> <li>• Amount of residential completions within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, an employment centre and a major health centre.</li> <li>• Percentage of residents defined as within a distance of 500m (15 minutes walk) of key local services.</li> <li>• Access to services and facilities by public transport, walking and cycling.</li> </ul>

SA objectives for which potential significant effects have been identified	Policies that are likely to lead to significant negative effects	Policies that are likely to lead to significant positive effects	Proposed indicators
		CS25: Delivering Infrastructure	
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	<i>No significant negative effects identified.</i>	CS15: Open Spaces, Sport and Recreation CS19: North East of Leicester Sustainable Urban Extension CS21: Watermead Regeneration Corridor-Direction of Growth CS22: West of Loughborough Sustainable Urban Extension	<ul style="list-style-type: none"> <li>•Percentage of residents that are satisfied with the quantity and quality of open space in their area.</li> <li>•Access to green spaces in line with the standards set out in the Open Space Strategy.</li> </ul>
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	<i>No significant negative effects identified.</i>	CS1: Development Strategy CS6: Employment and Economic Development CS7: Regeneration of Loughborough CS10: Rural Economic Development	<ul style="list-style-type: none"> <li>•Total amount of additional employment floorspace</li> <li>•Number of new jobs created</li> <li>•Employment land available</li> <li>•Total amount of completed retail, office and leisure development in 'town centre' areas</li> <li>•Employment land lost to non-employment uses</li> <li>•Employment land lost to residential use</li> <li>•Percentage of large scale town centre development within Local, District and Loughborough Town Centre.</li> </ul>

SA objectives for which potential significant effects have been identified	Policies that are likely to lead to significant negative effects	Policies that are likely to lead to significant positive effects	Proposed indicators
		CS23: Loughborough University and Science and Enterprise Park	<ul style="list-style-type: none"> <li>• Number of opportunity sites to be redeveloped for town centre uses</li> <li>• Percentage of working age people in employment.</li> <li>• Percentage change in VAT registered businesses.</li> <li>• Average earnings.</li> <li>• New business registration rate.</li> <li>• Travel to work journeys by mode.</li> </ul>
17: To reduce disparities in economic performance and improve skills and employability	<i>No significant negative effects identified.</i>	CS6: Employment and Economic Development CS23: Loughborough University and Science and Enterprise Park	<ul style="list-style-type: none"> <li>• Total amount of additional employment floorspace</li> <li>• Number of new work-based apprenticeships offered annually.</li> <li>• Number of new school places created annually.</li> <li>• Percentage of population that have attained a qualification of NVQ2 and above</li> <li>• Proportion of young people (18 –24 year olds) in full time education or in employment.</li> <li>• 16 to 18 year olds who are not in education, employment or training (NEET).</li> </ul>

## Recommendations

7.5 As described in **Chapter 3**, a number of recommendations for strengthening the wording of some policies in the Core Strategy were made in a draft version of the 2013 SA report for the Pre-Submission Draft Core Strategy, in order to help to mitigate potential negative sustainability effects identified. These recommendations were mostly addressed by the Council in the final version of the Pre-Submission Draft Core Strategy and are unaffected by the Main Modifications that have been proposed since then, as described below:

- It was recommended that it would be helpful for **policy CS3: Strategic Housing Needs** to make direct reference to the need for new housing to incorporate the design criteria of Lifetime Homes, which aim to add to the comfort and convenience of the home and support the changing needs of individuals and families at different stages of life<sup>183</sup>. This could be done in the criterion which currently reads “seeking an appropriate mix of types, tenures and sizes of homes, having regard to identified housing needs and the character of the area”. This would also then be taken to apply to the housing locations identified in policies CS19, CS20, CS22 and CS24. ***This recommendation was addressed and policy CS3 in the Pre-Submission Draft Core Strategy was amended to refer to lifetime homes. None of the Main Modifications proposed since then have affected this part of the policy wording.***
- **Policy CS16: Sustainable Construction and Energy** addresses flood risk management but does not make reference to the need for new development to incorporate water conservation and efficiency measures as part of the climate change adaptation strategy. It was therefore recommended that the wording of this policy should be amended to include such a requirement, specifically:
  - Requiring residential development to meet the equivalent of Code for Sustainable Homes Level 5 for water efficiency (80 litres/person/day); and
  - Requiring non-residential developments in excess of 1,000m<sup>2</sup> gross floorspace to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum.***This recommendation was partially addressed and policy CS16 in the final version of the Pre-Submission Draft Core Strategy included these two additional requirements with reference to the Code for Sustainable Homes BREEAM water efficiency measures. However, the Council advised that to ensure such requirements do not undermine viability of development proposals, these two water efficiency standards are encouraged rather than ‘required’ to allow a degree of flexibility in the implementation of the policy. None of the Main***

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<sup>183</sup> <http://www.lifetimehomes.org.uk/pages/lifetime-homes.html>

***Modifications proposed since 2013 have affected this part of the policy wording.***

- **Policy CS16: Sustainable Design and Energy** did not make specific reference to encouraging development on brownfield sites and re-using existing buildings, and it was recommended that the wording of the policy be amended to address this issue in order to help mitigate the potential negative effects of other Core Strategy policies in relation to waste generation and the consumption of minerals resources (SA objective 9).

***This recommendation was addressed and policy CS16 in the final version of the Pre-Submission Draft Core Strategy included specific reference to encouraging development on brownfield sites, and re-using existing buildings. The wording is consistent with NPPF paragraph 17 (Core Principles), which is to "encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value". None of the Main Modifications proposed since 2013 have affected this part of the policy wording.***

- There was no direct reference within the Pre-Submission Draft Core Strategy policies to the need to protect and enhance soil and air quality in Charnwood (which is a key issue as there are currently four declared AQMAs in the Borough). It was therefore recommended either that these issues be addressed in policy **CS16: Sustainable Construction and Energy**, or that a new overarching environmental protection policy be added to the Core Strategy, making reference to air and soil qualities. It was noted that a new policy of this nature could also address water resources and quality (see above).

***This recommendation was addressed and policy CS16 in the final version of the Pre-Submission Draft Core Strategy included specific reference to the protection and enhancement of soil and air quality. None of the Main Modifications proposed since 2013 have affected this part of the policy wording.***

- Despite the safeguards in policy **CS19: North East of Leicester Sustainable Urban Extension** and in the supporting text, in line with the Sequential Test set out in paragraphs 100-104 of the NPPF, which aims to avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk, it was recommended that residential development is not located in the area of flood zone 3 within the SUE.

***The Council confirmed that the Master Plan for the SUE will be worked up in consultation with the Environment Agency and in accordance with the NPPF and policy CS16, such that residential development is not proposed in the area of flood zone 3 within the SUE. None of the Main Modifications proposed since 2013 have affected this issue.***

- The development proposed at the SUE north east of Leicester under policy **CS19** and the Watermead Regeneration Corridor through policy **CS21** would result in an increase in demand for water treatment. While Severn Trent Water confirmed that there is sufficient capacity available at the local sewage treatment works to accommodate the level of development proposed in those areas, there are a number of other strategic sites planned in both areas and if other large sites come forward, capacity improvements may be required. While the supporting text to policy CS21 in the early draft version of the Pre-Submission Draft Core Strategy stated that development will be expected to be designed so that it protects and enhances water quality, this issue was not referred to in the policy itself. Policy CS19 did not currently address the issue either in the policy or the supporting text. Therefore it was recommended that the requirement to design development so that it protects and enhances water quality should also be addressed within the wording of these two policies.

***This recommendation was addressed and policies CS19 and CS21 in the final version of the Pre-Submission Draft Core Strategy included specific reference to the need to protect and enhance water quality. None of the Main Modifications proposed since 2013 have affected this part of the wording of either policy.***

- 7.6 No new recommendations have been made as a result of the SA work carried out for the Main Modifications to the Pre-Submission Draft Core Strategy that have been proposed since 2013.

## 8 Conclusions

- 8.1 The policies in the Charnwood Core Strategy have been subject to a detailed appraisal against the SA objectives which were developed at the scoping stage of the SA process. The appraisal work that was carried out in relation to the submitted Core Strategy (the 2013 Pre-Submission Draft) has been updated to incorporate the Main Modifications proposed since then and this has resulted in only a small number of changes to the SA findings since the 2013 SA report. As described in **Chapter 5**, only two SA scores have changed since 2013 – the likely effects of policies CS22 and CS23 on SA objective 4: cultural heritage have been reduced from potential significant negative to minor negative because of additional mitigation that has been built into the policies through the Main Modifications.
- 8.2 In general, the Core Strategy has been found to have a wide range of positive and significant positive effects on the SA objectives, although a number of potential negative impacts are also associated with the scale and location of development proposed. A set of recommendations was made by the SA team on earlier drafts of the Core Strategy in relation to strengthening the ability of some policies in the Core Strategy to provide mitigation for potential negative effects identified, as listed in **Chapter 7**. These recommendations were addressed by the Council in the final version of the Pre-Submission Draft Core Strategy and none of the Main Modifications proposed since then have affected how those recommendations were implemented or given rise to new recommendations.
- 8.3 Due to the rural nature of much of the Borough, there are tensions between the need to guide development to key locations (e.g. Loughborough and the Principal Urban Area to the north of Leicester), taking advantage of economic efficiencies and more sustainable transport options that this provides, and the need to provide access to jobs, services and facilities in smaller rural communities.
- 8.4 Similarly, there is a tension between the protection of the high environmental quality of the Borough (achieved by constraining the amount and quality of development) and the encouragement of socially diverse and economically robust communities with a balance of housing types and employment opportunities. These tensions are implicitly recognised by the Core Strategy, and it is generally well equipped to balance the level, type and location of growth with the maintenance and enhancement of Charnwood's natural environment and social well-being.
- 8.5 In most instances, the environmental policies are likely to be used to help in the planning, design and management of development to ensure that the environmental effects are acceptable to Charnwood Borough Council.

However, this will not always be easily achievable given the scale and location of development identified as being needed in the Borough and the reliance on developers to come forward with acceptable proposals. The Council may sometimes be left with difficult choices and will therefore need to apply appropriate weight to the relevant policies in the Core Strategy in order to achieve the most sustainable solutions across the full spectrum of economic, social and environmental objectives.

LUC

August 2015

## **Appendix 1**

### Review of Relevant Plans, Policies and Programmes

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
<b>INTERNATIONAL</b>				
<b>EU Directives</b>				
<i>SEA Directive 2001</i> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provides for a high level of protection of the environment and contributes to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive at the national level.	<b>Requirements of the SEA Directive must be met in Sustainability Appraisals.</b>
<i>The Industrial Emissions Directive 2010</i> Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	Lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.	The Directive sets emission limit values for substances that are harmful to air or water.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective for reducing pollution.
<i>The Birds Directive 2009</i> Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	Requires the preservation, maintenance, and re-establishment of biotopes and habitats to include the following measures: <ul style="list-style-type: none"> <li>• Creation of protected areas.</li> <li>• Upkeep and management in accordance with the</li> </ul>	No targets or indicators.	Policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development.  Should also avoid pollution or	Include sustainability objectives for the protection of birds.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<p>ecological needs of habitats inside and outside the protected zones.</p> <ul style="list-style-type: none"> <li>• Re-establishment of destroyed biotopes.</li> <li>• Creation of biotopes.</li> </ul>		deterioration of habitats or any other disturbances affecting birds.	
<p><i>The Waste Framework Directive 2008</i></p> <p>Directive 2008/98/EC on waste</p>	<p>Aims to prevent or reduce waste production and its harmfulness and to increase the recovery of waste by means of recycling, re-use or reclamation. Aims to achieve recovery or disposal of waste without endangering human health and without using processes that could harm the environment.</p>	<p>Development of clean technology to process waste and promote recycling.</p>	<p>Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives that minimise waste production as well as promote recycling.</p>
<p><i>The Floods Directive 2007</i></p> <p>Directive 2007/60/EC on the assessment and management of flood risks</p>	<p>Establishes a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.</p>	<p>Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.</p>	<p>Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives that relate to flood management and reduction of risk.</p>
<p><i>The Water Framework Directive 2000</i></p> <p>Directive 2000/60/EC establishing a</p>	<p>Protection of inland surface waters, transitional waters, coastal waters and groundwaters.</p>	<p>No targets or indicators.</p>	<p>Develop policies that take account of the Directive as well as more detailed policies derived from the</p>	<p>Include sustainability objectives to protect and minimise the impact on water quality.</p>

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
framework for community action in the field of water policy			Directive contained in the NPPF.	
<i>The Landfill Directive 1999</i> Directive 99/31/EC on the landfill of waste	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	Reduce the amount of biodegradable waste sent to landfill to 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to increase recycling and reduce the amount of waste.
<i>The Drinking Water Directive 1998</i> Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	Member States must set values for water intended for human consumption.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance water quality.
<i>The Air Quality Framework Directive 1996</i> Directive 96/62/EC on ambient air quality assessment and management	Avoid, prevent and reduce harmful effects of ambient noise pollution on human health and the environment.	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to maintain and enhance air quality.
<i>The Packaging and Packaging Waste Directive 1994</i> Directive 94/62/EC	Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.	By June 2001 at least 50% by weight of packaging waste should have been recovered, at	Develop policies that take account of the Directive as well as more	Include sustainability objectives to minimise the environmental

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
on packaging and packaging waste		least 25% by weight of the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.	detailed policies derived from the Directive contained in the NPPF.	impact of waste and promote recycling.
<i>The Habitats Directive 1992</i> Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and maintain the natural environment and important landscape features.
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	Identification of vulnerable areas.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to reduce water pollution.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
<b>European plans, policies and programmes</b>				
EU Seventh Environmental Action Plan (2002-2012)	<p>The EU's objectives in implementing the programme are:</p> <ul style="list-style-type: none"> <li>(a) to protect, conserve and enhance the Union's natural capital;</li> <li>(b) to turn the Union into a resource-efficient, green and competitive low-carbon economy;</li> <li>(c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing;</li> <li>(d) to maximise the benefits of the Union's environment legislation;</li> <li>(e) to improve the evidence base for environment policy;</li> <li>(f) to secure investment for environment and climate policy and get the prices right;</li> <li>(g) to improve environmental integration and policy coherence;</li> <li>(h) to enhance the sustainability of the Union's cities;</li> <li>(i) to increase the Union's effectiveness in confronting regional and global environmental challenges.</li> </ul>	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.
European Spatial Development	Economic and social cohesion across the community.	No targets or indicators.	Develop policies that take account of	Include sustainability objectives to

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
Perspective (1999)	Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.		the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	conserve natural resources and cultural heritage.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	No indicators or targets.	Develop policies that take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) <i>Revision of the 1985 Granada Convention</i>	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater.  Creation of archaeological reserves and conservation of excavated sites.	No indicators or targets.	Develop policies that take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
<b>Other international plans, policies and programmes</b>				
Johannesburg Declaration on Sustainable Development (2002)	Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.  Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.	Greater resource efficiency.  New technology for renewable energy.  Increase energy efficiency.	Develop policies that take account of the Declaration.	Include sustainability objectives to enhance the natural environment and promote renewable energy and energy efficiency.
Aarhus Convention	Established a number of rights of the public with regard to the	No targets or indicators.	Develop policies that take account of	Ensure that public are involved and

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
(1998)	<p>environment. Local authorities should provide for:</p> <p>The right of everyone to receive environmental information</p> <p>The right to participate from an early stage in environmental decision making</p> <p>The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</p>		the Convention.	consulted at all relevant stages of SA production.
<b>NATIONAL</b>				
<b>White Papers</b>				
Natural Environment White Paper, 2011 <i>The Natural Choice: securing the value of nature</i>	<p>Protecting and improving our natural environment;</p> <p>Growing a green economy; and</p> <p>Reconnecting people and nature.</p>	No targets or indicators.	Protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.	Include a sustainability objective relating to the enhancement of the natural environment.
Electricity Market Reform White Paper 2011, <i>Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity</i>	This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.	15 per cent renewable energy target by 2020 and 80 per cent carbon reduction target by 2050.	Develop policies that support renewable energy generation and encourage greater energy efficiency.	Include sustainability objectives to reduce carbon emissions and increase proportion of energy generated from renewable sources.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
The Future of Transport White Paper 2004: A network for 2030	<p>Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</p> <p>Get the best out of our transport system without damaging our overall quality of life.</p> <p>Develop strategies that recognise that demand for travel will increase in the future.</p> <p>Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.</p>	20% reduction in carbon dioxide emissions by 2010 and 60% reduction by 2050. Transport is currently responsible for about a quarter of total emissions.	Develop policies that provide for an increase in demand for travel whilst minimizing impact on the environment. Policies also needed to promote public transport use rather than increasing reliance on the car.	Include sustainability objectives to reduce the need to travel and improve choice and use of sustainable transport modes.

## Policies and Strategies

DCLG (2012) National Planning Policy Framework	Presumption in favour of sustainable development. Delivering sustainable development by:	No targets or indicators.	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.
	Building a strong, competitive economy.	No targets or indicators.	Set out clear economic visions for that particular area.	Include a sustainability objective relating to strengthening the

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
				economy.
	Ensuring vitality of town centres.	No targets or indicators.	Recognise town centres as the heart of their communities.	Include a sustainability objective relating to the vitality of town centres.
	Promoting sustainable transport	No targets or indicators.	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.	Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	No targets or indicators.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.	Include a sustainability objective relating to improving communication.
	Delivering a wide choice of high quality homes.	No targets or indicators.	Identify size, type, tenure and range of housing that is required in particular locations.	Include a sustainability objective relating to housing availability and quality.
	Requiring good design.	No targets or indicators.	Establish a strong sense of place to live, work and visit.	Include a sustainability objective relating to

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
				good design.
	Promoting healthy communities.	No targets or indicators.	Promote safe and accessible environments with a high quality of life and community cohesion.	Include a sustainability objective relating to health and well-being.
	Protecting Green Belt Land.	No targets or indicators.	To prevent the coalescence of neighbouring towns.	Include a sustainability objective relating to the coalescence of towns.
	Meeting the challenge of climate change, flooding, and coastal change.	No targets or indicators.	Use opportunities offered by new development to reduce causes/impacts of flooding.	Include a sustainability objective relating to climate change mitigation and adaption.
	Conserving and enhancing the natural environment.	No targets or indicators.	Recognise the wider benefits of biodiversity.	Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment	No targets or indicators.	Sustain and enhance heritage assets and put them to viable uses consistent with their conservation. A local plan may be considered unsound	Include a sustainability objective relating to the conservation of historic features.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
			if there has been no proper assessment of the significance of heritage assets in the area, and the plan does not contain a positive strategy for the conservation, enhancement and enjoyment of the historic environment.	
	Facilitating the use of sustainable materials.	No targets or indicators.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective relating to sustainable mineral extraction.
DCLG (2012) Planning Policy for Traveller Sites	<p>Government's aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> <li>• That local planning authorities should make their own assessment of need for the purposes of planning.</li> <li>• To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites.</li> <li>• To encourage local planning authorities to plan for sites over a reasonable timescale.</li> </ul>	No targets or indicators.	Ensure that relevant considerations are taken into account when producing Local Plan.	Include relevant sustainability objectives relating to social inclusion and environmental protection.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<ul style="list-style-type: none"> <li>• That plan-making and decision-taking should protect Green Belt from inappropriate development.</li> <li>• To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.</li> <li>• That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies.</li> <li>• To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.</li> <li>• To reduce tensions between settled and traveller communities in plan-making and planning decisions.</li> <li>• To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure.</li> <li>• For local planning authorities to have due regard to the protection of local amenity and local</li> </ul>			

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	environment.			
National Planning Policy for Waste (DCLG, 2014)	<ul style="list-style-type: none"> <li>Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy Statement 10.</li> </ul>	<p>Delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy.</p> <p>Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities.</p> <p>Providing a framework in which communities and businesses are engaged with and take more</p>	The Core Strategy should be in conformity with national waste planning policy.	Include a sustainability objective relating to waste generation and management.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
		<p>responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle.</p> <p>Helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.</p> <p>Ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.□</p>		
DCLG (2011) <i>Laying the</i>	Aims to provide support to deliver new homes and improve social	No targets or indicators	Develop policies that encourage	Include sustainability objective that

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
<i>Foundations: A Housing Strategy for England</i>	mobility.		development of residential properties.	assesses whether housing need is being met.
DEFRA (2011) Securing the Future: Delivering UK Sustainable Development Strategy	Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities: sustainable consumption and production; climate change and energy; natural resource protection and environmental enhancement; and sustainable communities.	Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.	Develop policies that meet the aims of the Sustainable Development Strategy.	Include sustainability objectives to cover the shared priorities.
Department of Health (2010) <i>Healthy Lives, Healthy People: our Strategy for public health in England</i>	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	No targets or indicators.	Policies within the Local Plan should reflect the objectives of the strategy where relevant.	Include a sustainability objective relating to health and well-being.
Community Energy Strategy (DECC, 2014)	Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity: <ul style="list-style-type: none"> <li>Generating energy (electricity or heat)</li> </ul>	No targets or indicators.	Ensure that policies and site allocations will support community low carbon and renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from decentralised low carbon and renewable sources.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<ul style="list-style-type: none"> <li>Reducing energy use (saving energy through energy efficiency and behaviour change)</li> <li>Managing energy (balancing supply and demand)</li> <li>Purchasing energy (collective purchasing or switching to save money on energy)</li> </ul>			
The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> <li>Built Environment – “buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the built environment sector have an increased capacity to address the risks and take the opportunities from climate change”.</li> <li>Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”.</li> <li>Healthy and resilient communities – “a health service, a public health and social care system which are resilient and</li> </ul>	No targets or indicators.	Policies should take account of the aims of the Programme.	Include SA objectives which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<p>adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are resilient to, a changing climate".</p> <ul style="list-style-type: none"> <li>• Agriculture and Forestry – "profitable and productive agriculture and forestry sectors that take the opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity".</li> <li>• Natural Environment – "the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides".</li> <li>• Business – "UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate</li> </ul>			

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<p>change”.</p> <ul style="list-style-type: none"> <li>Local Government – “Local government plays a central in leading and supporting local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate”.</li> </ul>			
DECC (2009) <i>The UK Renewable Energy Strategy</i>	<p>Increase our use of renewable electricity, heat and transport, and help tackle climate change.</p> <p>Build the UK low-carbon economy, promote energy security and take action against climate change.</p>	<p>15% of energy from renewable sources by 2020.</p> <p>Reducing UK CO2 emissions by 750 million tonnes by 2030.</p>	Encourage developments that would support renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from renewable sources.
DEFRA (2007) <i>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland</i>	<p>Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</p> <p>Render polluting emissions harmless.</p>	Sets air quality standards for 13 air pollutants.	Develop policies that aim to meet the standards.	Include sustainability objectives to protect and improve air quality.
DCLG (2006) <i>Delivering Affordable Housing</i>	The aim of this document is to support local authorities and other key players in delivering more high quality affordable housing within mixed sustainable communities by using all tools available to them.	No indicators or targets.	Develop policies that help deliver high quality affordable housing where there is a need.	Include sustainability objectives that relate to affordable housing provision
<b>Legislation</b>				
Housing Act 2004	Protect the most vulnerable in	No indicators or targets.	Develop policies	Include sustainability

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<p>society and help create a fairer and better housing market.</p> <p>Strengthen the Government's drive to meet its 2010 decent homes target.</p>		that help to create a fairer and better housing market.	objectives to improve access to good quality and affordable housing.
<b>REGIONAL</b>				
Putting Wildlife Back on the Map: A Biodiversity Strategy for the East Midlands 2006	Provides a strategic framework for the conservation of biodiversity in the region, identifies the main issues affecting the region's wildlife, and outlines opportunities and activities that will ensure its protection and enhancement, whilst increasing people's enjoyment and understanding of biodiversity. It also highlights the importance of biodiversity monitoring and reporting.	<p>95% of SSSI in favourable condition by 2010.</p> <p>Increase the area of land that qualifies as SSSI to 7% (the current national average) of the regional land area by 2010.</p>	Include a policy that supports conservation of biodiversity.	Include an SA objective that relates to biodiversity features.
Viewpoints on the Historic Environment of the East Midlands 2002	<p>Focuses on the importance of the historic environment and the impact it has on people's quality of life in the East Midlands. Aims include:</p> <ul style="list-style-type: none"> <li>•Ensuring that regional planning systems properly identify, recognise, value and protect the region's historic environment.</li> <li>•Facilitating the conservation of</li> </ul>	No targets or indicators.	Include a policy that supports conservation of the historic environment.	Include an SA objective that relates to Charnwood's heritage and historic features.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<p>the historic environment and the creative use of historic places.</p> <ul style="list-style-type: none"> <li>• Widening public understanding and enjoyment of the historic environment.</li> <li>• Better representing the needs of the region's historic environment.</li> </ul>			
Tackling Climate Change in the East Midlands, Regional Programme of Action 2009-2011	Public statement of commitment to act in support of national and local Government policy and commitment to addressing the causes and consequences of climate change.	By end of 2010/11, there will have been an average reduction in per capita CO2 emissions of 10%.	Include a policy that supports mitigation of, and adaptation to climate change. Support renewable energy generation.	Include an SA objective that relates to climate change causes and consequences.
East Midlands Energy Challenge: Regional Energy Strategy Part 1 (2004) and Part 2 'A Framework for Action' (2007)	<p>Aims to foster greater awareness of a more sustainable approach to energy generation, through the land use planning process, research and development and the development of a sustainable energy business network. Priorities include:</p> <ul style="list-style-type: none"> <li>• Reducing the need for energy.</li> <li>• Using energy more efficiently.</li> <li>• Using energy from renewable sources.</li> <li>• Making clean and efficient use of fossil fuels.</li> </ul>	<ul style="list-style-type: none"> <li>• 80% reduction in emissions by 2050.</li> </ul>	Include a policy that supports renewable energy generation and energy efficiency measures.	Include an SA objective that relates to renewable energy and energy efficiency.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
The East Midlands Regional Waste Strategy 2006	<p>Key objectives are:</p> <ul style="list-style-type: none"> <li>• Minimise waste and increase the re-use and recycling of waste materials.</li> <li>• Reduce the amount of waste going to landfill.</li> <li>• Exceed Government targets for recycling and composting.</li> <li>• Take a flexible approach to other forms of waste recovery.</li> </ul>	<ul style="list-style-type: none"> <li>• Zero growth in waste at the regional level by 2016.</li> </ul>	Include a policy that supports recycling, reusing and composting waste.	Include an SA objective that relates to waste management.
Improving Health in the East Midlands: keeping health in mind 2006	Key priority areas for activity: smoking, obesity, sexual health and alcohol consumption.	No targets or indicators	Include a policy that reflects health issues in Charnwood, including smoking, obesity, sexual health and alcohol consumption.	Include an SA objective that relates to health
Water Resources for the Future – A Summary Strategy for the Midlands Region (updated February 2009 ) <i>Environment Agency</i>	Aims to improve the environment, while allowing enough water for human uses. The strategy looks 25 years ahead, considering the many changes that may occur over this time.	No targets or indicators	Include a policy that encourages wise use of water and the efficient management of water resources in the Borough	Include an SA objective that relates to water resources.
<b>LOCAL</b>				
Leicestershire	6 Strategic Transport Goals:	Goals will be delivered	Include a policy	Include an SA

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
Local Transport Plan 3 2011-2026 <i>Leicestershire County Council</i>	<p>A transport system that supports a prosperous economy and provides successfully for population growth.</p> <p>An efficient, resilient and sustainable transport system that is well managed and maintained.</p> <p>A transport system that helps to reduce the carbon footprint of Leicestershire.</p> <p>An accessible and integrated transport system that helps promote equality of opportunity for all our residents.</p> <p>A transport system that improves the safety, health and security of our residents.</p> <p>A transport system that helps to improve the quality of life for our residents and makes Leicestershire a more attractive place to live, work and visit.</p>	through actions set out in the Implementation Plan.	that encourages sustainable transport choices.	objective that relates to traffic and transportation.
Leicester, Leicestershire and Rutland – Landscape Woodland Strategy 2001	Provides guidelines for conserving and enhancing eighteen distinctive landscapes and expanding woodland cover in accordance with each character area. It sets out a number of specific objectives, including an objective for	No targets or indicators.	Include a policy that supports the conservation and enhancement of Charnwood Forest	Include an SA objective that relates to woodland.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
<i>Leicestershire County Council</i>	Charnwood Forest <i>"to conserve and enhance the well wooded upland character of the area and gain national recognition for its special character."</i>			
Space for Wildlife Leicester, Leicestershire and Rutland Biodiversity Action Plan 2010-2015 <i>Leicestershire and Rutland Wildlife Trust</i>	Seeks to focus resources on conserving and enhancing biodiversity by means of local partnerships, taking account of national and local priorities and providing a local response to the UK Government's National Action Plans for threatened habitats and species. The plan contains 16 Species Action Plans and 19 Habitat Action Plans designed to conserve or enhance a range of threatened species and habitats.	No targets or indicators.	Include a policy that supports the conservation and enhancement of biodiversity, including threatened species and habitats.	Include an SA objective that relates to woodland.
6C's Green Infrastructure Strategy 2010 <i>Chris Blandford Associates</i>  (6Cs consists of the Three Cities of Leicester, Derby and Nottingham and their	The long term vision seeks to maintain, enhance and extend a planned multi-functional green infrastructure network. The network will be a framework for delivering biodiversity benefits on a landscape scale, and as appropriate to the local landscape character, by protecting, connecting and creating a diverse range of wildlife habitats and providing ecological corridors	Targets identified for BAP habitats in Leicestershire and Rutland (Volume 3, Appendix A3)	Include a policy that supports Green Infrastructure delivery.	Include an SA objective that relates to biodiversity, landscape and recreation.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
surrounding Counties.)	<p>for species dispersal and migration. Strategic objectives include:</p> <ul style="list-style-type: none"> <li>• Achieving a GI framework that operates at a strategic sub-regional level and focuses in more detail on key urban areas where major growth is planned;</li> <li>• Identifying locations where new GI investment would be best targeted;</li> <li>• Identifying existing and new strategic large-scale GI initiatives which can serve the whole sub-region;</li> <li>• Identifying mechanisms for securing the long term sustainable management and maintenance of GI; and</li> <li>• Providing a strategic framework for steering coordinated approaches to maintaining the integrity of the whole GI network, through cross-boundary connectivity of GI planning and delivery activities.</li> </ul>			
Borough of Charnwood Landscape	<ul style="list-style-type: none"> <li>• to provide a comprehensive and systematic assessment of the landscape of the Borough of</li> </ul>	No targets or indicators.	Include a policy that supports protection and	Include an SA objective that relates to landscape

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
Character Assessment 2012	<p>Charnwood that builds on previous studies, increases understanding and provides a base line against which future changes to the landscape can be monitored;</p> <ul style="list-style-type: none"> <li>•to identify local areas of landscape character within the Borough and describe their key characteristics;</li> <li>•to identify the characteristics which should be protected, conserved and enhanced;</li> <li>•to assess the landscape sensitivity of the distinctive character areas and their capacity to adapt to change without detrimental effect on their character and integrity;</li> <li>•to act as a tool for spatial planning within the Borough of Charnwood;</li> </ul>		enhancement of landscape character and quality	character.
<p>Severn Trent Water: Final Resource Management Plan 2014</p> <p><i>Severn Trent</i></p>	<p>Sets out a strategy to reduce demand for water and to make the best use of existing water resources through a more flexible and sustainable supply system. This includes aims to:</p> <ul style="list-style-type: none"> <li>• Reduce waste by driving leakage</li> </ul>	<ul style="list-style-type: none"> <li>• Drive leakage down to 407MI/d by 2040.</li> <li>• Reduce demand by increasing water efficiency activities with expected savings of around 40MI/d by</li> </ul>	Include a policy that protects water resources from increased demand from growing population and new developments	Include an SA objective that relates to water resources and quality.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
<i>Water</i>	<p>down.</p> <ul style="list-style-type: none"> <li>• Reduce the demand for water by working in partnership with our customers to help them become more water efficient.</li> <li>• Improve the ability to deploy our existing resources flexibly and efficiently.</li> <li>• Use water trading to make more efficient use of our resources and improve resilience.</li> <li>• Develop new sources of water when required, with a focus on expanding our existing, sources first.</li> </ul> <p>Use proactive catchment management measures to protect our sustainable sources of drinking water supply from pollution risks.</p>	<p>2040.</p> <ul style="list-style-type: none"> <li>• Install around 672,000 free household water meters over the next 25 years.</li> </ul>		
Charnwood Strategic Flood Risk Assessment 2014	Primary goal of the SFRA is to assess the potential flood risk of potential areas of development in the Borough.	No targets or indicators.	Ensure that spatial policies take flood risk areas into account, and include a policy that reduces flood risk across the Borough.	Include an SA objective that relates to flood risk.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
Charnwood Regeneration Strategy 2012	<p>Strategy identifies the following priority areas for physical regeneration within Charnwood:</p> <ul style="list-style-type: none"> <li>•Loughborough Town Centre: Baxter Gate &amp; the Inner Relief Road Corridor</li> <li>•Loughborough Town Centre: Devonshire Square</li> <li>•Astra Zeneca &amp; Dishley Grange</li> <li>•Loughborough's Industrial Heritage Quarter</li> <li>•Science &amp; Enterprise Park</li> <li>•Watermead Corridor (Thurmaston/Syston)</li> <li>•Shepshed Town Centre</li> </ul>	No targets or indicators.	Ensure that spatial policies take regeneration priority areas into consideration.	Include an SA objective that relates to regeneration and town centre vitality and vibrancy
<p>Leicestershire Minerals Core Strategy &amp; Development Control Policies up to 2021 (2009)</p> <p><i>Leicestershire County Council</i></p>	<p>The Minerals Core Strategy sets a spatial vision: <i>"to manage mineral extraction in Leicestershire in a way which meets the social and economic needs of the County and makes an appropriate contribution to the national and regional need for minerals in ways which seek to protect the quality of the environment and the quality of life for existing and future generations,</i></p>	<p>Minimum landbank of 7 years for aggregate minerals. Appropriate landbank for other non-energy minerals.</p> <p>No adverse effect on designated Sites of Importance – local, regional and national.</p> <p>50%of new sites with restoration proposals to</p>	Include policies that safeguard mineral resources	Include an SA objective that relates to the conservation of mineral resources

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<p><i>in accordance with the principles of sustainability”.</i></p> <p>Objectives include:</p> <ul style="list-style-type: none"> <li>•To make sufficient provision to meet national, regional and local requirements for all minerals</li> <li>•To attain the maximum possible usage of recycled and secondary materials</li> <li>•To safeguard mineral resources from unnecessary sterilisation.</li> <li>•To encourage the most efficient use of high quality minerals and the minimisation of waste materials.</li> <li>•To protect people and local communities, and the natural and built environment (particularly the River Mease Special Area of Conservation) from minerals development.</li> <li>•To complement and support wider strategies for the Minerals Development Framework area including green infrastructure projects and strategies such as the National Forest and</li> </ul>	<p>priority after-uses.</p> <p>100% of applications determined within Best Value Performance Indicators targets</p>		

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	Charnwood Forest Regional Park.			
Charnwood Community Safety Partnership Plan 2011 – 2014	Prepared by Charnwood Community Safety Partnership, whose vision is ' <i>to contribute to a high quality of life for all, across both urban and rural communities by facilitating an environment where people feel secure and live without the threat or fear of crime and disorder</i> '. The Plan defines the priorities for Charnwood for the next three years with regard to crime, disorder and other aspects of safety for communities.	No targets set currently. Proposed monitoring indicators that relate to Robbery, Vehicle Crime, Business Crime, Serious Violent Crime, Hate crime, and Sexual violence.	Include a policy that supports community safety and reduces crime.	Include an SA objective that relates to crime.
Charnwood Borough Council Housing Strategy 2015-2020	<p>Sets three priorities through which the Council's adopted Vision will be achieved:</p> <ul style="list-style-type: none"> <li>•increasing the supply of suitable housing;</li> <li>•reducing barriers to housing; and</li> <li>•prioritising our services to enable people to remain in their homes.</li> </ul> <p>To achieved these priorities, the Council will focus on:</p> <ul style="list-style-type: none"> <li>•delivery of housing;</li> <li>•making best use of existing stock;</li> </ul>	No targets or indicators included in the Strategy.	Support the delivery of homes, including affordable housing and a variety of tenures.	Include an SA objective that relates to type and tenure of housing.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<p>and</p> <ul style="list-style-type: none"> <li>•improving advice and support.</li> </ul>			
Charnwood Homelessness Strategy 2008 - 2013	<p>Key priorities include:</p> <p>Preventing homelessness through effective housing advice &amp; options</p> <p>Preventing homelessness through the provision of timely education and information</p> <p>Preventing homelessness through helping people to live independently through tenancy sustainment &amp; support services</p> <p>Reducing the use of insecure temporary accommodation to meet the 2010 target &amp; ensuring that any accommodation used is appropriate &amp; suitable</p> <p>Providing settled homes for homeless and potentially homeless households</p> <p>Providing appropriate support (accommodation and tenancy) for vulnerable people</p> <p>Working with partners to prevent homeless from occurring and to provide assistance where it does</p>	A number of short-, medium-, and long-term targets identified in the Homelessness Action Plan	Include a policy that prevents homelessness through effective housing options	Include an SA objective that relates to housing and homelessness.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
Leicester and Leicestershire Strategic Housing Market Assessment 2014	Provides a detailed sub-regional market analysis of housing demand and housing need providing an evidence base for current and future requirements.	No targets or indicators.	Include a policy that supports the delivery of housing to meet the needs of the Borough.	Include an SA objective that relates to housing.
Affordable Housing Economic Viability Assessment 2010	Examines the potential impact on development viability of affordable housing targets and level of threshold.	<p>Two main options for setting affordable housing proportions for spatial planning policy purposes.</p> <ul style="list-style-type: none"> <li>• Retain the target of 30% set out in the Affordable Housing SPD to operate across the Borough.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• Adopt differential targets for different parts of the Borough, to reflect the spread of market values.</li> </ul>	Include a policy that supports the delivery of affordable housing.	Include an SA objective that relates to affordable housing.
Charnwood Borough Council Sports, Recreation and Open Space Study 2009	<p>The key aims and objectives of the study include:</p> <ul style="list-style-type: none"> <li>• provide local standards for open space, sport and recreation to enable the setting of local policies</li> </ul>	No targets or indicators.	Include a policy that supports the provision of sports, recreation and open spaces, especially in the delivery of	Include an SA objective that relates to sports, recreation and open spaces.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
<i>PMP</i>	<ul style="list-style-type: none"> <li>•identify surpluses and deficiencies in open space, sport and recreation provision and to consider these against current needs and future growth</li> <li>•provide specific recommendations for the type and amount of open space, sport and recreation provision across the Borough and for each Sustainable Urban Extension (SUE)</li> </ul>		strategic developments.	
Charnwood Borough Council Draft Open Spaces Strategy 2013 – 2028	<p>The objectives of this Strategy are to:</p> <ul style="list-style-type: none"> <li>• Develop a strategic framework, including an Open Spaces Policy, to guide key prioritisation and resource allocation for the management and improvement of open spaces;</li> <li>• Understand and fulfil community expectations in providing open spaces in Charnwood;</li> <li>• Provide standards of public open space which are adopted within the Local Plan;</li> <li>• Deliver good practice in the management of new and existing</li> </ul>	No targets or indicators.	Include a policy that supports the provision of sports, recreation and open spaces, especially in the delivery of strategic developments.	Include an SA objective that relates to sports, recreation and open spaces.

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
	<p>open space;</p> <ul style="list-style-type: none"> <li>• Exploit opportunities to increase the provision of open space;</li> <li>• Support and enable bids for funding to improve the network of open spaces.</li> </ul>			
Charnwood Local Growth Plan 2014-2020	<p>The Charnwood Local Growth Plan provides the strategic framework for the delivery of services directed towards sustaining the growth and prosperity of the Charnwood economy between 2014 and 2020.</p> <p>The Plan aims to address the key commitments made in the Corporate Plan under the theme of 'to grow and prosper', which are:</p> <ul style="list-style-type: none"> <li>• To promote physical and economic growth across the whole Borough.</li> <li>• To support economic development and regeneration within the Borough.</li> <li>• To help businesses to prosper and develop vibrant towns and villages across the Borough.</li> </ul>	No targets or indicators.	Include a policy that promotes economic development.	Include an SA objective that relates to economic prosperity.
Charnwood Local	The study has two aspects:	No targets or indicators.	Part of the evidence	N/A

Strategy / Plan / Programme	Key objectives relevant to Core Strategy and SA	Key targets and indicators relevant to Core Strategy and SA	Implications for the Core Strategy	Implications for SA
Plan Viability Study (November 2014)	<ul style="list-style-type: none"> <li>• A viability review of the strategic housing developments (the SUEs and Directions of Growth), and considering all draft Core Strategy policies that may have an effect on financial viability.</li> <li>• A viability review of the draft Core Strategy generally with regard to the impact of the policies on the delivery of residential development sites.</li> </ul>		base to inform the viability of the policies and proposals set out in the Core Strategy.	
Employment Land Review (November 2014)	This report assesses the supply, need and demand for employment land and premises (use class B) in Charnwood.	No targets or indicators.	Provides robust evidence to underpin and inform the Local Plan in relation to the need for employment land provision.	Include an SA objective that relates to economic prosperity and employment.

## **Appendix 2**

### Consultation Responses Received in Relation to the SA of the 2006 Preferred Options Consultation

## 2006 Core Strategy Preferred Options Responses to Sustainability Appraisal Report

Respondents	Summary of Comments	Response
<p>RN520</p> <p>House Builders Federation</p>	<p>Sustainability Appraisal</p> <p>Does not assess Circular 5/2005 'Planning Obligations'. Does not take into account that there may be aspects of the requirements which conflict with other sustainability priorities e.g. Financial implications of these requirements</p> <p>Imposing affordable housing requirements as they stand will have a significant impact on development viability. This may prevent development occurring and so be counterproductive to the achievement of this key sustainability objective. Financial implications are not assessed nor are the implications for ensuring everyone has the opportunity of a decent home.</p>	<p>Since 2006 the Charnwood Borough Council have commissioned an Affordable Housing Economic Viability Assessment which was published in 2011 and has been used to inform the approach to affordable housing within the Core Strategy.</p>
<p>RN662</p> <p>English Heritage</p>	<p>CORE STRATEGY DPD SUSTAINABILITY APPRAISAL</p> <ul style="list-style-type: none"> <li>Seeking to ensure the significant effects on the historic environment have been clearly identified and action or mitigation recommended in line with the ODPM Strategic Environmental Assessment Directive (2003)</li> <li>Cannot agree with statement in Table 1.3, p9 that there are no significant negative effects on the historic environment. Concerned at negative effects on Garendon Park, both direct and indirect, and on the setting of Hamilton medieval deserted village scheduled monument.</li> <li>Table 1.2, Policy 2: potential impacts are on park, a number of listed buildings, a scheduled monument and other undesignated archaeology. Development of housing will affect the setting of these assets. Concerns as to whether a Country park will deliver desired conservation benefits, although we acknowledge the social benefits. The A512/ A6 link road is not referred to but is a clear environmental impact. PPG 15 para 2.24 states that "planning authorities should also safeguard registered parks or gardens when themselves planning new developments or road schemes".</li> <li>Table 1.2, Policy 3, p5 Reference on p5 that " archaeological interests north of Birstall and at Hamilton will require investigation and measures</li> </ul>	<p>Since 2006 Charnwood Borough Council has continued to engage with English Heritage on its development strategy. The sustainability appraisals for the Core Strategy Further Consultation Report 2008 and the Core Strategy Supplementary Consultation 2012 has considered the representations English Heritage in their scoring and commentary of effects of the development strategy.</p> <p>Since 2006 the Sustainability Appraisal framework including monitoring indicators has been</p>

Respondents	Summary of Comments	Response
	<p>put in place to reduce harmful effects' is not included in proposed mitigation measures at p51, para 5.5 nor p71, para 6.3.</p> <ul style="list-style-type: none"> <li>• P6 Policy 15: Do not agree with recommendation to amend policy to effect that retaining the historic park and garden at Garendon through creation of a country park. This suggests the alternative is loss of the park.</li> <li>• Para 4.3 Para 2.24 of PPG15 states that: "the effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application."</li> <li>• Table 4.1 Indicators for monitoring the impact of the plan on the historic environment should include loss or damage to scheduled monuments or their setting'. Add a further generic indicator: 'Loss of or damage to an historic parks or gardens or their setting'</li> </ul> <p>LOUGHBOROUGH SCIENCE PARK DPD SUSTAINABILITY APPRAISAL</p> <ul style="list-style-type: none"> <li>• Whilst historic environment is not considered consistently in report the main conclusions are welcomed.</li> <li>• P3 Option 2 &amp; 5.4.1, p39: important to recognize Garendon Park includes a number of nationally important designated historic assets reinforcing decision not to use this site.</li> <li>• Endorse P6 Table 3 and recommendation (pp50 &amp; 51) to amend Policy 1 to recognize need for mitigation measures to conserve and enhance historic and cultural features</li> <li>• Difficulties in collecting data: Landscape p20: Historic Characterisation of Leicestershire will make it easier to assess sensitivity of landscape to change from historic perspective</li> <li>• Table 6, p24 Generic indicator should refer to 'loss or damage to scheduled monuments or their setting'. Add a further generic indicator: 'Loss of or damage to an historic park or garden or its setting'</li> <li>• Table 7, p32 West Loughborough and Table 8, p44: former Charnwood canal and an area of ridge and furrow are two areas of archaeological interest. Contact County Archaeologist to discuss how they could be</li> </ul>	<p>revised following consultation with statutory consultees.</p>

Respondents	Summary of Comments	Response
	<p>integrated into scheme.</p> <ul style="list-style-type: none"> <li>• P 41, penultimate para: needs to refer to all types of cumulative impacts, including on historic assets.</li> </ul>	
<p>RN1293</p> <p>Loughborough Gospel Hall Trust</p> <p>Agent: J &amp; J Design</p>	<p>Sustainability Appraisal</p> <p>Methodology fails to:</p> <ul style="list-style-type: none"> <li>• Relate directly to the 4 key aims for sustainable development set out in the UK Strategy for Sustainable Development and carried forward into PPS1 and PPS12;</li> <li>• Identify any reference to 'Diversity and Equality in Planning' (ODPM, 2005) or 'Working Together: Co-operation between Government and Faith Communities' (Home Office, 2004);</li> <li>• Consult effectively with faith organizations;</li> <li>• Consider how the Core Strategy will take into account the needs of all the community, including particular requirements relating to age or religion as set out in para 42 of PPS1;</li> <li>• Identify the needs of an ageing population as a key sustainability indicator or objective;</li> <li>• Identify the needs of faith communities as a key sustainability issue.</li> </ul> <p>The Council should address the uncertain score of the compatibility between SO10 and the objective:</p> <ul style="list-style-type: none"> <li>• 'to increase the population's access to a full range of appropriate public, private, community and voluntary services'.</li> <li>• 'to reduce poverty and social exclusion'.</li> </ul>	<p>The sustainability appraisal reports in 2006, 2008 and 2012 and fulfilled statutory requirements and best practice.</p> <p>Since 2006 the Sustainability Appraisal framework including monitoring indicators has been revised following consultation with statutory consultees.</p>

Respondents	Summary of Comments	Response
	<p>Unclear where the following issues, referred to in para 4.2.46, are addressed in the Core Strategy:</p> <ul style="list-style-type: none"> <li>• Ageing population – reduced mobility and access to facilities;</li> <li>• Access to community facilities particularly in new communities is limited;</li> <li>• Loss of existing facilities;</li> <li>• Sustainable communities – need to encourage balanced communities with appropriate provision made for students, elderly and ethnic minorities.</li> </ul> <p>Make reference to 'places of worship' as a sub-objective but do not carry forward as a core indicator.</p> <p>References to 'community' appear to imply 'communities of place' so the document fails to acknowledge the equally important 'communities of interest'.</p>	

## **Appendix 3**

### Consultation Comments Received in Relation to the SA of the 2008 Further Consultation Report

## COMMENTS ON SUSTAINABILITY APPRAISAL 2008 FURTHER CONSULTATION REPORT

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
<b>QUESTION 4.7: DO YOU AGREE THAT FURTHER DEVELOPMENT IN SERVICE CENTRES COULD HELP TO ADDRESS LOCAL ISSUES OR IMPROVE SERVICE PROVISION?</b>		
Leicestershire County Council Property Services	<p>The Council's Settlement Hierarchy Review, 2008 and the Sustainability Appraisal consider 3 options for development in Service Centres. The Review indicates that Option 3, involving possible larger scale allocations of between 150-500 dwellings within or adjoining Service Centres, represents the most sustainable option as it could help to develop a sustainable local economy and improve access to services and facilities.</p> <p>Quorn with a vibrant centre meeting needs of Charnwood Forest villages is capable of accommodating further development. Documentation relating to land at Farley Way and Meynell Road should help develop a vision of how Quorn might evolve sustainably accommodating additional housing and employment land.. The Core Strategy needs to be clear about the broad locations for future growth in the Borough. It should indicate the overall scale of development to be directed to individual Service Centres, reflecting their capacity to accommodate growth.</p>	<p>Since 2008 there has been a significant number of developments built or granted planning permission in Service Centres in Charnwood.</p> <p>Taking into account the amount of development built or with planning permission, the 2012 Supplementary Consultation Sustainability Appraisal Report included a number of options with different levels of development within Service Centres.</p> <p>The Pre-submission Draft of the Core Strategy will set out the amount of development to be accommodated in Service Centres, which is based upon up-to-date evidence, the finding of the Sustainability Appraisal and consultation responses.</p>
Radleigh Homes	<p>As highlighted in the Sustainability Appraisal it will be necessary to consider the appropriate scale of development dependent upon the particular needs and facilities of the settlement. Further development in Service Centres could help address local issues and improve provision of services and facilities.</p> <p>Improvements could be achieved directly through improving the choice of quality housing (including</p>	<p>Since 2008 there has been a significant number of developments built or granted planning permission in Service Centres in Charnwood.</p> <p>Taking into account the amount of development built or with planning</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
	<p>affordable housing) and jobs creation through employment development. Indirectly, developer contributions would assist in addressing identified local deficiencies in open space, community facilities, etc. Mountsorrel is a Priority Neighbourhood with deprivation in terms of education, training and skills, barriers to housing and services. New development of adequate scale could help to address these issues and add support to services and facilities.</p>	<p>permission, the 2012 Supplementary Consultation Sustainability Appraisal Report included a number of options with different levels of development within Service Centres.</p> <p>The Pre-submission Draft of the Core Strategy will set out the amount of development to be accommodated in Service Centres, which is based upon up-to-date evidence, the finding of the Sustainability Appraisal and consultation responses.</p>
Foxpark Limited	<p>The Council's Settlement Hierarchy Review, 2008 and the Sustainability Appraisal consider 3 options for development in Service Centres. The Review indicates that Option 3, involving possible larger scale allocations of between 150-500 dwellings within or adjoining Service Centres, along with provision for new employment land to boost local job opportunities and improve self-containment, represents the most sustainable option as it could help to develop a sustainable local economy and improve access to services and facilities.</p> <p>Quorn close to Loughborough with a vibrant centre meeting needs of Charnwood Forest villages is capable of accommodating further development. Documentation relating to land at Farley Way should help develop a vision of how Quorn might evolve sustainably accommodating additional employment land. The Core Strategy needs to be clear about the broad locations for future growth in the Borough. It should indicate the overall scale of development to be directed to individual</p>	<p>Since 2008 there has been a significant number of developments built or granted planning permission in Service Centres in Charnwood.</p> <p>Taking into account the amount of development built or with planning permission, the 2012 Supplementary Consultation Sustainability Appraisal Report included a number of options with different levels of development within Service Centres.</p> <p>The Pre-submission Draft of the Core Strategy will set out the amount of development to be accommodated in Service Centres, which is based upon up-to-date evidence, the finding of the sustainability Appraisal and consultation responses.</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
	Service Centres, reflecting their capacity to accommodate growth.	
<b>QUESTION 4.10: DO YOU AGREE THAT FUTURE GROWTH OF LOUGHBOROUGH AND SHEPshed SHOULD BE FOCUSED WEST OF LOUGHBOROUGH/NORTH OF GARENDON PARK?</b>		
	The Council has undervalued the agricultural, landscape, biodiversity and recreational value of the Garendon Estate land in its Sustainability Appraisal. This vital green space that is used and enjoyed by local residents would be wiped away if the proposed development goes ahead.	A consistent evidence base across all options has been used to assess the impact of agricultural land, landscape, biodiversity and recreational effects. Since 2008, Charnwood Landscape Character Assessment has been published which included a detailed landscape appraisal of urban fringe areas around the Loughborough and Shepshed areas.
<b>QUESTION 4.42: DO YOU AGREE WITH THE LIST OF THINGS DEVELOPERS SHOULD CONTRIBUTE TOWARDS?</b>		
East Midlands Regional Assembly	I found no reference to water resources, water quality, strategic river corridors, flood risk, waste reduction and waste management, and minerals in your main text. However, some of these matters are referred to in the sustainability appraisal summaries in Appendix A. it is appreciated that the Core Strategy is not the appropriate place to address some of these issues in detail, in terms of the guidance in PPS12, but reference to them and the relevant policies in the Draft RSS would help to set the context for development.	Water resources, water quality, the effects upon strategic river corridors, flood risk, waste reduction, waste management, and minerals resources were considered in the 2008 Sustainability Appraisal Report.  The 2013 Pre-submission Draft of the Core Strategy will include detailed policies where there is greater reference to the matters highlighted.
<b>QUESTION 5.7: DO YOU HAVE ANY COMMENTS ON THE PROPOSALS FOR NORTH CHARNWOOD?</b>		
Pegasus on behalf of Davidson Group (Promoters of Cotes	Pegasus states that the conclusions of the sustainability appraisal in relation to the Loughborough options are highly questionable. The appraisal does not present a	The 2008 Core Further Core Strategy Consultation Documents states that the option at West Loughborough was appraised at 4,875 homes to be consistent with other

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
East Loughborough)	<p>sufficiently robust comparative assessment of alternatives. The separate appraisal of development options and transport infrastructure means that the benefits associated with a development's ability to support the delivery of key transport infrastructure are not recognised. The appraisal of Alternative Location C, West of Loughborough is inconsistent. Appendix C summarises an appraisal of 4,875 home urban extension. This covers the same area identified for 3,500 homes and employment land in Chapter 5. The appraisal therefore seriously underplays the impact of significant development west of Loughborough.</p> <p>The Councils strategy for North Charnwood fails to take account of the key transport implications of alternative locations for growth arising from evidence produced by Leicestershire County Council. A development West of Loughborough is likely to require development to the South West and South of the town to meet long term growth needs. This will threaten the Green wedge and the settlement identity of Shepshed Hathern and Quorn Davidson's East of Loughborough proposal has not been properly assessed as required by PPS 12 as the sustainability appraisal does not allow a robust comparative assessment of other options</p> <p>Pegasus has undertaken their own assessment of their proposal using the council's sustainability framework. This alternative appraisal differs in its assessment of the biodiversity effects, landscape impacts, green infrastructure benefits, settlement identity, flooding,</p>	<p>options and so is not considered to underplay impacts. The appraisal was based upon an appropriate evidence base and professional judgement. In particular transport evidence was the most up-to-date and accurate at that time. The effects (including the impact of road infrastructure) of each alternative option were set out clearly in appendix A to the 2008 Core Strategy Further Consultation Report.</p> <p>Since 2008, Charnwood Borough Council has published a Landscape Character Assessment, which provides information on landscape capacity in urban fringe areas also informs an assessment on settlement identity. Since 2008 there has been further transport evidence produced working with Highway Authority, Highways Agency and also with promoters of development.</p> <p>The appraisals for west of Loughborough and east of Loughborough were revisited as part of the 2012 Supplementary Consultation Sustainability Appraisal Report. These appraisals, along with the appraisals of all other options were based upon an updated evidence base, responses from consultees, including the Environment Agency and English Heritage, and more detailed masterplans from the promoters of different options.</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
	support for priority neighbourhoods, transport infrastructure and heritage	
<b>ALTERNATIVE OPTIONS FOR DIRECTION FOR GROWTH TO SUB REGIONAL CENTRE OF LOUGHBOROUGH/SHEPSHED</b>		
<b>ALTERNATIVE OPTION A: SOUTH OF LOUGHBOROUGH</b>		
Bellway Homes (FC1492)	Bellway Homes disagrees with the Charnwood Borough Council's reasons for rejecting this option; these reasons being: the impacts on Woodthorpe and Quorn, its damage to biodiversity (disrupting links to Charnwood Forest), and being poorly located to employment opportunities at Loughborough University and Derby Road industrial Estate. Bellway Homes make use of the Council's evidence to counter statements in Core Strategy further consultation document.	<p>Since 2008, Charnwood Landscape Character Assessment has been published which included a detailed appraisal of urban fringe areas around the Loughborough and Shepshead areas. The Charnwood Green Wedge Review was published in 2011 which informs judgements about settlement identity. The findings of these studies were then used in 2012 Core Strategy Supplementary Consultation Sustainability Appraisal Report to inform the appraisal of options.</p> <p>The Sustainability Appraisal Reports published in 2008 and 2012 included judgements about the impact of the proposal on biodiversity which were based on the extended Phase 1 Habitat Survey, 2008 and discussions with the inhouse ecologist. South Loughborough is close to ancient woodland; Mucklin Wood which includes section 74 habitats and local wildlife sites. In 2008 Charnwood Borough Council considered that whilst south Loughborough is not close to the university or Derby Road, it does offer, through mixed development some provision for employment and scores positively in terms of the Economic SA</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
		Objectives. Issues around access to employment for all options were revisited as part of the 2012 Core Strategy Supplementary Consultation Sustainability Appraisal Report.
<b>ALTERNATIVE OPTION B: SOUTH WEST OF LOUGHBOROUGH</b>		
Smith Stuart Reynolds on behalf of Fox Strategic Land and Management	<p>SSR consider that the SA contains a number of inaccuracies across a number of different SA criteria. The main ones are biodiversity and landscape and access to deprived areas.</p> <p>In terms of biodiversity, the Borough Council's assessment is misleading as assumes site is within Charnwood Forest (where this boundary has yet to be designated). Also SSR state that the SA has not taken into account conservation buffer that is promoted as part of the proposal.</p> <p>SSR disagree with the significant sustainability score for landscape, as the landscape analysis carried out by SSR in support of the proposal indicates that landscape is not as sensitive as suggested by the Sustainability Appraisal.</p> <p>SSR disagree with the Sustainability Appraisal for suggesting that it is 'further away from deprived communities'. SSR have measured the distance from priority neighbourhoods and state that it is less from SW Loughborough compared to the West of Loughborough option.</p> <p>SSR have gone through the appraisal matrices and have proposed alternative scoring and commentary against a number of SA objectives.</p>	<p>The spatial strategy has been informed by a range of sustainability information taking into consideration the effects of development and supporting infrastructure such as roads. Judgements about biodiversity effects have been informed by Phase I Habitat Survey August 2008 and also from the Charnwood Borough Council Senior Ecologist.</p> <p>In 2008 landscape impacts were appraised in a similar way for all way for all options, and based upon Landscape Character Appraisals available at that time combined with professional judgements. Since 2008, Charnwood Landscape Character Assessment has been published which included a detailed landscape appraisal of urban fringe areas around the Loughborough and Shepshed areas.</p> <p>Access to deprived communities has been assessed consistently using information about identified Priority Neighbourhoods existing facilities"</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
<b>ALTERNATIVE OPTION C: WEST OF LOUGHBOROUGH</b>		
Garendon Park & Countryside Protection Group	GPCPG raise concern with the way the sustainability objective "increasing the vibrancy and viability of settlements" has been used. CPCPG make the observation that maintaining settlement identity is identified as a sub objective, but seems to be the only criterion assessed against this sustainability objective. Furthermore they state that the sustainability appraisal is inconsistent and biased in the appraisals of option C (Garendon) and option F (Wymeswold). CPCPG state that the appraisal comments solely on the potential negative effects of location F but deals with potential mitigation measures for option C	<p>In 2008 Option C (West Loughborough) and Option F (Wymeswold) were given a score of significantly negative under the objective of "to increase the vibrancy and viability of settlements".</p> <p>Since 2008, Charnwood Landscape Character Assessment has been published which included a detailed appraisal of urban fringe areas around the Loughborough and Shepshed areas. The Charnwood Green Wedge Review was published in 2011 which informs judgements about settlement identity. The findings of these studies were then used in 2012 Core Strategy Supplementary Consultation Sustainability Appraisal Report to inform the appraisal of options.</p>
Diane Coppard (FC190)	Comment on statement regarding West of Loughborough is "subject to urban influences". State that the area is at saturation point.	In 2008 landscape impacts were appraised in a similar way for all way for all options, and based upon Landscape Character Appraisals available at that time combined with professional judgements. Since 2008, Charnwood Landscape Character Assessment has been published which included a detailed landscape appraisal of urban fringe areas around the Loughborough and Shepshed areas.
English Heritage	The proposed Sustainable Urban Extension north of Garendon Park would have an unacceptable impact	Following EH's representation, the scoring regarding the effect upon the historic environment was amended to a significant

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
	<p>upon Garendon Historic Park.</p> <p>English Heritage noted that the site appraisals place higher level of significance on the regional significance of Charnwood Forest compared with the nationally designated assets of Garendon Park. Hence, while Option B: South West of Loughborough is rejected on the legitimate grounds of the impact of development on Charnwood Forest, adverse direct and setting effects on nationally historic and assets are considered to be acceptable in the case of the western option. The impact on the scheduled monument and listed buildings within the park is not mentioned in the site appraisal, page 121. This is not consistent with paragraph 17 of PPS1 and Policy 27 of RSS8 which state that national and international designations should receive the highest level of protection.</p> <p>Whilst it is argued the new development would secure the restoration of the park and its monuments and allow public access, this would not represent mitigation of the impact of the development, although it might be considered a compensatory measure. However, its proposed development as a country park and suggested access opportunities it could offer may not be compatible with its designated status.</p> <p>Any proposals for the use of the area as a public park must be informed by a full recognition and understanding of the registered historic park, and of its setting, and of its aesthetic suitability and physical capacity to absorb change. The realities of adaptation and interventions accompanied by high levels of use and associated maintenance costs can result in the loss</p>	<p>negative effect for a West Loughborough SUE within 2012 Core Strategy Supplementary Consultation Sustainability Appraisal Report.</p> <p>Since 2008 officers at Charnwood Borough Council have met with English Heritage to discuss potential means of restoring Garendon Historic Park and Garden.</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
	<p>of the legibility and character of the place, detrimental to its significance.</p> <p>There is scope for the Park to be restored to a historic green space but with relatively low impact and with few modern intrusions. This might be achieved with a combination of public and private funding. For example, a new grant under the HLF Parks for People is being launched in mid-December 2008.</p> <p>Regarding West of Loughborough option (p39 of SA report) English Heritage advises that the overall impact on the historic environment should be significant negative on the basis that the development, including the road would have a direct negative impact on nationally designated assets. (A number are then listed)</p>	
<b>ALTERNATIVE OPTION E: EAST OF LOUGHBOROUGH</b>		
Representations from the promoters of East Loughborough SUE considered under section – <b>Do you have any comments on the proposals for North Charnwood?</b>		
Phil Shepherd (FC2020)	Disagreement that development east of Loughborough negatively affects development, and thinks that river would be a positive focus for development.	The potential positive effect of an informal open space for east Loughborough was highlighted in 2012 Supplementary Consultation Sustainability Appraisal Report (under the SA objective 12: to increase healthy lifestyles).
English Heritage	Following a site visit to assess this option [East of Loughborough Cotes] (SA report p13) English Heritage would suggest that the overall impact on the historic environment should be 'significant negative effect' on the basis of potential direct impacts on archaeology, including Palaeolithic remains in the Soar Valley, which would need to be mitigated through archaeological	The representation from English Heritage with regard to effect of development East Loughborough informed the 2012 Supplementary Consultation Sustainability Appraisal Report.

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
	investigation and recording, and the effect on the setting of Cotes and scheduled monument.	
<b>ALTERNATIVE OPTIONS FOR DIRECTION FOR GROWTH TO THE PRINCIPAL URBAN AREA OF LEICESTER</b>		
<b>ALTERNATIVE OPTION A: EAST OF THURMASTON/NORTH OF HAMILTON</b>		
Mr Gibbons (FC248)	Representation received infers that Charnwood Borough Council assessment of biodiversity and landscape impact in and around the Thurmaston option is incorrect	<p>Judgements about biodiversity effects have been informed by Phase I Habitat Survey August 2008 and also from the professional input Charnwood Borough Council Senior Ecologist.</p> <p>Since 2008, Charnwood Borough Council has published a Landscape Character Assessment which included within it a appraisal of landscape capacity and sensitivity of urban fringe areas. These studies have informed 2012 Supplementary Consultation Sustainability Appraisal Report.</p>
English Heritage	The proposed Sustainable Urban Extension north east of Thurmaston would have unacceptable impact upon deserted medieval village and remains of a roman villa.	<p>The 2008 Core Strategy Further Consultation sustainability Appraisal Report scored the impact of the proposals as a significant negative effect on the deserted medieval village and buried remains of the site of a Roman villa to the north east, both designated Scheduled Monuments.</p> <p>The representation from English Heritage with regard to effect of development North East Leicester informed the 2012 Supplementary Consultation Sustainability Appraisal Report.</p>
<b>ALTERNATIVE OPTION B: EAST OF THURMASTON/SOUTH OF SYSTON AND</b> <b>ALTERNATIVE OPTION C: EAST OF THURMASTON/SOUTH OF SYSTON/NORTH OF HAMILTON</b>		

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
Mr Gibbons (FC248)	Assumptions around development could improve skills.	<p>The 2008 Core Strategy Further Consultation Sustainability Appraisal Report matrix gave commentary against the SA objective "to increase learning, skills and employability of all sections of the community. Page 66 of this report notes:</p> <p>".. this option has the potential to provide education and training through new schools and work based training in new employment areas. There is potential for these options around Thurmaston to improve skills and employability of deprived households".</p> <p>The Charnwood SA Framework was refined in 2009 and the issue around skills was considered under SA objective 17: To reduce disparities in economic performance and improve skills and employability. The 2012 Core Strategy Supplementary Consultation Sustainability Appraisal Report included similar assumptions about potential to improve skills through the provision of new schools and new employment opportunities.</p>
Robert Weaver (FC931)	Representation received states that there is no reference to the loss of agricultural land in the para referring to chosen option 7C [in the Core strategy consultation document] even though this is listed in the advantages and disadvantages in two of the other options in the appendix relating to the same area. [7A and 7b]	<p>Agree. Whilst agricultural land quality was not included for two of the options in the 2008 Core Strategy Further Consultation, the 2008 Core Strategy Further Consultation Sustainability Appraisal Report matrix included commentary against the objective of "To conserve soil resources and quality". For all three options around Thurmaston, Hamilton, Syston area the SA report</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
		<p>explained the agricultural land quality of the areas concerned.</p> <p>Following changes to the Charnwood SA Framework in 2009, agricultural land quality was considered under SA objective 10: To protect soil resources and quality and make efficient use of land and buildings. The agricultural land quality for Northeast of Leicester was appraised under this objective and reflected in the objective assessment considered by Charnwood Borough Council Cabinet in September 2012.</p>
<b>ALTERNATIVE OPTION E: NORTH OF GLENFIELD/SOUTH OF ANSTEY</b>		
E A Lane & Sons	It is suggested that land to the south of Gynsill Lane meets the majority of planning criteria within the Sustainability Appraisal Framework and is therefore suitable for standalone residential development.	Land North of Glenfield/South of Anstey was considered as part of the 2008 Further Consultation Report: pages 111to 113 of the report set out the and 2008 Further Consultation sustainability Appraisal Report
<b>APPRAISAL OF ROADS</b>		
<b>WEST OF LOUGHBOROUGH LINK ROAD</b>		
English Heritage	Regarding the West of Loughborough link Road (p77 of SA report) English Heritage indicate that the proposal would have an adverse effect on the setting of listed buildings.	<p>Noted</p> <p>The 2008 Core Strategy Further Consultation Sustainability Appraisal Report scored the impact of the proposed road as a significant negative effect against the objective: "To conserve and enhance the historic and cultural environment".</p> <p>Following EH's representation, the scoring</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
		regarding the effect upon the historic environment was amended to a significant negative effect for a West Loughborough SUE (including road infrastructure) within 2012 Core Strategy Supplementary Consultation Sustainability Appraisal Report.
<b>EAST OF LOUGHBOROUGH LINK ROAD</b>		
Leicestershire County Council	The County Council raise concern with the sustainability appraisal of the eastern distributor road and in particular, [in the County Council's opinion] the way the EDR was rejected on grounds of impact on biodiversity, especially the Strategic River Corridor. They also make related comments with the way transport is made with the further consultation documents itself.	<p>Noted</p> <p>In 2008 Core Strategy Further Consultation Sustainability Appraisal Report Charnwood Borough Council considered two routes for an eastern distributor road: an inner and outer route. Both were appraised to have a detrimental effect on biodiversity (including section 74 habitats and Loughborough Meadows SSSI. Reasons for rejecting an option at Cotes were set out page 128 of the 2008 Core Strategy Further consultation document, and included a number of social, economic and environmental sustainability criteria together with concerns over the deliverability of the development in the east of Loughborough at Cotes.</p>
<b>APPRAISAL OF TOPIC AREAS</b>		
<b>TRANSPORTATION</b>		
English Heritage	Regarding the appraisal of transportation policy (p108 of SA report), English Heritage state [the appraisal] 'recognises that 'new transport routes may be routed through historic environments. Careful design needed to mitigate adverse impacts'. In the case of designated	Charnwood Borough considers that the 2008 SA Report (page 108) scoring in relation to the historic environment was correct, given the options being considered in the matrix. It is considered that effects depend on how the policy is implemented. For some sites there

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
	assets, such as Garendon Park, the appropriate approach would be to avoid such impacts. Given that there is a road proposed as an integral part of the strategy that would affect this designated asset, the level of impact should be amended to 'marginally negative effect', taking into account the more beneficial impacts of the overall transportation strategy'.	<p>will be a negative effect, others a positive effect such as the promotion of increased travel by public transport, cycling and walking.</p> <p>The SA report supporting the Pre-submission Draft of the Core Strategy is informed by more detail on the transport infrastructure needed to support the development strategy, and the effects on the historic environment are clearer.</p>
<b>GENERAL COMMENTS ON THE SUSTAINABILITY APPRAISAL</b>		
	The sustainability appraisal appraised development options and transport infrastructure separately and the benefits associated with a developments ability to support the delivery of key transport infrastructure have not been recognised.	In 2008 the appraisal of roads and SUE locations was considered separately to ensure potential impacts of different road options were appraised. The 2012 Supplementary Consultation was informed by later transport evidence and therefore SUE and major road infrastructure was considered together.
English Heritage	All of the alternative locations for growth would have unacceptable environmental impacts, and suggests a greater number of smaller developments.	<p>Charnwood Borough Council consulted upon a sustainability appraisal of different sizes of urban extensions as part of the 2008 Further Consultation Sustainability Appraisal Report (pages 83-89).</p> <p>Charnwood Borough Council also consulted upon different options for the development strategy in the 2012 Core Strategy Sustainability Appraisal Report.</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
		<p>Options considered in 2008 and 2012 conformed with the broader 'urban concentration strategy' of the East Midlands Regional Plan.</p> <p>Since 2008 there has been on-going engagement with English Heritage and other environmental groups over the environmental effects of different options for the development strategy.</p>
English Heritage	<p>The SA is clearly presented and it will be easy to determine how the appraisal has influenced the development of the strategy. There is a need to refine the mitigation measures as part of the development of the submission draft of the Core Strategy. Generally the appraisal of the impact of the historic environment in terms of designated assets and archaeological alert areas is comprehensive, subject to the comments below. There could be impacts on the historic landscapes that have not been identified. There does not appear to be a site specific appraisal of the Science Park proposal.</p>	<p>Since 2008 there has been on-going engagement with English Heritage over the effects of development options within the Core Strategy. This on-going dialogue has been used to inform the mitigation measures for the historic environment for each strategic site.</p> <p>A site specific appraisal of the Science Park was carried out as part of the 2006 Core Strategy Preferred Options Sustainability Appraisal Report which included an appraisal of the historic and cultural environment. The 2013 Core Strategy Pre-submission Draft Sustainability Report explains how sustainability appraisals have informed decisions over the development strategy.</p>
English Heritage	<p>As it is some time since we commented on the Sustainability Appraisal Framework (2005), we would like to propose some changes to the Core Indicators for the historic environment. The indicator should record loss or damage to all types of designated sites and their</p>	<p>In 2009 Land Use Consultants consulted key stakeholders to refine the Charnwood Sustainability Appraisal Framework. The Sustainability Appraisal Framework was amended by changing the SA sub-objectives and monitoring indicators to reflect</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
	<p>settings and not just listed buildings.</p> <p>Beginning in 2008, the Buildings at Risk register has been replaced by the 'Heritage at Risk' register (see <a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a> website link), which will be developed to identify all types of designated sites and areas at risk; this brings it into line with the proposed changes to the system of designation in the Heritage Protection Bill 2008. Therefore, the indicator should be 'Number of designated assets on the 'heritage at risk' register'.</p>	<p>responses from English Heritage.</p>
Environment Agency	<p>With particular reference to the Sustainability Appraisal, the Environment Agency considered that the Core Strategy should meet all objectives without significant harm to any of them. Attempting to balance or trade-off environmental issues against local economic or social benefits is unlikely to deliver the best solution for communities in the long-term.</p>	<p>Noted</p>
Natural England	<p>Natural England has made no direct comments concerning the sustainability appraisal.</p>	<p>Noted</p>
Garendon Park & Countryside Protection Group	<p>GPCPG for most of their objection use the sustainability criteria in Policy 3 of the (2005) East Midlands Regional Plan to structure their comments regarding the proposed location for growth West of Loughborough. This indirectly deals with Charnwood Borough Council sustainability appraisal. Direct comments on the sustainability appraisal include:</p> <p>GPCPG state that the Sustainability Appraisal summary in the Core Strategy further consultation document doesn't address flood avoidance.</p>	<p>Disagree. The issue of flooding (including flood avoidance) was addressed within the Sustainability Appraisal Reports published in 2008 and 2012. The Core Strategy Further Consultation Sustainability Appraisal Report addressed the issue under the objective of "To reduce vulnerability to climate change". The 2012 Core Strategy Supplementary Consultation Sustainability Appraisal Report considered the issue under the objective of "to reduce vulnerability to flooding". Sustainability appraisals have been informed</p>

ORGANISATION	SUMMARISED COMMENTS	OFFICERS COMMENTS
Garendon Park & Countryside Protection Group	GPCPG disagree with the way alternative locations for growth have been ranked according present bus services, as bus operators would develop services where new development take place	<p>by evidence, most notably the Charnwood Strategic Flood Risk Assessment.</p> <p>The 2008 Core Strategy Further Consultation Sustainability Appraisal Report options did not rank options according to present bus services. The approach taken at this time was that bus operators may develop new services where new development takes place, however the necessary infrastructure needs to be in place at the outset of a proposal to encourage a shift in public perceptions and demand and avoid unsustainable travel habits becoming engrained before bus services commence.</p> <p>Judgements more generally about travel and transport have been informed by transport evidence available at that time.</p>
Syston Town Council	Syston Town Council have used what they say are Charnwood Borough Council's sustainability appraisal criteria to structure their response. [suggesting a split urban extension between Anstey and Birstall]. These criteria are not the full 27 in Charnwood SA framework, but an abbreviated or summarised list of criteria.	Charnwood Borough Council consulted upon a sustainability appraisal of different sizes of urban extensions as part of the 2008 Further Consultation Sustainability Appraisal Report (pages 83-89), and also upon the options at North of Birstall and North of Glenfield (pages 43 to 52). These appraisals informed the preferred option identified for north east of Leicester.

## **Appendix 4**

### Consultation Comments Received in Relation to the SA Report for the 2012 Residual Options Consultation

KEY ISSUE RAISED	RESPONSE
<b>SUSTAINABILITY APPRAISAL</b>	
<p>The sustainability appraisal report considers each direction for growth in combination with a West Loughborough SUE or a North east of Leicester SUE and does not carry out a separate appraisal for each of the options. This approach makes it difficult to establish how each option performs. A separate appraisal of each individual direction for growth is required to enable members to make an informed decision.</p>	<p>The Interim Sustainability Appraisal Report June 2012 considered each direction for growth in combination with West Loughborough Sustainable Urban Extension or North East Leicester of Leicester Sustainable Urban Extension in order to show the full effects against each sustainability appraisal objective. CBC officers subsequently prepared an 'Objective Assessment' document that compared each of the sites considered within the PUA and non-PUA options individually. The Objective Assessment summarised the SA findings for each site as well as other factors such as transport evidence, market impact and deliverability, and was considered by Members in September/October 2012. This 2013 SA Report presents the effects of the strategic sites individually within the appraisal matrices for policies CS21 to 24.</p>
<p>The sustainability appraisal uses confusing terminology and criteria, scoring as 'positive' the benefits that small mitigation measures have on the huge damage greenfield development has on the landscape and the environment.</p>	<p>Assumptions were clearly stated within the Interim Sustainability Appraisal Report. The terminology used was consistent with Sustainability Appraisal reports prepared across England, however plain English has been used where possible in all of the Sustainability Appraisal Reports. Note that a Non-Technical Summary of this report is also available.</p>
<p>The interim sustainability appraisal is not explicitly supported by evidence base such as the PPG17 Study and the Green Wedge Review. The final sustainability appraisal needs to be thorough</p>	<p>The Sustainability Appraisal process is considered to be thorough, but this latest version of the Sustainability Appraisal Reports has attempted to make more explicit references to evidence base as relevant.</p>
<p>An overview of the sustainability appraisal scoring for the south Charnwood options indicate a large number of significant and minor negative scores: an objective view of these proposals recommend a search for an alternative, sustainable solution.</p>	<p>The options that have been identified for appraisal are all those considered reasonable alternatives within a broader strategy of urban concentration and regeneration.</p>

KEY ISSUE RAISED	RESPONSE
The statement about mitigation of potential negative effects is welcomed and should not be forgotten by inconsiderate or rushed design.	Detailed design will take place as part of the masterplanning of Sustainable Urban Extensions and arrangements will be put in place to ensure a thorough approach to design. Reference to this requirement is made as appropriate within the Draft Core Strategy policies, and further consideration has been given to mitigation in Chapter 6 of this Sustainability Appraisal Report.
The statement about mitigation of potential negative effects is wishful thinking and bears no relation to reality.	Statements in the Sustainability Appraisal Report involve a degree of professional judgement, and are informed by experience from other developments. All of the mitigation measures proposed are considered to be realistic and achievable.
Appendix 8 includes a table which sets out the implications of changes in circumstances since 2008 and does not include a discussion to support scoring given.	Explanation of scoring was given on page 166 of the Interim Sustainability Appraisal Report 2012.
<b>OPTIONS FOR NORTH CHARNWOOD</b>	
<b>COMMENTS ON ALL OPTIONS A-G</b>	
English Heritage considers that the impacts of the options on the historic environment have been underestimated as part of the SA process.	Noted, the effects on the historic environment as set out this latest version of the Sustainability Appraisal Report have been considered closely and evidence from English Heritage will form an important part of the engagement process.
English Heritage states that further investigation is required into the environmental impacts of this level of growth, as well as for the proposed sustainable urban extensions	Noted, the effects on the historic environment as set out this latest version of the Sustainability Appraisal Report have been considered closely and evidence from English Heritage will form an important part of the engagement process.
The sustainability appraisal report does not set out the qualitative and quantitative information why Wymeswold Airfield did not perform well in sustainability appraisal, and why it was not considered	A direction for growth within and adjoining Wymeswold Airfield was considered within the Sustainability Appraisal Core Strategy Development Plan Document Further Consultation report - Sustainability Appraisal 2008. This option was dismissed at that stage and reasons were set out in the 2008 Core Strategy Further

KEY ISSUE RAISED	RESPONSE
	Consultation Report. This updated version of the Sustainability Appraisal Report describes in Chapters 3 and 5 how different options were considered at different stages in the preparation of the Charnwood Core Strategy.
The sustainability appraisal fails to distinguish the relative effects of various locations for employment development, including such factors as proximity to major transport corridors, to centres of population to deprived communities.	The matrices in Appendices 1-3 of the Interim Sustainability Appraisal Report 2012 distinguish these effects in the descriptions for SA objectives 11 and 16, with reference to levels of deprivation and proximity to major transport corridors and public transport routes.
<b>COMMENTS WEST LOUGHBOROUGH</b>	
English Heritage considers that the impact of the proposed road through Garendon registered park and garden and the impact of the SUE on the setting of the park will have a significant negative effect, which is in contrast to the appraisal which states that this 'could have' a significant negative effect. Reference in the sustainability appraisal to mitigation as a way of overcoming negative impacts are unlikely to overcome impacts on the historic environment	Impacts on the historic environment within this updated version of the Sustainability Appraisal Report have been revisited in light of evidence from English Heritage. The evidence from English Heritage will form an important part of the engagement process.
<b>OPTION A SOUTH LOUGHBOROUGH</b>	
The sustainability appraisal fails to distinguish between the relative transport implications of the development directions. The availability of existing highway infrastructure in south Loughborough, well used national cycle route, ease of extending bus services are all positive a factors	The Interim Sustainability appraisal Report June 2012 considered each direction for growth in combination with West Loughborough Sustainable Urban Extension or North East Leicester of Leicester Sustainable Urban Extension in order to show the full effects against each sustainability appraisal objective. The comment is noted and this updated Sustainability Appraisal Report has been drafted so that the effects of directions for growth can more easily be discerned. Reference to the cycle route will be considered for inclusion in the SA objectives 12 and 15.

KEY ISSUE RAISED	RESPONSE
<b>OPTION B SOUTHWEST LOUGHBOROUGH</b>	
Sustainability Appraisal objective 2 (To maintain and enhance townscape and landscape character) makes no mention of the impact of development in the area south west of Loughborough on landscape character and 'to minimise detrimental visual intrusion of development'.	Noted. At the Interim stage of the Sustainability Appraisal process, an appropriate and proportionate amount of evidence was considered, however this has been considered in more detail in this updated version of the Sustainability Appraisal Report.
Sustainability appraisal objective 15 (To increase access to countryside, open space and semi-urban environments) refers to footpaths links to the Outwoods, which are presently in open countryside but would have no value in the future, as they would be lost following development	Noted. At the Interim stage of the Sustainability Appraisal process, an appropriate and proportionate amount of evidence was considered, however this has been considered in more detail in this updated version of the Sustainability Appraisal Report.
The over-riding negative of option B is its effect on the human need to view open space and to be in it, a factor which is not reflected in the sustainability appraisal objectives, but should be.	The evidence base includes a Landscape Assessment and a PPG17 Open Space and Recreation Study which have informed the Core Strategy.
The role of open spaces and views in attracting high calibre people is an important contributor to economic prosperity should be reflected in the sustainability appraisal objectives.	The evidence base includes a Landscape Assessment and a PPG17 Open Space and Recreation Study which have informed the Core Strategy.
The negative impacts of all options, including for option B, cannot be adequately mitigated. Paragraph 3.20 implies that impacts can be mitigated.	The Core Strategy has been prepared to reflect the National Planning Policy Framework paragraph 152.
<b>OPTION C EAST OF LOUGHBOROUGH</b>	
The sustainability appraisal should have assessed issues to do with the viability of local services and facilities given that option C represents a new settlement proposal.	Noted. At the Interim stage of the Sustainability Appraisal process, an appropriate and proportionate amount of evidence was considered, however this has been considered in more detail

KEY ISSUE RAISED	RESPONSE
	in this updated version of the Sustainability Appraisal Report.
Consultation responses disagree with the sustainability appraisal report which states that an east Loughborough option would have significant negative effect on increased flood risk. The area predominantly falls outside an area of flood risk. Consultants are working with the Environment Agency to establish any risk of flooding associated with the A60. A surface water drainage strategy is being prepared for the area east of Loughborough.	Noted. This updated version of the Sustainability Appraisal Report has reflected updated evidence.
There is a disagreement with the sustainability appraisal that services and facilities in Loughborough would not be accessible to new residents in east Loughborough; a promotional document clearly demonstrates that east Loughborough will provide a well connected development.	Noted. Promoters are able to submit their own evidence as part of the process.
Consultation responses disagree with the sustainability appraisal in terms of the regeneration opportunities associated with east Loughborough. Reference is made to the new employment land, community and recreational facilities that would be accessible to residents of east Loughborough	Noted.
Consultation response disagree with the sustainability appraisal in terms of the impact on heritage assets, and reference is made by the promoters of working with English Heritage to ensure heritage assets are safeguarded	Impacts on historic environment within this updated version of the Sustainability Appraisal Report have been revisited in light of evidence from English Heritage. The evidence from English Heritage will form an important part of the engagement process.
The sustainability appraisal does not highlight the benefits of an east Loughborough option in addressing	Noted. At the Interim stage of the Sustainability Appraisal process, an appropriate and proportionate amount of evidence was considered, however this has been considered in more detail

KEY ISSUE RAISED	RESPONSE
current open spaces deficiencies	in this updated version of the Sustainability Appraisal Report.
<b>OPTION F</b>	
The sustainability appraisal identifies many impacts for development around Shepshed and Hathern which are unknown or that require further research. Extra work is needed to before a decision can be made on Shepshed/Hathern	Noted. At the Interim stage of the Sustainability Appraisal process, an appropriate and proportionate amount of evidence was considered, however this has been considered in more detail in this updated version of the Sustainability Appraisal Report.
<b>OPTIONS FOR SOUTH CHARNWOOD – LEICESTER PRINCIPAL URBAN AREA</b>	
<b>COMMENTS ON ALL OPTIONS 1-5</b>	
English Heritage considers that the impacts of the options on the historic environment have been underestimated as part of the SA process, in particular options 3 and 4 are considered to be inaccurate.	Impacts on historic environment within this updated version of the Sustainability Appraisal Report have been revisited in light of evidence from English Heritage. The evidence from English Heritage will form an important part of the engagement process.
<b>OPTIONS 1 -4</b>	
There is no serious analysis or recognition of the destructive social and psychological effects of proposed developments for the options around south Charnwood	Sustainability effects have been identified where there is evidence to support the effects.
There is disagreement with the scoring of options 1-4 on social objectives, as further urbanisation would increase crime, social stress, traffic density and drug use.	Sustainability effects have been identified where there is evidence to support the effects.
<b>OPTION 5 (NOT MEET HOUSING REQUIREMENT)</b>	
The requirement for development plans to achieve net gains in social, economic and environmental objectives to deliver sustainable development set out in paragraph 152 of the National Planning Policy Framework would not be met by option 5, as indicated by the Council's own	Noted. The development strategy is informed by the sustainability appraisal together with any other relevant evidence and strategies.

KEY ISSUE RAISED	RESPONSE
sustainability appraisal.	
The scoring of option 5 (non development of green field land) <i>sic</i> having a minor negative effect on good quality agricultural land is questioned.	It is accepted that development in the countryside may involve the loss of agricultural land. The Sustainability Appraisal has regard to its significance, considering variables such as the BMV grade of the land in each development area.
There is disagreement that option 5 (Not meeting Housing Requirement) will have a negative effect on meeting local housing needs.	Option 5 (Not meeting housing requirement) will not address needs as identified in the Leicester and Leicestershire Housing Market Assessment 2011. It is therefore considered to have a negative effect against this objective.
English Heritage disagree that option 5 would present fewer opportunities to re-use buildings at risk, as this is not reliant upon large scale housing developments. English Heritage disagrees with sustainability appraisal scoring and considers that option 5 is likely to have a positive effect on the historic environment.	Impacts on historic environment within this updated version of the Sustainability Appraisal Report have been revisited in light of evidence from English Heritage. The evidence from English Heritage will form an important part of the engagement process.
<b>SERVICE CENTRES OPTION 2</b>	
There is less clarity in the sustainability appraisal of the options for Service Centres to come to any firm conclusion	Noted. The development strategy is informed by the sustainability appraisal together with any other relevant evidence and strategies.
<b>COMMENTS RECEIVED ON SUSTAINABILITY APPRAISAL OBJECTIVES</b>	
<b>SO1: TO MAINTAIN AND ENHANCE BIODIVERSITY, FLORA AND FAUNA</b>	
The SSSIs on the Charnwood and Wolds sides of Loughborough require the highest levels of protection	The protection of Sites of Special Scientific Interest is considered within the objective "to maintain and enhance biodiversity, flora and fauna".
This is a negative for Garendon, but now compounded by the decision to allow a waste incinerator (EfW) at	Proposals that have not been built are not included in the Sustainability Appraisal. We do note, however, that permission

KEY ISSUE RAISED	RESPONSE
Newhurst.	has now been given for the Energy from Waste facility.
The qualification that damage should be avoided should be a requirement, rather than a hope	The development strategy is informed by Phase I Habitat Survey of Potential Strategic Development Areas (2008). The Core Strategy includes detailed policies on the protection of biodiversity which are consistent with national planning policy.
The effects of development on biodiversity would be overwhelmingly negative, and reference to 'enhance biodiversity' would be ineffective and absurd.	The reference to 'enhance biodiversity' relates to the sustainability objectives. Judgements about how different options perform against this objective are informed by evidence, principally the Phase I Habitat Survey of Potential Strategic Development Areas (2008).
Natural England is satisfied that all options have been systematically appraised against appropriate sustainability objectives, that the assessment has been based on sound evidence and the findings of each options appears reasonable	The support is from a statutory consultee is welcomed and is noted in the updated version of the Sustainability Appraisal Report.
<b>SO2: To MAINTAIN AND ENHANCE TOWNSCAPE AND LANDSCAPE CHARACTER</b>	
This is recorded as a negative for Garendon because it is a greenfield site. There are no indications of town/landscape enhancements. Zone 15 is medium to high acceptability but Loughborough South is a high zone.	References to town/landscape enhancements are included in the sustainability appraisal where they are relevant. Scoring and commentary in the Sustainability Appraisal Report are informed by the Charnwood Landscape Character Assessment 2012.
It is likely that the Distributor Road and additional infrastructure will significantly damage Garendon Park.	The Sustainability Appraisal has been reviewed to ensure the effects on landscape and townscape explicitly refer to the effects of major infrastructure.
Development on Garendon is also recorded as damaging the separation of Loughborough and Shepshed; equally between Quorn and the town to the south.	The effect on separation is informed by the Charnwood Landscape Character Assessment 2012.

KEY ISSUE RAISED	RESPONSE
Little weight is given within the appraisal to the Garden City approach	Options are appraised on a consistent basis with no reference to a particular design philosophy.
Much consideration is given to hiding built development, but who would want to hide good design?	The Sustainability Appraisal is informed by the Charnwood Landscape Character Assessment 2012, and while there are no references to hiding development, consideration is given to the potential to screen development where appropriate in order to mitigate potential effects of development on the surrounding landscape.
<b>SO3: TO INCREASE THE VIBRANCY AND VIABILITY OF SETTLEMENTS</b>	
Large developments have the potential to overload or increase the viability of services, depending on their capacity. There is insufficient evidence to judge which applies on each site.	The capacity of services and facilities is informed by discussions with key services providers which in turn informs the Infrastructure Schedule. Infrastructure will be provided as part of the development strategy so that services are not overloaded, as set out in the Draft Core Strategy policies.
Development on the east is likely to bring greater viability to Wolds villages which, for example, lack good bus service or recreational facilities.	The Sustainability Appraisal has been reviewed so that there is explicit references to the evidence, including any potential to improve bus services and address deficiencies in recreational facilities.
With regard to sustainability appraisal objective 3 (to increase the vibrancy and viability of settlements), the term 'vibrancy' is vague	<p>For each sustainability appraisal objective there are sub-objectives to clarify terms used. For sustainability appraisal 3 the sub-objectives are:</p> <ul style="list-style-type: none"> <li>▪ To increase the attractiveness of town, district and local centres</li> <li>▪ To increase the sense of place</li> <li>▪ To maintain settlement identity and prevent coalescence</li> <li>▪ To increase neighbourhood satisfaction levels</li> <li>▪ To increase patterns of development and movement that helps to tackle congestion</li> </ul> <p>The full Sustainability Appraisal Framework is included in this</p>

KEY ISSUE RAISED	RESPONSE
	updated version of the Sustainability Appraisal Report.
<b>SO4: To CONSERVE AND ENHANCE THE HISTORIC AND CULTURAL ENVIRONMENT</b>	
Management of Garendon and Prestwold Parks needs a lot more detail and assurance.	The broad approach to the management of major areas of green space included in the development strategy is addressed by detailed policies within the Core Strategy as appropriate.
<b>SO5: To PROTECT AND IMPROVE SURFACE AND GROUND WATER QUALITY AND RESOURCES</b>	
Severn Trent Water seem to have sanctioned all sites. There will be a negative effect on water quality	The Sustainability Appraisal is informed by information from Severn Trent Water and consultation responses from the Environment Agency.
<b>SO6: To IMPROVE LOCAL AIR QUALITY</b>	
The MVA Traffic Impact Assessment suggests significant congestion at Epinal Way junctions and significant flow restrictions across Garendon Park. These findings do seem to be reflected in the Sustainability Appraisal Report	Noted. Evidence from the transport modelling work that has been carried out has been referred to in the Sustainability Appraisal Report as appropriate.
<b>SO7: To REDUCE THE BOROUGH'S CONTRIBUTION TO AND VULNERABILITY TO CLIMATE CHANGE</b>	
<p>The MVA Transport Impact Assessment suggests that the residents of Garendon SUE would use the M1 and the rest of the Strategic Road Network to access employment in the large cities, increasing journey lengths and green house gases.</p> <p>The Cotes and Wymeswold sites would be the best for micro wind and solar energy.</p>	Noted. Evidence from the transport modelling work that has been carried out has been referred to in the Sustainability Appraisal Report as appropriate.
<b>SO8: To REDUCE VULNERABILITY TO FLOODING</b>	
Black brook is a flood hazard with significant defensive infrastructure along the length of the brook through Gorse Covert, Thorpe Acre and Dishley. The SUE to the	The Sustainability Appraisal is informed by Strategic Flood Risk Assessment and also consultation with the Environment Agency. Evidence from the SFRA has been referred to in the Sustainability

KEY ISSUE RAISED	RESPONSE
west of Loughborough appears to cross an area of high flood risk (zones 2 and 3a), whilst Cotes/Wymeswold is on the edge of a large area of high flood risk (zones 2 and 3a) associated with the River Soar.	Appraisal Report.
<b>SO9: TO REDUCE WASTE, AND CONSERVE MINERAL RESOURCES</b>	
This is where brownfield sites like Wymeswold score for both re-using materials and for introducing more sustainable waste management	The re-use of materials for building and sustainable waste management can be achieved at all locations, provided the necessary management arrangements are put in place. It is not considered to be a factor which is related to a particular location more than another. However, where policies indicate that there will be particular opportunities to redevelop existing buildings, this has been reflected as appropriate in the Sustainability Appraisal scores.
<b>SO10: TO PROTECT SOIL RESOURCES AND QUALITY AND MAKE EFFICIENT USE OF LAND AND BUILDINGS</b>	
Due to a part of the [West Loughborough] SUE being located on high quality grade 2 agricultural land, all of the options are anticipated to have a significant negative effect on soil resource.	The Interim Sustainability Appraisal Report considered each direction for growth in combination with West Loughborough Sustainable Urban Extension or North East Leicester of Leicester Sustainable Urban Extension in order to show the full effects against each Sustainability Appraisal objective. The comment is noted this updated version of the Sustainability Appraisal Report has been drafted so that the effects of directions for growth can more easily be discerned, with each SUE/direction for growth being subject to individual appraisal.
<b>SO11: TO REDUCE POVERTY AND SOCIAL EXCLUSION, REDUCE CRIME, ANTI-SOCIAL BEHAVIOUR AND INCREASE COMMUNITY SAFETY</b>	
The commentary on this objective does not really address this issue. The commentary correctly identifies wards where there is deprivation but does not refer to affordable housing, good urban design. Cohesion is not mentioned and nor is urban renewal on the east side of	Noted. The issues of affordable housing and good design are addressed under other Sustainability Appraisal objectives. This updated version of the Sustainability Appraisal Report has made reference to cohesion and urban renewal as appropriate.

KEY ISSUE RAISED	RESPONSE
Loughborough.	
Leicestershire Constabulary would appreciate background about assumptions made in sustainability appraisal about reduced crime rates as an indirect benefit of employment development in the Leicester Principal Urban Area.	Noted. In this updated version of the Sustainability Appraisal Report, it has been made clear that the potential for a link between increased prosperity through employment provision and reduced crime is uncertain and indirect and cannot be assumed.
Leicestershire Constabulary consider that mitigation measures should refer to maintaining policing through growth	The potential for funding services such as policing is considered through the Infrastructure Schedule which supports the Core Strategy.
<b>SO12: To INCREASE HEALTHY LIFESTYLES</b>	
There is no examination of the PPG17 Study [Open Spaces, Sport and Recreation Study	The Sustainability Appraisal process is thorough, and this updated version of the Report makes more explicit references to the evidence base as relevant, including the Open Spaces, Sport and Recreation Study.
Access to the countryside is as important as opportunities for recreation. This is high in east Loughborough which neighbours Derby Road sports area.	The Sustainability Appraisal process is thorough, and this updated version of the Report makes more explicit references to the evidence base as relevant, including the Open Spaces, Sport and Recreation Study. Access to the countryside is considered explicitly for each growth area through SA objective 15.
Both Garendon Park and Prestwold Park offer possibilities but these need to be spelt out.	Noted. The Draft Core Strategy addresses these issues as appropriate within the detailed policies.
Road safety is not mentioned, and this is a limiting factor in accessing recreation.	Road safety is addressed within SA objective 12 as one of the sub-objectives refers to the aim "To improve healthy lifestyles through road safety measures". Road safety has been referred to where relevant in this updated version of the Sustainability Appraisal Report.
<b>SO13: To ENSURE THAT THE HOUSING STOCK MEETS THE HOUSING NEEDS OF ALL SECTIONS OF THE COMMUNITY.</b>	

KEY ISSUE RAISED	RESPONSE
Until the proportion of affordable housing is known the assessment is incomplete	The Sustainability Appraisal refers to the most up-date evidence available and the Core Strategy sets out the proportion of affordable housing to be delivered.
<b>SO14: To INCREASE ACCESS TO A WIDE RANGE OF SERVICES AND FACILITIES</b>	
There is a need for an approach for new development which are themselves large enough to be self-sustaining or attached to existing villages to form areas which are self-sustaining.	Noted. Access to services and facilities is a sustainability criteria and informs the development strategy.
The Wolds has the highest deprivation in terms of 'Barriers to Housing and Services' and would greatly benefit from development to address that.	Noted.
<b>SO15: To INCREASE ACCESS TO THE COUNTRYSIDE, OPEN SPACE AND SEMI URBAN ENVIRONMENTS (EG PARKS)</b>	
Development at Garendon [West Loughborough] would reduce access for the majority of residents to the countryside, as development would be on existing Green Wedge and make the countryside more distant from existing residents.	Wherever development is located there will be some impact on access to the countryside. The Sustainability Appraisal makes reference to the existing Public Rights of Way network in appraising this sustainability objective.
<b>SO16: To ENCOURAGE A SUSTAINABLE ECONOMY SUPPORTED BY EFFICIENT PATTERNS OF MOVEMENT ATTRACTIVE TO INVESTORS</b>	
The sustainability appraisal report contradicts the findings of the Transport Impact Assessment which states that journey times will be longest from a West Loughborough SUE because it will attract motorway commuters	Noted. This updated version of the Sustainability Appraisal Report has taken into account the most up to date transport evidence.
<b>SO17: To REDUCE DISPARITIES IN ECONOMIC PERFORMANCE AND IMPROVE SKILLS AND EMPLOYABILITY</b>	
The report simply suggests that the more employment land is available, the better the situation will be, which is neither enlightening nor informative.	Noted.

## **Appendix 5**

### Consultation Comments Received in Relation to the SA Report for the Pre-Submission Draft Core Strategy (March 2013)

<b>Sustainability Appraisal</b>	
<b>Main Issues</b>	<b>Council's Response</b>
The option for growth to the east of Loughborough for 800 homes have not been independently appraised by the consultants commissioned to prepare the Sustainability Appraisal and has not been considered against the 17 sustainability objectives	No change. The option to the East of Loughborough has been appraised appropriately. A Sustainability Appraisal Supplementary Report has been prepared and published to explain how reasonable alternatives have been considered and dismissed as part of the process
The process of sustainability appraisal and the appraisal of alternatives and the reasons for their rejection are not clearly set out in the report.	No change. A Sustainability Appraisal Supplementary Report has been prepared and published to explain how reasonable alternatives have been considered and dismissed as part of the process.
The selection of the development strategy did not take account of supporting information submitted by promoters as a representation to the 2012 Supplementary Consultation, and therefore the selected growth option is unsound.	No change. Supporting information submitted by promoters to the Council has been considered through the process. A Sustainability Appraisal Supplementary Report has been prepared and published to explain how reasonable alternatives have been considered and dismissed as part of the process.
Environmental considerations should take prominence over social and economic considerations	Not change. The Sustainability Appraisal assesses environmental, economic and social issues in accordance with the Directive and the NPPF.
Policy CS18 is not justified because the sustainability appraisal has incorrectly assessed the effects upon Garendon Registered Park and the setting of other highly designated heritage assets. The assessment of the policy having an unknown effect is incorrect as there are likely to be substantial negative effects	No change. The assessment of Garendon Park is considered to be correct.

<b>Sustainability Appraisal</b>	
<b>Main Issues</b>	<b>Council's Response</b>
The selection of north of Birstall contradicts the findings of 2008 Sustainability Appraisal report.	No change. The 2008 Sustainability Appraisal appraises an option for development at North Birstall of 4,000 homes. It identifies minor and significant negative environmental effects, as was the case for the other options at the Principal Urban Area. The 2008 Sustainability Appraisal report does not conclude that the site is an unreasonable option. An up to date appraisal for a Direction of Growth at North Birstall for up to 2,000 homes is made in the 2013 Sustainability Appraisal report.
The conclusions regarding Wymeswold Airfield considered as part of the 2008 Sustainability Appraisal Report were significantly flawed and inconsistent with West Loughborough.	No change. Wymeswold Airfield has been sustainability appraised in 2008 and the reasons for rejection are clearly set out. A further study of the development potential of Wymeswold Airfield was completed in 2012. The reasons for rejection of the option are also set out in the March 2013 sustainability report.
Within Policy CS22, the supporting text and the Sustainability Appraisal, there is an overall reliance upon mitigation measures to deal with the impact on heritage, without due consideration in the first instance to avoid impact as required by the National Planning Policy Framework	No change. The selection of development west of Loughborough has been objectively appraised through the sustainability appraisal process, having regard to evidence. The wording of policy CS22 is considered to reflect the NPPF.
The 2008 Sustainability Appraisal process was flawed because higher regard was given to regionally important environmental assets, without due regard to the significance of the heritage assets at Garendon Park which are of	No change. The Sustainability Appraisal assesses environmental, economic and social issues in accordance with the Directive and the NPPF. The SA recognises assets of a national significance, including SSSI and the Registered Park and Garden.

<b>Sustainability Appraisal</b>	
<b>Main Issues</b>	<b>Council's Response</b>
national importance	
The sustainability appraisal downplays the impact on air pollution.	No change. It is not clear what is meant by this. The Sustainability Appraisal assesses environmental, economic and social issues in accordance with the Directive and the NPPF.



## **Appendix 6**

### Consultation Comments Received in Relation to the SA Supplementary Report (October 2013)

### Consultation Responses on SA Supplementary Report (January – March 2014)

Number	Full Name	Organisation	Comments	Response
SASR/001	Jessie Prior	CABE	Provided general design guidance, but no specific comment on the Sustainability Appraisal Supplementary Report.	Noted.
SASR/002	Jill Bentley		Has not made any specific comments about the content of the Sustainability Appraisal Supplementary Report.	Noted.
SASR/003	Owen Bentley	Barkby & Barkby Thorpe Parishes Action Group (BABTAG)	Concern raised about the timing of the consultation when the Core Strategy is under scrutiny of the Planning Inspector. Serious consideration was not given to the alternatives to urban concentration. Development at North east Leicester is flawed, and not supported by consultation responses.	Noted. Chapter 5 (plus Appendices 8-12) in this SA report describe in detail the approach that has been taken to considering reasonable alternatives to the development locations now included in the Core Strategy.
SASR/004	Claire Searson	English Heritage	English Heritage notes the findings of the Supplementary Report in terms of the identification, selection/rejection of reasonable alternatives, and in terms of the performance of	Noted.

			alternative options to the spatial strategy. English Heritage point out the SA work has not considered Historic Landscape Characterisation.	
SASR/005	Pennie Blatchford		The east of Loughborough site at Wymeswold was not adequately explored before being rejected. Representation puts forward economic, social and environmental analysis of east of Loughborough compared to other options.	Noted. Chapter 5 (plus Appendices 8-12) in this SA report describe in detail the approach that has been taken to considering reasonable alternatives to the development locations now included in the Core Strategy.
SASR/006		Rothley Parish Council	The Draft Core Strategy is unsustainable and unsound. Representation identifies a number of social economic and environmental concerns with development strategy and development at North of Birstall.	Noted. The proposal for development North of Birstall has been subject to SA along with other reasonable alternative development site options, as described in detail in Chapter 5 (plus Appendices 8-12) in this SA report. Chapter 6 and Appendix 13 describe in detail the likely effects of the North of Birstall proposal in the submitted Core Strategy including Main Modifications in relation to the environmental, social and economic SA objectives.
SASR/007	Diana M		Social economic and environmental concerns raised	Noted. The proposal for development at North East

	Dove		regarding development at North east Leicester.	Leicester has been subject to SA along with other reasonable alternative development site options, as described in detail in Chapter 5 (plus Appendices 8-12) in this SA report. Chapter 6 and Appendix 13 describe in detail the likely effects of the North of Birstall proposal in the submitted Core Strategy including Main Modifications in relation to the environmental, social and economic SA objectives.
SASR/008	Tracey A Kunne	Thurmaston Parish Council	Due consideration has not been given to vacant or derelict land or to alternatives to urban concentration.	Noted. Chapter 5 (plus Appendices 8-12) in this SA report describes in detail the approach that has been taken to considering reasonable alternatives to the development locations now included in the Core Strategy.
SASR/009	Claire Blain	Burton on the Wolds, Cotes & Prestwold Parish Council	Agrees with the outcome of the report but makes detailed comments on accuracy appraisal of east Loughborough.	Noted.
SASR/010	Angela Barnett		Does not think that the Council has explored alternatives to the urban concentration strategy and has not consulted	Noted. Chapter 5 (plus Appendices 8-12) in this SA report describes in detail the approach that has been taken to considering reasonable

			adequately with residents.	alternatives to the development locations now included in the Core Strategy. Consultation on the Core Strategy and the SA has been undertaken at each stage of the plan's development, as described in Chapters 3 and 5 of this SA report.
SASR/011	Chris Blatchford		Representation provides a critique of the assessment of the West of Loughborough SUE, and also provides a comparative assessment with development at east Loughborough at Wymeswold.	Noted. Chapter 5 (plus Appendices 8-12) in this SA report describes in detail the approach that has been taken to considering reasonable alternatives to the development locations now included in the Core Strategy. The proposal for development west of Leicester has been subject to SA along with other reasonable alternative development site options, as described in detail in this SA report.
SASR/012	John Beswick		Representation questioned point of consultation.	Noted.
SASR/013	Joyce Noon	CPRE	Representation broadly support strategy in appendix 1, but consider the conclusions to be unclear.	Noted.

SASR/014	Tony Stott	Action for Better Charnwood (ABC)	Encouraging walking and cycling, design, mitigating traffic, landscaping and flooding were given insufficient attention in the report.	Noted. These issues are all covered within the SA objectives against which all of the Core Strategy options have been appraised.
SASR/015	Tim Watton	RPS Planning & Development for Persimmon Homes & William Davis	Support for the conclusions of the report in terms of the PUA split, overall distribution, the approach to sustainable urban extensions. Support for selection of Loughborough and is backed up by evidence.	Noted.
SASR/016	Carla Cunningham-Atkins	Barkby & Barkby Thorpe Parish Council	Concern raised about consultation as decision has already been made. Concern raised over the social, economic and environmental effects of development at north east of Leicester.	Noted. The proposal for development at North East Leicester has been subject to SA along with other reasonable alternative development site options, as described in detail in Chapter 5 (plus Appendices 8-12) in this SA report. Chapter 6 and Appendix 13 describe in detail the likely effects of the North East Leicester proposal in the Core Strategy including Main Modifications in relation to the environmental, social and economic SA objectives.
SASR/017	Pam Green		Concern raised about consultation as decision has	Noted. The proposal for development at North East

			already been made. Concern raised over the social, economic and environmental effects of development at north east of Leicester.	Leicester has been subject to SA along with other reasonable alternative development site options, as described in detail in Chapter 5 (plus Appendices 8-12) in this SA report. Chapter 6 and Appendix 13 describe in detail the likely effects of the North East Leicester proposal in the Core Strategy including Main Modifications in relation to the environmental, social and economic SA objectives.
SASR/018	Peter Davis	Severn Trent Water	General comments made about water and waste water infrastructure.	Noted. These issues have been considered through the SA of the Core Strategy against SA objective 5.
SASR/019	Philip Walling		Concerns raised about the effects of development at north of Birstall, notably traffic impacts. Also raises questions about how consultation responses will be dealt with.	Noted. The likely effects of development north of Birstall in relation to traffic have been considered through the SA and the findings are described in Chapter 6 and Appendix 13 of this SA report.
SASR/020	Guy Longley	Pegasus for Davidson Developments Ltd	The appraisal of the option for development to the south of Anstey is not sufficiently robust and the reasons for its rejection are unsound. Reasons for rejecting this option linked to	Noted. Chapter 5 (plus Appendices 8-12) in this SA report describes in detail the approach that has been taken to considering reasonable alternatives to the development

			<p>the non-conformity with the Regional Plan are of little relevance. Representation includes significant amount of supporting material including promoter's sustainability appraisal.</p> <p>There appears to have been little consideration of the implications of alternatives scales of growth following the revocation of the Regional Plan.</p> <p>There appears to have been no review of the definition of the Leicester PUA following the revocation of the Regional Plan.</p>	<p>locations now included in the Core Strategy.</p> <p>The October 2013 SA Supplementary Report was prepared before the Council's proposed revisions to the scale of growth, which took place during 2014 through the preparation of the Leicester and Leicestershire Strategic Housing Market Assessment (SHMA)<sup>184</sup>. The revised scale of growth based on the Objectively Assessed Need for the Borough was then considered in the April 2015 SA Addendum.</p> <p>The second part of the October 2013 SA Supplementary Report (reproduced in Appendix 11 of this report) included a reappraisal of strategic options for the overall spatial strategy, in light of the revocation of the Regional Plan in April 2013, and concluded that the spatial strategy in the Pre-submission draft Core Strategy still performed well against the SA objectives. The strategic options included consideration of division of housing requirement between the PUA and non-PUA, within</p>
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<sup>184</sup> Leicester and Leicestershire Strategic Housing Market Assessment Report, GL Hearn, June 2014.

				<p>three groupings of alternatives:</p> <ul style="list-style-type: none"> <li>• <b>Group A:</b> an option comprising a spatial strategy based on dividing development between the Leicester PUA and non-PUA, and an option that is trend-based.</li> <li>• <b>Group B:</b> four options, based on work undertaken by the East Midlands Regional Assembly for the East Midlands Regional Plan Partial Review Options Consultation (June, 2009). The four options comprise: strong urban concentration with nearly all development delivered at Loughborough, Shepshed and Leicester); urban concentration and regeneration (along the lines of the pre-submission of Core Strategy); a trend-based option that sees a greater proportion of development delivered at service centres and smaller settlements; and an option comprising a stand-alone new settlement with the remaining development</li> </ul>
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				<p>accommodated elsewhere in the Borough. Given that a trend-based option represents a business as usual approach, an option which proposes an even more dispersed pattern of development than this is not considered to be reasonable.</p> <ul style="list-style-type: none"> <li>• <b>Group C:</b> an option that focuses on sustainable urban extensions compared to an option that provides for a greater number of smaller and piecemeal developments.</li> </ul>
SASR/021	Guy Longley	Pegasus for Jelsons	<p>The reasons for rejecting an option at east Loughborough are not adequately justified or supported by evidence. Representation includes significant amount of supporting material, including an Environmental Statement, other ecological and transport evidence.</p> <p>The SA Supplementary Report is deficient as it does not consider different levels of housing provision.</p> <p>There is no appraisal of</p>	As above.

			alternative distribution scenarios around the PUA.	
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## **Appendix 7**

### Consultation Comments Received in Relation to the SA Addendum for the Proposed Main Modifications (April 2015)

## Consultation Responses on Main Modifications: 13 April – 26 May 2015

REF	NAME	SA COMMENTS	RESPONSE
C/MM/46a	Pegasus on behalf of Barratt Davidsons Miller Bloor Hallam Bellway - Response	<p>The Sustainability Appraisal Addendum fails to take proper account of the sustainability implications of the revised housing trajectory presented under Main Modification MM18. The revised trajectory shows a requirement over the plan period of 13,940 dwellings with expected delivery exceeding this by some 1,496 dwellings. This is in contrast to the Submission Draft Plan which made no provision in excess of the identified housing requirement. The Sustainability Appraisal Addendum fails to acknowledge this additional provision, let alone consider the potential sustainability implications.</p> <p>The Sustainability Appraisal Addendum needs to be revisited to address these clear inadequacies. As currently drafted it fails to properly assess the sustainability implications of the Proposed Main Modifications.</p>	As stated in the SA Addendum (April 2015), while the overall housing figure has been reduced from 17,380 to 13,940, the time period for the delivery of the housing has also been reduced from 2006-2028 to 2011-2028. The figure of 13,940 reflects the up-to-date objectively assessed housing need for Charnwood set out in the 2014 Leicester and Leicestershire SHMA. Whilst the overall housing figure in the Policy CS1 is lower than the Pre-Submission version and the annual housing requirement has increased from 790 to 820 per year, the total amount of housing to be delivered in the district over the period 2006-2028 is largely unchanged due to under delivery during the years 2006 to 2014. Therefore, the sustainability effects of policy CS1 have not changed, as described in Chapters 5 and 6 and Appendix 13 of this Updated SA Report.
C/MM/47a	Pegasus on behalf of Jelson - Response	The Sustainability Appraisal Addendum fails to take proper account of the sustainability implications of the revised housing trajectory presented	As above.

## Consultation Responses on Main Modifications: 13 April – 26 May 2015

REF	NAME	SA COMMENTS	RESPONSE
		<p>under Main Modification MM18. The revised trajectory shows a requirement over the plan period of 13,940 dwellings with expected delivery exceeding this by some 1,496 dwellings. This is in contrast to the Submission Draft Plan which made no provision in excess of the identified housing requirement.</p> <p>The Sustainability Appraisal Addendum needs to be revisited to address these clear inadequacies. As currently drafted it fails to properly assess the sustainability implications of the Proposed Main Modifications.</p>	
C/MM/56	Andrew Court	Concerns raised in relation to the sustainability appraisal of North of Birstall, in particular the appraisal of SA Objective 16.	Noted. The development site options have been appraised on a consistent basis and the findings are presented in Appendix 13 of this updated SA Report.



## **Appendix 8**

### Alternative directions for growth considered in the 2006 Preferred Options Report

Strategic Requirements

Regional Plan

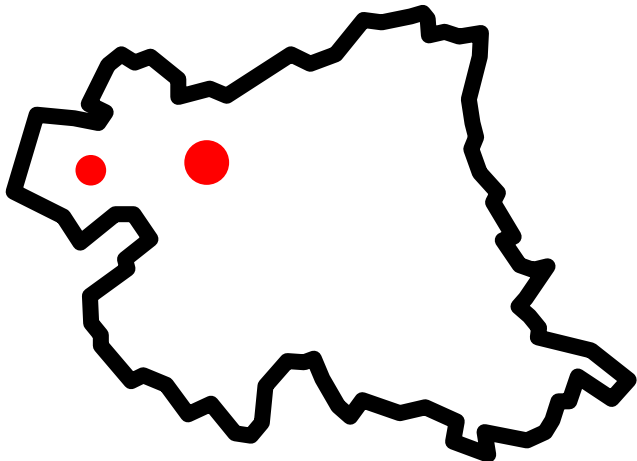
Regional Plan (2005) adopted in March 2005 and a review was immediately commenced. Regional Plan Review Options for Change published in October 2005 indicate requirement ranging from 370 to 740 new homes each year. For Leicestershire the Strategy sets out an annual housing requirement of 3,150 dwellings over the plan period 2001 to 2021.

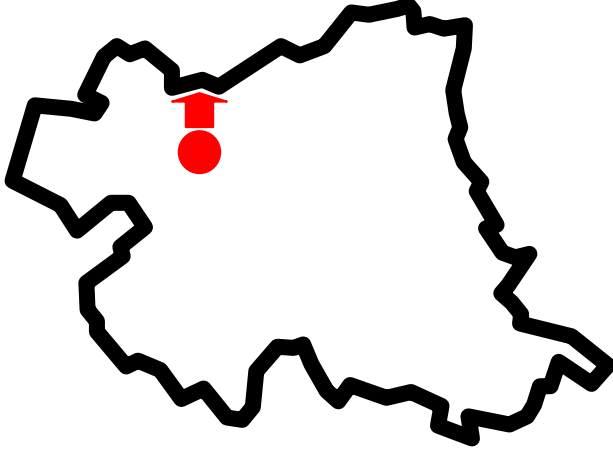
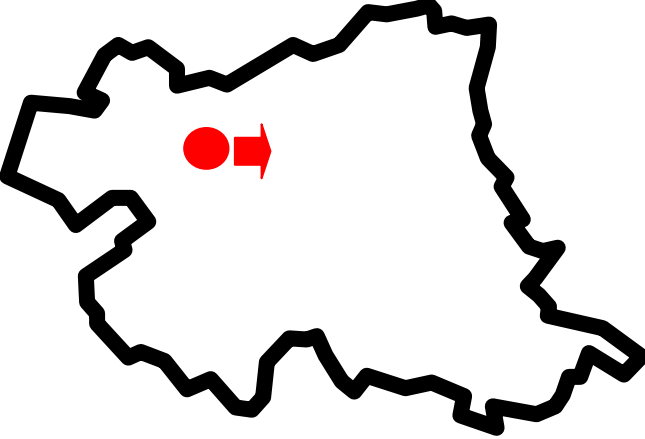
The Leicestershire, Leicester and Rutland Structure Plan 1996 -2016.

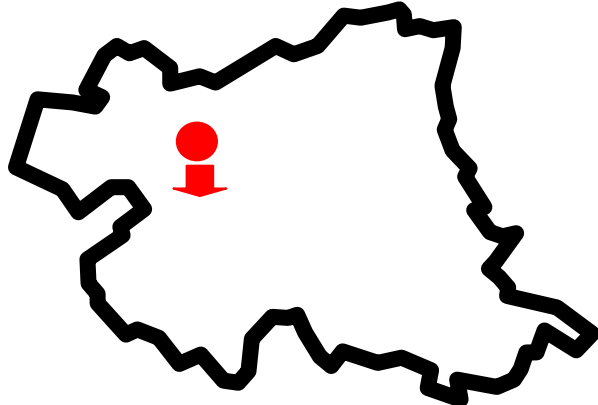
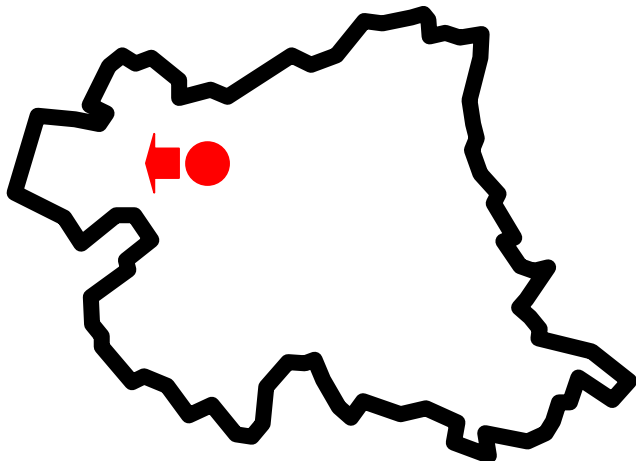
The Leicestershire, Leicester and Rutland Structure Plan 1996 -2016 identifies Central Leicestershire Policy Area (CLPA) covering Leicester City and its adjoining settlements. For the whole of Charnwood Borough, the Structure Plan required the provision of 9,400 dwellings and 206 hectares of employment land between 1996 -2016.

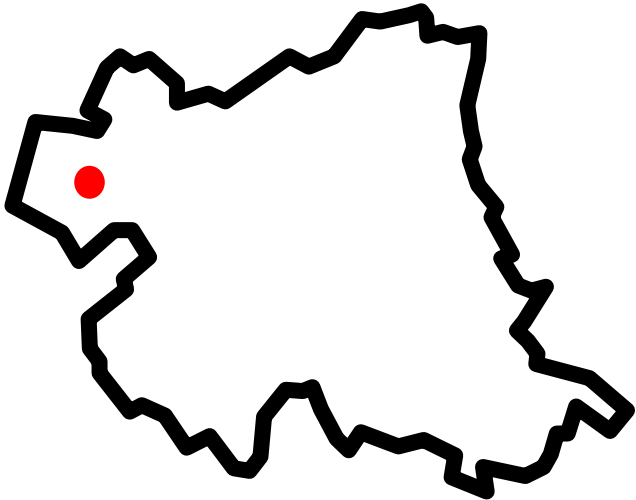
The approach taken in 2006 Core Strategy Preferred Options was “to adopt a flexible approach to future to future development and growth looking towards the longer term beyond 2021 to take account of the possible implications of the Regional Plan review”.

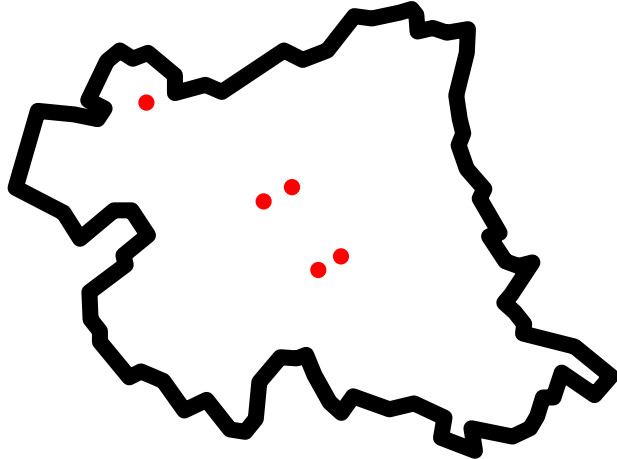
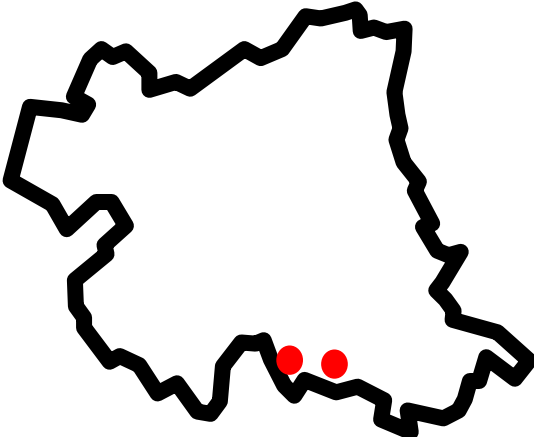
Scale of Growth in 2006 Preferred Options Report			
	South Charnwood	North Charnwood	Total
Housing (Taking into account completions, expected completions, and wind fall allowance)	485	1800	2285
Employment Taking into account sites with permission and those allocated at 2005	37ha	42ha	79ha
Science Park		Up to 50ha	Up to 50ha

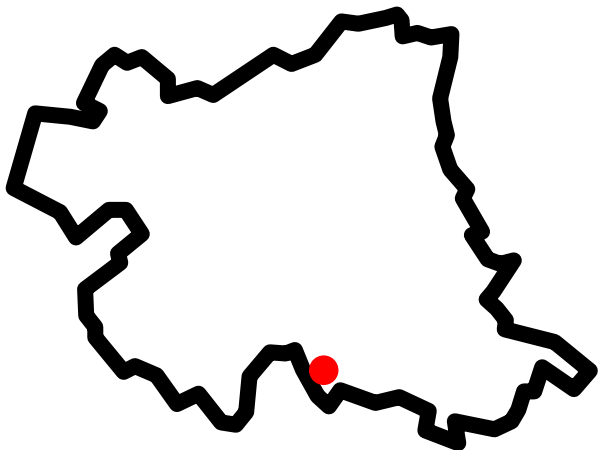
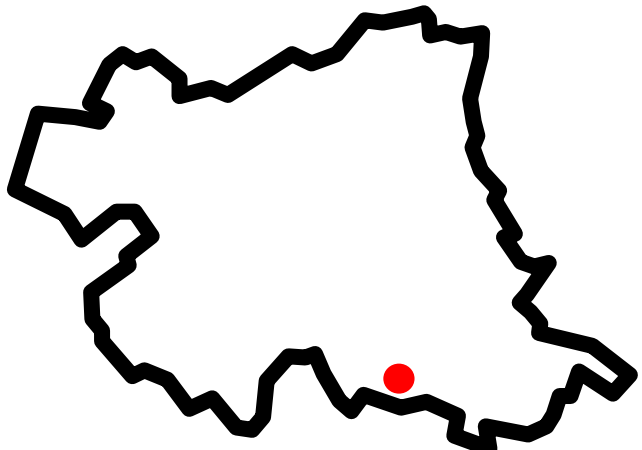
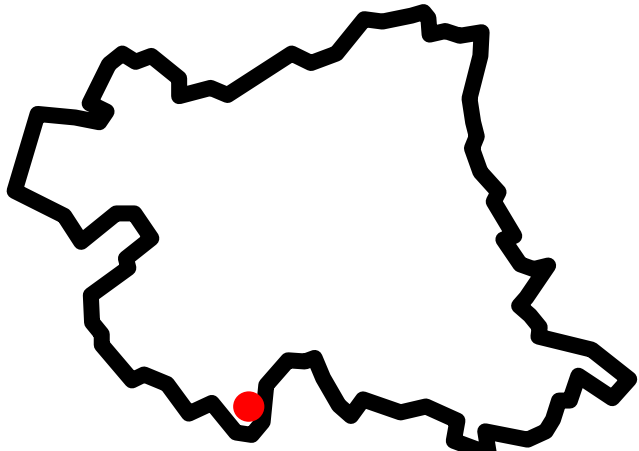
Option	Map Appraised	Further Description of Option (where applicable)	Note of Boundaries	Reason For Rejecting Option	Reasons for Preferred Option
N1 Urban Capacity in Loughborough & Shepshed		Maximise use of urban capacity potential for mixed use developments in Loughborough / Shepshed		Not applicable (part of preferred option see column to right).	<u>Policy 2 Development Strategy for North Charnwood</u>  Taking account of the sustainability appraisal, leaving aside neutral objectives, in North Charnwood, the Preferred Options are:  N1 Urban capacity in Loughborough and Shepshed This option will have least effect upon the environment objectives in terms of safeguarding Greenfield sites and reducing the impacts caused by travel by car. It will increase use of previously developed sites and new

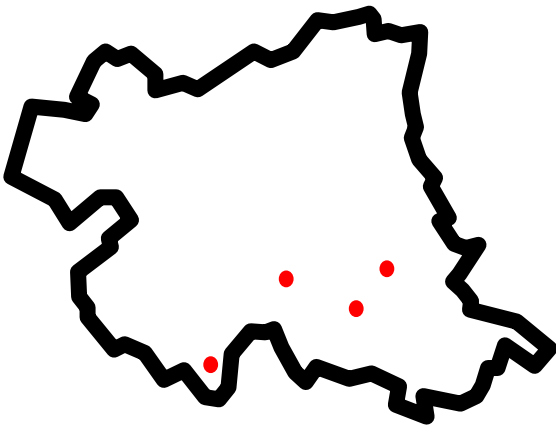
Option	Map Appraised	Further Description of Option (where applicable)	Note of Boundaries	Reason For Rejecting Option	Reasons for Preferred Option
N2 North Loughborough			The 2006 appraisal matrix indicates that N2 extends from Soar Floodplain (east of A6) to Black brook floodplain. The area east of A6 was not appraised in 2008 FCR. The area to the west of A6 and north of Blackbrook were considered as West Loughborough in 2008 FCR.	Not applicable (part of preferred option see column to right).	development can introduce sustainable design and construction techniques to ensure prudent use of natural resources. Loughborough and Shepshed have a range of shops, local services, community facilities, access to the countryside and open spaces, leisure, education and healthcare facilities and are well served by public transport. Loughborough and Shepshed have areas of relative deprivation.  This option will be pursued as part of the preferred option. However, the opportunities for development sites are not sufficient to meet strategic requirements for housing and employment up to 2021. As a result further directions for growth options are required.
N3 East Loughborough		N/A	The 2006 appraisal matrix for N3 does not give a clear indication of boundaries. It is generally described as east of the river valley and east of the village of Cotes.	<u>N3: East Loughborough</u> The key points in terms of rejecting this option relate to: <ul style="list-style-type: none"> <li>• Significant nature conservation interests due to SSSIs.</li> <li>• take Grade 2 best and most versatile agricultural land.</li> <li>• Significant flood risk in Soar valley</li> <li>• Less well served by public transport. This will have negative impacts on air quality and climate change, access to shops, local services, community facilities, leisure, education and healthcare facilities and employment opportunities</li> <li>• A large scale development option would need to 'jump' the floodplain causing unacceptable spread of the urban form of Loughborough into an area of rural character</li> </ul> More employment development east of Loughborough would add to the imbalance of employment / housing in Loughborough	N4 South of Loughborough and N5 West of Loughborough (including Eastern Shepshed) These will be Greenfield sites and so there will be effects on environmental interests. Biodiversity, landscape, soil resources and flood risk interests will have to be safeguarded or measures put in place to reduce such effects. South and West Loughborough are already affected by urban influences in terms of effect on landscape. South and West Loughborough have the best scope for reducing car use and congestion as they are well served by public transport, walking and cycling opportunities. This will reduce effects on air quality and climate change. The historic park and garden at West Loughborough will require investigation and mitigation measures but it gives the opportunity to provide a Country park for Loughborough and Shepshed residents. Further information is required on mineral consultation areas that affect these options. Proximity to Loughborough and Shepshed and the level of public transport, walking and cycling opportunities give access to a range of shops, local services, community facilities, access to the countryside and open

Option	Map Appraised	Further Description of Option (where applicable)	Note of Boundaries	Reason For Rejecting Option	Reasons for Preferred Option
N4 South Loughborough			<p>The 2006 appraisal matrix for N4 does not give a clear indication of boundaries but indicates that the area covered includes land to the south of Loughborough and also areas to the south west. References are made to the area between Woodthorpe and Quorn through to the areas west of Bramcote Road, Grange Park and the foreground to the Outwoods. It is unclear whether it includes all of the land up to Nanpantan Road. The eastern extent is also unclear as to whether it extends up to A6. The southern extent is unclear as to whether it extends up to the village of Quorn.</p> <p>In 2008 FCR parts of this option were considered as South Loughborough (Alternative Option A) and also in South West Loughborough (Alternative Option B).</p>	Not applicable (part of preferred option see column to right).	spaces, leisure, education and healthcare facilities. Employment development in south and west Loughborough will help to redress housing / employment imbalances across the town. Loughborough and Shepshed have areas of relative deprivation.
N5 West Loughborough			<p>The 2006 appraisal matrix for N5 did not give a clear indication of boundaries. The northern boundary would appear to be the floodplain of the Black Brook, where it meets southern boundary of N2 (North Loughborough). The southern boundary is less clear but it extends south of A512. It is not clear whether this option</p>	Not applicable (part of preferred option see column to right).	

Option	Map Appraised	Further Description of Option (where applicable)	Note of Boundaries	Reason For Rejecting Option	Reasons for Preferred Option
			<p>extends down to Nanpantan Road.</p> <p>It would appear that the 2006 appraisal matrices for N5 only including West of Loughborough up to the M1 Motorway and not up to eastern edge of Shepshed. The 2006 appraisal considered the Eastern edge of Shepshed to the M1 as part of N6. See notes below relating to N5</p>		
N6 Adjoining Shepshed			<p>The 2006 Core Strategy Sustainability Appraisal Main report at paragraph 5.4.4 notes:  <i>“This option originally related to all locations adjoining Shepshed. East of Shepshed could form part of a West Loughborough Preferred Option”.</i></p> <p><i>The western and southern extent of the option is unclear from the 2006 Core Strategy Sustainability Appraisal.</i></p> <p>The 2008 FCR only considered <u>west</u> of Shepshed.</p>	<p><b>N6: Adjoining Shepshed</b>  This option originally related to all locations adjoining Shepshed. East of Shepshed is included in the Preferred Option. The key points in terms of rejecting the remainder of this option relate to:</p> <ul style="list-style-type: none"> <li>• Significantly effect Charnwood Forest landscape</li> <li>• Relatively remote from Loughborough and so less likely people will choose to use public transport, walking or cycling. This will have negative effects on air quality and climate change, access to shops, local services, community facilities, leisure, education and healthcare facilities and employment opportunities.</li> </ul>	

Option	Map Appraised	Further Description of Option (where applicable)	Note of Boundaries	Reason For Rejecting Option	Reasons for Preferred Option
N7 Service Centres		Within and adjoining the Service Centres of Barrow upon Soar, Hathern, Mountsorrel, Quorn and Sileby	The 2006 Core Strategy Sustainability Appraisal did not give specific boundaries for Service Centres.	<p><u>N7: Service Centres</u> The key points in terms of rejecting this option relate to:</p> <ul style="list-style-type: none"> <li>• More remote from Loughborough and so less likely people will choose to use public transport and so negative effects on air quality and climate change, access to shops, local services, community facilities, leisure, education and healthcare facilities and employment opportunities.</li> <li>• Issues of settlement identity and separation between services centres</li> </ul> <p>However, a limited amount of development will be provided for in Service Centres to meet identified local needs, particularly for affordable housing and to support local services and facilities. This will also be the case for other communities with a minimum level of services to recognise the needs of more rural settlements.</p>	
Option S1- Maximise use of urban capacity potential within the Leicester Principal Urban Area, including Birstall and Thurmaston.		Maximise use of urban capacity potential within the Leicester Principal Urban Area, including Birstall and Thurmaston.		Not applicable (part of preferred option see column to right).	<p><b>Policy 3: Development Strategy for South Charnwood</b>  <u>S1: Maximise Use of Urban Capacity potential for Mixed Use Development within the Leicester Principal Urban Area including Birstall and Thurmaston</u>  The key points in terms of accepting this option relate to:</p> <ul style="list-style-type: none"> <li>• least effect upon the environment objectives as saves Greenfield sites and reduces impacts caused by car travel</li> <li>• increases use of brownfield sites</li> </ul>

Option	Map Appraised	Further Description of Option (where applicable)	Note of Boundaries	Reason For Rejecting Option	Reasons for Preferred Option
Option S2 - Adjoining Birstall			<p>The 2006 appraisal matrix for S2 did not give a clear indication of boundaries. The 2006 appraisal matrix did refer to development north of the A46, and also south of A46, east of A46.</p> <p>The 2008 FCR considered an area of land north A46 but not south</p>		<ul style="list-style-type: none"> <li>• new development can use sustainable design and construction techniques to ensure the careful use of natural resources.</li> <li>• Birstall and Thurmaston are close to Leicester and have a range of local shops, local services, community facilities, access to the countryside and open spaces, leisure, education and healthcare facilities and are well served by public transport.</li> <li>• Thurmaston has areas of relative deprivation.</li> </ul> <p>This option will be pursued as part of the preferred option. As the number sites will not be enough to reach strategic requirements for housing and employment up to 2021, further directions for growth options are needed.</p>
Option S3 - Adjoining Thurmaston/Leicester			<p>The 2006 appraisal matrix for S3 did not give a clear indication of boundaries. It covers the area covered by Green Wedge between Thurmaston and Syston and the area east of the Midland Mainline corridor and Thurmaston extending down to the Melton Brook. The northern and eastern boundaries are unclear.</p>		<p><u>S2: Adjoining Birstall and S3 Adjoining Thurmaston/Leicester</u></p> <p>The key points in terms of accepting this option relate to:</p> <ul style="list-style-type: none"> <li>• no site designations in terms of nature conservation</li> <li>• landscapes are open and rural. The land adjoining Birstall is elevated but adjoining Thurmaston there is the possibility of containing the effects within the landform.</li> <li>• Best and most versatile agricultural land and flood risk interests will have to be safeguarded or measures put in place to reduce harmful effects</li> <li>• scope to reduce car use and congestion as these locations are well served by public transport walking and cycling. This will reduce effects on air quality and climate change.</li> <li>• Archaeological interests north of Birstall and at Hamilton will require investigation and measures put in place to reduce harmful effects</li> <li>• Further information is needed on mineral consultation areas</li> </ul>
Option S4 - Adjoining Glenfield/Leicester			<p>The northern extent of this option is unclear from the description in 2006 appraisal. It appears that the option may be both sides of the A46 dual carriageway, but this is not clear.</p>	<p><u>S4: Adjoining Glenfield/Leicester</u></p> <p>The key points in terms of rejecting this option relate to:</p> <ul style="list-style-type: none"> <li>• Elevated landscape</li> <li>• Loss of Green Wedge. Act as a stopper to prevent the proper functioning of Green Wedge from Leicester</li> <li>• Size of the site is limited</li> <li>• Development would reduce the distance between Glenfield and Leicester towards Anstey</li> </ul> <p>Flood risk issues relating to the Rothley Brook</p>	

Option	Map Appraised	Further Description of Option (where applicable)	Note of Boundaries	Reason For Rejecting Option	Reasons for Preferred Option
Option S5 - Within and adjoining the Service Centres of Anstey, East Goscote, Rothley and Syston			The 2006 Core Strategy Sustainability Appraisal did not give specific boundaries for Service Centres.	<p><u>Option S5: Service Centres</u> The key points in terms of rejecting this option relate to:</p> <ul style="list-style-type: none"> <li>• More remote from Leicester and Loughborough and so less likely people will choose to use public transport, cycling and walking. This will have negative impacts on air quality and climate change, access to shops, local services, community facilities, leisure, education and healthcare facilities and employment opportunities.</li> <li>• Issues of settlement identity and separation between services centres.</li> </ul> <p>However, a limited amount of development will be provided for in Service Centres to meet identified local needs, particularly for affordable housing and to support local services and facilities. This will also be the case for other communities with a minimum level of services to recognise the needs of more rural settlements.</p>	<ul style="list-style-type: none"> <li>• Close to Leicester, Birstall, Thurmaston and other nearby centres. The level of public transport, walking and cycling facilities give access to a range of shops, local services, community facilities, access to the countryside and open spaces, leisure, education and healthcare facilities.</li> <li>• In terms of economic development, there are opportunities to link with existing employment areas in Leicester</li> <li>• adjoining Thurmaston/ Leicester is less accessible by motor vehicle and this is likely to deter economic investment</li> <li>• Adjoining Birstall has good access the A46 and M1</li> </ul> <p>a park and ride facility is planned at Birstall</p>

## **Appendix 9**

### Alternative directions for growth considered in the 2008 Further Consultation Report


Charnwood 2026 Planning for Our Next Generation Further Consultation October 2008

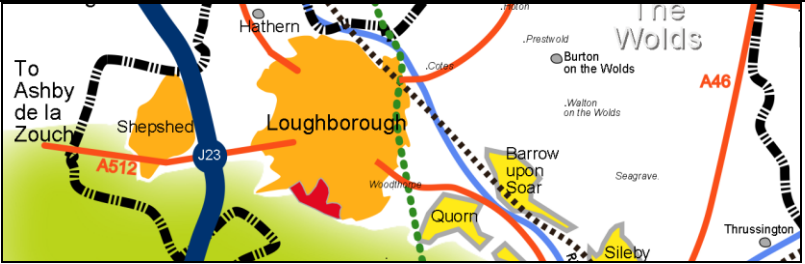
Regional Plan Requirements


In 2006 the draft Regional Plan was published for consultation ahead of an Examination in Public held in 2007. The draft Regional Plan required Charnwood to make provision for a minimum of 19,300 homes between 2001 and 2026.

Draft Regional Plan Three Cities SRS Policy 4 set out a requirement for 760 dwellings a year for Charnwood, of which 195 dwellings a year should be a sustainable urban extension to the Leicester Principal Urban Area and development in the remainder of the district will be focused primarily on Loughborough including 195 dwellings a year as a sustainable urban extension. This is two sustainable urban extensions of 4,875 dwellings in total.


Draft Regional Plan Proposed Minimum Requirement (2001-2026)	19,300
Draft Completions (April 2001–March 2008)*	5,194
Draft Commitments (planning permissions not completed)*	4,122
Draft Residual Requirement (2008-2026)*	9,984

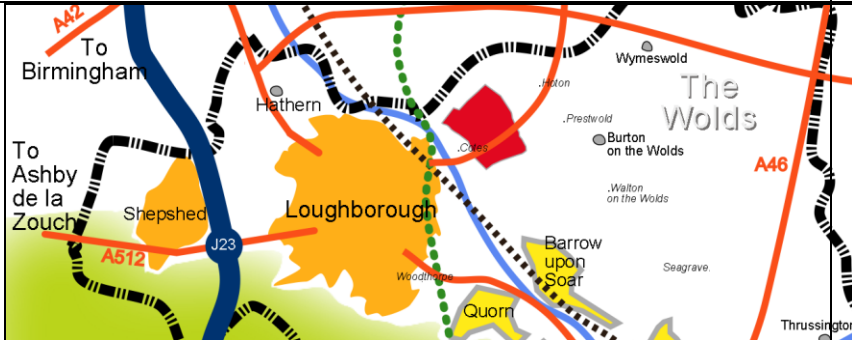
Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
Alternative Option A: South of Loughborough	Part of this option was covered by option N4 South Loughborough, considered in 2006. N4 included a larger area than considered in 2008.		<ul style="list-style-type: none"><li>• 2,100 dwellings</li><li>• Employment provision</li><li>• Green Infrastructure</li><li>• Community Facilities including Schools</li></ul>	This is not the Council's preferred option. Although it performs reasonable well in relation to social factors such as proximity to the town centre and deprived communities, it would have significant environmental impacts on biodiversity and the settlement identity of Woodthorpe and Quorn. In economic terms it is not well related to employment within the town. Employment in Loughborough is focused in the north east and around the university and this location is not well related to these areas. There is also a constraint of the scale of development that could be accommodated in this location due to the proximity of Quorn and Charnwood Forest. One of the underlying principles of the preferred approach is to make provision for carefully planned sustainable urban extensions that provide a mix of homes, jobs and community facilities. An urban extension of this smaller scale is unlikely to be able to support the range of services and facilities that are required to deliver a sustainable urban extension.	n/a

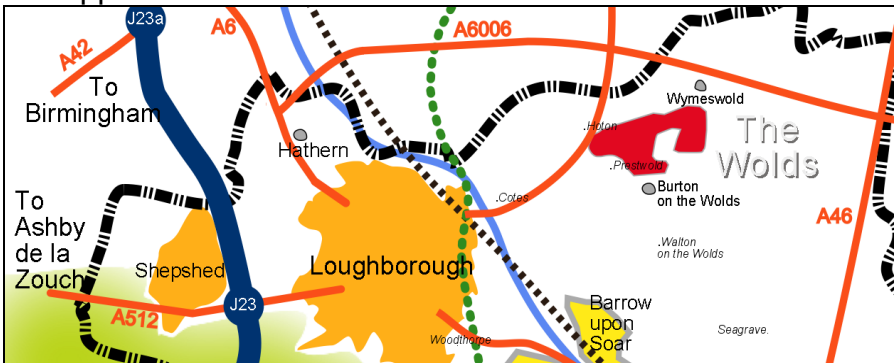
Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
Alternative Option B: South West of Loughborough	Parts of this option would have fallen into option N4 South of Loughborough. Although the northern extent of N4 was not clear.		<ul style="list-style-type: none"> <li>• 1,240 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> </ul>	<p>This option would, however, be one of the worst options for its significant landscape impact, it falls within the Charnwood Forest designation which has been recognised at a regional level to be of high landscape importance. It would have the second most damaging impact on biodiversity after the east of Loughborough option. It would be highly damaging for protected and Biodiversity Action Plan species, disrupting links between the forest and urban fringe. Whilst this option is close to some of the most deprived communities it is not as close as some other options. Whilst this option includes some grade 11 agricultural land, although it would be less damaging than the east of Loughborough option.</p> <p>This is not the Council's preferred option due to the significant impact this location would have on Charnwood Forest and biodiversity. The Charnwood Forest is a regionally significant asset which includes a number of statutory and non-statutory sites that support important species. There is also a constraint of the scale of development that could be accommodated in this location due to the proximity of Charnwood Forest. One of the underlying principals of the preferred approach is to make provision for carefully planned sustainable urban extensions that provide a mix of homes,</p>	n/a


Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
				jobs and community facilities. An urban extension of this smaller scale is unlikely to be able to support the range of services and facilities that are required to deliver a sustainable urban extension	
Alternative Location C: West Loughborough	Includes part of N2 (North Loughborough) and N5 (West Loughborough)		<ul style="list-style-type: none"> <li>• About 3,500 new homes</li> <li>• 20 hectares of employment</li> <li>• Affordable housing</li> <li>• 2 new Primary Schools</li> <li>• Public Access to Garendon Historic Park and Gardens</li> <li>• Zero Carbon Development</li> <li>• A new centre with shops and facilities</li> <li>• Possible flood reduction scheme</li> <li>• Sites for Gypsies, Travellers and Showpeople</li> <li>• Package of transport measures</li> </ul>	Not applicable (part of preferred option see column to right).	<p>Alternative Option C</p> <p>This option is one of the best performing options across the range of social, economic and environmental sustainability criteria. It would be the least damaging option around Loughborough for biodiversity. The only north Charnwood option which performs better is west of Shepshed. This option would have less landscape impact than most of the options as it is already subject to the urban influences of the motorway and the towns of Shepshed and Loughborough. This option is closely related to the deprived households within the west Loughborough priority neighbourhood. This option therefore has the potential to provide jobs, affordable housing and services where they can benefit one of the most deprived communities.</p> <p>This option and those south and south west offer the best opportunities to reduce the need to travel by car and maximise the current transport infrastructure. Both Loughborough and Shepshed town centres are accessible by public transport providing access to high order services. It also very</p>


Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
					<p>well related to the employment associated with the University and Science Park and reasonably well related to the employment area north east of Loughborough and employment in Shepshed. It is an attractive location for inward investors and there are no significant flooding issues.</p> <p>This option would, however, have an impact on settlement identity of Shepshed and Hathern, the degree of which could not be differentiated from the east of Loughborough options and the south of Loughborough option. Whilst this is one of the least damaging options for biodiversity, it could, however disrupt the strong biodiversity network in this area, which is important for protected and Biodiversity Action Plan species. This option includes some grade 11 agricultural land, however it would be less damaging to soil resources than the east of Loughborough. English Heritage has raised concerns about the impact of this option on Garendon Historic Park and Garden, which, along with the options at east Loughborough and at Wymeswold Airfield would have the worst impact on historic interests.</p> <p>This is the Council's preferred option for a Sustainable Urban Extension to the Sub-Regional Centre of Loughborough and Shepshed. The urban edge of Loughborough is very sensitive with the river corridor of the River Soar to the east, Charnwood Forest to the south and south west and a number of villages located close to the urban area. This option provides an opportunity for development to be well related to</p>

Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
					the services and facilities available in both Loughborough and Shepshed without compromising the Borough's regionally important environmental assets. It also provides an opportunity to secure public access to Garendon Historic Park and Gardens for the whole community and help with the restoration of the park and monuments.
Alternative Option D: West of Shepshed	N6 Adjoining Shepshed This option originally related to all locations adjoining Shepshed The 2008 FCR only considered west of Shepshed		<ul style="list-style-type: none"> <li>• 4,875 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> </ul>	<p>Development in this location would, however, have significant landscape impacts due to the ridge lines and proximity to Charnwood Forest, which has been recognised at the regional level to be of high landscape importance. It is also more remote from higher order services in Loughborough than other options, which makes it less effective at minimising the need to travel by car. Whilst this option may help regenerate Shepshed, it is too remote from the most deprived households in Loughborough to help deal with the issues identified in priority neighbourhoods. There is good access to the countryside from this location, however it is on the margins of the Charnwood Forest and there is poor access to the Loughborough leisure centre compared to options adjoining Loughborough. This option includes some grade 11 agricultural land, however it would be less damaging to soil resources than east Loughborough.</p> <p>This is not the Council's preferred option as it does not perform as well across the range of social, economic and environmental sustainability criteria as the preferred option. In particular due to the distance between this location and the higher order services and facilities in Loughborough. It would also have a significant landscape impact because of the ridgelines and undulating landform</p>	n/a


Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
				which slopes down to the Black Brook.	
Alternative Option E: East Loughborough	N3 East Loughborough		<ul style="list-style-type: none"> <li>• 4,875 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> <li>• </li> </ul>	<p>This location is not the Council's preferred option as it does not perform as well, across the range of social, economic and environmental sustainability criteria, as the preferred option. This option does not perform well against a number of the environmental aspects, due to the impact of development on the regionally important River Soar Valley and nationally important ecological sites and landscape impact. Although this location is reasonably close to the town centre, railway station and the east Loughborough priority neighbourhood, the separation from the town by a wide river valley limits scope for physical links and integration with the existing communities or to tackle social exclusion issues. There are also major concerns about the deliverability of this option, which will require significant road improvements that will need to cross the floodplain.</p>	n/a

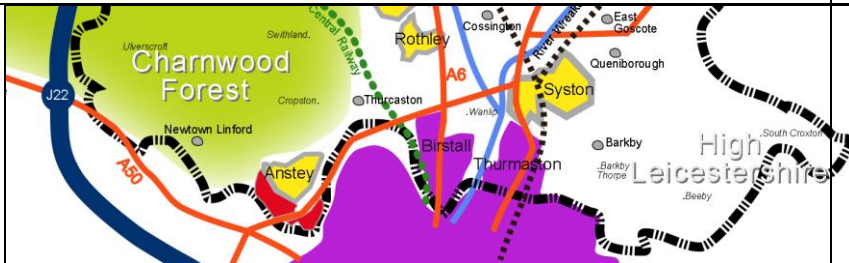
Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
<p>Alternative Option F: East of Loughborough at Wymeswold and Around</p> <p><b>Not appraised in 2006</b></p>	<p>Not appraised in 2006.</p>		<ul style="list-style-type: none"> <li>• 4,875 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> </ul>	<p>Significant development east of the River Soar would, however, be the most damaging for biodiversity of all the options. English Nature and the Wildlife Trust have raised major concerns about the impact that related road infrastructure or improvements, to connect development with Loughborough, would have on the River Soar and biodiversity. The Environment Agency has also raised significant concerns about flooding in relation to access. This area is rural in character and this option would have a major impact on the character and setting of Hoton, Wymeswold, Prestwold and Burton on the Wolds. This option and the east and south west of Loughborough options would have the most significant landscape impact of the north Charnwood locations. English Heritage has raised concerns about the impact of this option on Prestwold Hall and its registered historic park and garden. This option would, along with the options at east and west of Loughborough, have the worst impact on historical interests.</p> <p>This option has the least potential to reduce the need to travel by car. Its distance from the town and lack of existing transport infrastructure mean it is the option most likely to lead to a reliance on the car. The distance from higher order services and employment opportunities available in Loughborough and other urban areas makes walking impractical and cycling much less attractive. This is irrespective of the level of self containment as a development of this size could not offer the full range of services and facilities that are available in Loughborough itself. Due to the distance from the town, there is also very limited scope for physical links and integration with the existing communities or to tackle social exclusion</p>	<p>n/a</p>

Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
				<p>issues. New residents would also be some distance from the town's services and this would mean there is a greater need to travel and it would be very difficult to develop high quality public transport links. This option would also have poor access to leisure facilities.</p> <p>This is not the Council's preferred option as it does not perform well across the range of social, economic and environmental sustainability criteria and a freestanding new settlement would be contrary to the urban concentration strategy set out in regional policy and underpinning this strategy. This option would have significant impact on the regionally important River Soar Valley and nationally important ecological sites. It is a significant distance from the centre of Loughborough and higher order services and employment and there is also limited scope for physical links and integration with the existing communities or to tackle social exclusion issues. There are also major concerns about the deliverability of this option, which will require significant road improvements which will need to cross the floodplain.</p>	
Alternative Location A: East of Thurmaston/North of Hamilton	Not appraised precisely on the same basis, but Option S3 - Adjoining Thurmaston/Leicester is the closest.		<ul style="list-style-type: none"> <li>• 4,875 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> <li>•</li> </ul>	Not applicable (part of preferred option see column to right).	The three options east of Thurmaston are the best performing of all of the options for south Charnwood, across the range of sustainability criteria. All three options are close to the South Charnwood priority neighbourhood which includes some of the most

Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
Alternative Option B: East of Thurmaston/South of Syston	Not appraised precisely on the same basis, but Option S3 - Adjoining Thurmaston/Leicester is the closest.		<ul style="list-style-type: none"> <li>• 4,875 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> <li>•</li> </ul>	<p>This option is differentiated from other options around Thurmaston because it has the least impact on the landscape as it is located within the bowl of the landscape east of Thurmaston and includes the flatter land south of Syston. This option would also have a less impact on the deserted mediaeval village of Hamilton than the other east of Thurmaston options.</p> <p>This option would however have a greater impact on settlement identity, removing the Green Wedge between Thurmaston and Syston. It would further connect Syston to Thurmaston, a settlement which is not currently part of the Principal Urban Area of Leicester. This option would further increase the northern extent of the Principal Urban Area and be relatively further away from the higher order services and facilities in Leicester than some other options. This option would be less well related to the city and therefore has less potential to minimise the need to travel by car due to the distance from higher order services available in the city and distance from current city bus routes.</p> <p>This location was not the Council's preferred option as it is not as well related to the city and its employment, facilities and services as the preferred location. It would also have a significant impact on the settlement identity of Syston.</p>	<p>deprived households in Leicestershire. The options around Thurmaston therefore offer the greatest potential to bring about the regeneration of Thurmaston and for new infrastructure, employment, facilities and affordable housing to benefit deprived households. These options are also the least critical in relation to their impact on species, have the least impact on settlement identity impact and perform well in terms of their access to higher order services, access to the countryside and attractiveness to investors. All the Thurmaston options could affect the capacity of the Thurmaston Dyke which runs under the railway causing a potential drainage problem which would need to be overcome.</p> <p>This option is differentiated from other options around Thurmaston because it has less impact on settlement identity as it would maintain a Green Wedge between Thurmaston and Syston and like all the Thurmaston options can be accommodated within the landscape without compromising the settlement identity of Barkby and Barkby Thorpe. This option would also be better related to the city and its services and facilities. It would therefore have the most potential to minimise the need to</p>

Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
Alternative Option C: East of Thurmaston/South of Syston/North of Hamilton	Not appraised precisely on the same basis, but Option S3 - Adjoining Thurmaston/Leicester is the closest.		<ul style="list-style-type: none"> <li>• 4,875 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> </ul>	<p>This option is differentiated from other options around Thurmaston because it would be better related to the city and its services and facilities than the option east of Thurmaston/south of Syston. It would therefore have better potential to minimise the need to travel by car, along with the preferred location, as it could utilise current city bus routes into the city, which could be extended.</p> <p>As development would be spread along the edges of Hamilton, Thurmaston and Syston in this option, it would have a significant landscape impact. This impact would be greater than the option east of Thurmaston/south of Syston which is located within the bowl of the landscape east of Thurmaston and includes the flatter land south of Syston. This option would also have a significant impact on the settlement identity of Syston removing the Green Wedge and further connecting the two communities. This would increase the northern extent of the Principal Urban Area. It would create a very spread out development which would make it difficult to create community hubs, with schools, health facilities and shops, that are accessible to existing and new residents in the area. This option would also have an impact on the historic environment, due to its proximity to the deserted mediaeval village of Hamilton.</p> <p>This location was not the Council's preferred option as parts of the location are not as well related to the city and its employment, facilities and services as the preferred location. There is also concern that the development would be more spread out making it more difficult to create accessible community hubs. It would also have a significant impact on the settlement identity of Syston.</p>	<p>travel by car, along with the option which spread development from south of Syston to north Hamilton, as it could utilise current city bus routes into the city, which could be extended.</p> <p>Whilst this location includes land within the bowl of the landscape east of Thurmaston it also extends south to the ridge at Hamilton which would have a localised impact on the landscape effecting Barkby and Barkby Thorpe. This means it would have more landscape impact than the east of Thurmaston/south of Syston option, which also sits within the bowl of the landscape and includes the flatter land south of Syston, but less impact than the other Charnwood options. This option would also have a greater impact on the historic environment, due to its proximity to the deserted mediaeval village of Hamilton.</p> <p>Following appraisal of all the options for South Charnwood and consideration of the deliverability of this option, it is the Council's view that this is the most sustainable option for a Sustainable Urban Extension to the Principal Urban Area of Leicester. The area of search identified as the preferred option in Chapter 5 does not include the land east of Hamilton, which was appraised as part of this option (the southern most element of the broad location considered). The Council concluded that development in this location would be more related to Hamilton, relying on existing facilities and services including the primary and secondary schools, shops and</p>

Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
Alternative Option D: North of Birstall	Not appraised precisely on the same basis, but Option S2 - Adjoining Birstall is the closest		<ul style="list-style-type: none"> <li>• 4,000 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> </ul>	<p>This option is, however, in an elevated position and would have the most significant impact on the landscape of all the options. It would also have a significant impact on the settlement identity of Rothley and the most impact of all the options on protected and Biodiversity Action Plan species. This option, along with the one north of Glenfield, are further away from the most deprived communities, than the east of Thurmaston options, and would not offer the same scope to tackle social exclusion. The provision of new employment, schools and services would not benefit the most deprived communities. This option is also detached from Birstall and Leicester by the A46 and is some distance from the city centre, which means that despite having good public transport links, the access to higher order goods is not as good as it is for other options. It would also have an impact on a significant area of grade 11 agricultural land and therefore the most impact on soil resources of all the options.</p> <p>This is not the Council's preferred option as it does not perform as well against the range of sustainability criteria as the locations east of Thurmaston. There is also a constraint of the scale of development that could be accommodated in this location due to the proximity of other settlements. One of the underlying principals of the preferred approach is to make provision for carefully planned sustainable urban extensions that provide a mix of homes, jobs and community facilities. It is unlikely that a smaller urban extension than proposed would be able to support and deliver the same range of services and facilities as the preferred option for South Charnwood.</p>	<p>other community facilities. It is therefore unlikely to form an integral part of a Sustainable Urban Extension, which would have a mix of uses and its own communal focus for services and facilities. It is therefore more appropriate to assess this land against other potential smaller scale urban extensions to Leicester, in the Site Allocation Development Plan Document.</p>

Option	Relationship to 2006 Options	Map Appraised	Further Information on option	Reason For Rejecting Option	Reasons for Preferred Option
Alternative Option E: North of Glenfield/South of Anstey	Not appraised precisely on the same basis, but Option S4 - Adjoining Glenfield/Leicester is the closest		<ul style="list-style-type: none"> <li>• 2,462 dwellings</li> <li>• Employment provision</li> <li>• Green Infrastructure</li> <li>• Community Facilities including Schools</li> </ul>	<p>This option, like the option north of Birstall, is further away from the most deprived communities than the east of Thurmaston options and would not offer the same scope to tackle social exclusion. The provision of new employment, schools and services would not benefit the most deprived communities. It also has the least potential to reduce the need to travel by car due to the easy access to the M1, A46 and A6. This option is also located in the sensitive landscape separating Anstey from Leicester. Whilst the north of Birstall option has the most impact on biodiversity, this option could also disrupt biodiversity networks and isolate protected and Biodiversity Action Plan species and therefore would have more impact on biodiversity than the east of Thurmaston options.</p> <p>This is not the Council's preferred option as it does not perform as well against the range of sustainability criteria as the locations east of Thurmaston. There is also a constraint on the scale of development that could be accommodated in this location due to the proximity of Anstey and Charnwood Forest. One of the underlying principles of the preferred approach is to make provision for carefully planned sustainable urban extensions that provide a mix of homes, jobs and community facilities. An urban extension of this smaller scale would not be able to support the range of services and facilities that are required to deliver a sustainable urban extension.</p>	

## **Appendix 10**

Evolution of Core Strategy policy options from 2006,  
2008 and 2012

## Charnwood Core Strategy Audit Trail for Policy Options

The table below has been prepared by Charnwood Borough Council officers, and shows the different policy options that have been appraised at different stages in the development of the Core Strategy from 2006 through to 2013. It excludes the Sustainable Urban Extensions which are set out separately (in Appendices 8 and 9). The different stages between 2006 and 2013 include:

- 2006: Charnwood 2021: Planning for Our Next Generation Core Strategy Preferred Options (February 2006) – Options and Conclusions are set out Sustainability Appraisal Report
- 2008: Charnwood Core Strategy Development Plan Document Further Consultation Report (October 2008) – Sustainability Appraisal and conclusions set out in Core Strategy Further Consultation Report
- 2008-2012 Stakeholder Consultation – A series of workshops were held to discuss policy options for different topic areas some of which involved consultation on SA. Details of these workshops and supporting sustainability Appraisals can be found on the Council's website:  
[www.chnwood.gov.uk/pages/stakeholder\\_workshops\\_2008\\_2012](http://www.chnwood.gov.uk/pages/stakeholder_workshops_2008_2012)
- 2012 – Supplementary Consultation + Watermead Consultation
- 2013 – Draft Core Strategy

Charnwood 2021: Planning for Our Next Generation Core Strategy Preferred Options (February 2006)	Charnwood Core Strategy Development Plan Document Further Consultation Report (October 2008)	Stakeholder Consultation on SA 2008-2012	Supplementary Consultation 2012	Pre-Submission Draft Core Strategy (March 2013)  Explanation of how 2013 Policy relates to earlier options considered.
<b>Settlement Strategy</b>				
<b>Draft Core Policy 1: Settlement Strategy (Pages 23 to 27 2006 Core Strategy Preferred Options Report)</b>  Option Descriptions taken from page 2 of the Core strategy (Preferred Options) Sustainability Appraisal Report 2006)  Option 1 (= Draft Core Policy 1) 'business as usual' policy by carrying forward the existing policies for defining the settlement hierarchy and its use in directing the amount and type	<b>Settlement Hierarchy and Location of New Development (pages 26-33 of 2008 Core Strategy)</b> (Option descriptions taken from pages 98 -105 2008 SA Report). <u>Service Centres</u> Option 1 is a restrictive approach to development within Service Centres which allows for housing development within the limits to development provided adequate services, facilities and infrastructure are available or can be made available as a result of development. Option 2 has the same approach to housing development as in option 1. In addition to this, option 2 makes provision for new employment land	<b>No stakeholder consultation involving SA 2008-2012</b>	<u>Charnwood Non-PUA Options Scale of Growth in Service Centres</u> Charnwood Non-PUA Options A-E: 200 houses and 7ha of employment land in Service Centres. Non- PUA Option F: 500 houses and 7ha of employment in Service Centres Non- PUA Option G 1,000 houses and 7ha of employment in Service Centres <u>Service Centre Options</u> Option 1: Outline the total amount of housing development to be delivered within and adjoining the seven Service	<u>Main Urban Areas</u> Following urban concentration strategy of East Midlands Regional Plan as per option 1 (Business as usual) in 2006 PO. Not reconsidered again. Implicit in 2008 and 2012 consultation. <u>Service Centres</u> In 2008 FCR preferred option was option 3, although the level of detail in the SA option was not reflected in the policy text. Since 2008 there has been significant ad hoc development in Service Centres due to a lack of a 5 year land supply. This informed the options in the 2012 Supplementary Consultation. The Pre-submission Draft Core Strategy is based upon Options 1 and

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<p>of new development that will be supported at each level of the hierarchy.</p> <p>Option 2 New Settlements.</p> <p>Option 3 Spreading new development for new homes and jobs across a number of settlements.</p>	<p>(either brownfield or greenfield) of around 2ha to boost local job opportunities and improve the self-containment of a community.</p> <p>Option 3 allows for housing development within the limits to development as set out in options 1 and 2. Option 3 also allows for the provision of new employment land as detailed in option 2. In addition to this, option 3 allows for large scale allocation(s) of 150 -500 dwellings on greenfield or brownfield land within or adjoining those Service Centres where this could help address specific local issues and provided adequate services, facilities and infrastructure are available or can be made available as a result of development.</p> <p><u>Future Growth below Service Centres (These options are taken from pages 82 to 96 of the 2008 SA Report)</u></p> <p>Option 1 is a restrictive approach to development in settlements which are below Service Centres in the settlement hierarchy. No market housing would be allowed in any settlements below Service Centres. Affordable housing, community or employment development would only be allowed where it meets a proven local need.</p> <p>Option 2 In addition to development which meets a proven local need, option 2 allows for limited market housing development of up to 2 dwellings in all settlements below Service Centre in the settlement hierarchy.</p> <p>Option 3 allows for development which meets a proven local need and for market housing of up to 2 dwellings in</p>		<p>Centres, but not specify how much should be delivered in each Service Centre.</p> <p>Option 2: Outline the total amount of housing development to be delivered within and adjoining the seven Service Centres and set out a relative assessment of each Service Centre for their potential to accommodate further growth based upon the Charnwood Service Centre Capacity Assessment 2011. This would guide the identification of sites in the Site Allocations Development Plan Document, and also to inform decisions on planning applications</p> <p>Option 3: Specify the amount of housing development to be delivered in each of the seven Service Centres (to meet the overall amount), based on their capacity from the Charnwood Service Centre Capacity Assessment 2011 and planning permissions. Identification of sites to meet these requirements would be set out in the Site Allocations DPD.</p>	<p>Option D from 2012 Supplementary Consultation which set out the amount and location housing and employment in the Service Centres. This continues to reflect the preferred option from 2008.</p> <p><u>Other Settlements/ Small Villages and Hamlets</u></p> <p>In 2008 FCR option 1 was preferred option which was the most restrictive approach.</p> <p>In March 2012 the National Planning Policy Framework was published which included a presumption in favour of sustainable development and support for development in rural areas in certain circumstances.</p> <p>Pre-submission Draft Core Strategy 2013 is based upon the change in national planning policy and consultation responses from 2008 which raised concerns about restricting all market development in settlements below Service Centres. The Pre-submission Draft Core Strategy 2013 now relates to option 3 from 2008.</p>

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	<p>all settlements below Service Centres. In addition, Option 3 allows for larger scale market housing of up to 9 dwellings within existing limits to development, but this only applies to those settlements below Service Centres which have 4 or more key services and facilities.</p> <p><u>Future Growth Of Service Centres</u></p> <p>Option 1 is a restrictive approach to development within Service Centres which allows for housing development within the limits to development provided adequate services, facilities and infrastructure are available or can be made available as a result of development.</p> <p>Option 2 has the same approach to housing development as in option 1. In addition to this, option 2 makes provision for new employment land (either brownfield or greenfield) of around 2ha to boost local job opportunities and improve the self-containment of a community.</p> <p>Option 3 allows for housing development within the limits to development as set out in options 1 and 2. Option 3 also allows for the provision of new employment land as detailed in option 2. In addition to this, option 3 allows for large scale allocation(s) of 150 -500 dwellings on greenfield or brownfield land within or adjoining those Service Centres where this could help address specific local issues and provided adequate services, facilities and infrastructure are available or can be made available as a result of development.</p>			

Charnwood 2021: Planning for Our Next Generation Core Strategy Preferred Options (February 2006)	Charnwood Core Strategy Development Plan Document Further Consultation Report (October 2008)	Stakeholder Consultation on SA 2008-2012	Supplementary Consultation 2012	Pre-Submission Draft Core Strategy (March 2013)  Explanation of how 2013 Policy relates to earlier options considered.
<b>Development Strategies for North and South Charnwood</b>				
<b>Draft Core Policy 2: Development Strategy for North Charnwood, and Draft Core Policy 3: Development Strategy for South Charnwood</b>  There were a number of spatial options considered for the directions for growth in Charnwood, and these are described in a separate table (see Appendix 5 of this SA Report).	<b>Directions for Growth (pages 34-38 of 2008 Core Strategy)</b>  At the Preferred Options stage there were a number of spatial options considered for the directions for growth in Charnwood, and these are described in a separate table (see Appendix 9 of this SA Report).			
<b>Housing and Employment Land Supply and Phasing</b>				
<b>Draft Core Policy 4 Housing and Employment Land Supply and Phasing</b>  <b>Pages 44-45 2006 Core Strategy Preferred Options Report)</b>  Option 1 Business As Usual (Plan, monitor manage without phasing as described in paragraphs 4.70 and 4.71 of 2006 Core Strategy Preferred Option Report).  Option 2 Phasing Policy (Plan, monitor manage with phasing)	<b>Employment Provision (pages 39-42 of 2008 Core Strategy) Options below are taken from 2008 SA Report pages 173 -182)</b>  Option 1 Under this option no further land would be allocated for employment. Since there is an oversupply of offices in the Borough and industrial and warehousing supply appears to be in balance with forecast demand, it could be argued there is no need for further employment land.  Option 2 Under this option employment land would be allocated and distributed as recommended by the Leicester and Leicestershire Housing Market Area Employment Land Study.  Option 3 Under this option land would be allocated and as recommended by the Leicester and Leicestershire Housing Market Area Employment Land Study and it would be distributed within existing settlements concentrating it in urban areas.  Option 4 Under this option land would	<b>No stakeholder consultation involving SA 2008-2012</b>	<b>Employment distribution formed part of the Sustainability Appraisal of alternative options for development strategy of the 2012 Supplementary Consultation.</b>  1. Identify an additional direction for growth North of Birstall - 4,500 houses & <b>15ha</b> employment at SUE North East of Leicester - up to 2,000 & <b>15ha</b> North of Birstall - Remainder in PUA (350-500) 2. Identify an additional directions for growth North of Birstall and North of Glenfield - 4,500 houses & <b>15ha</b> employment at SUE North East of Leicester - up to 1,500 & <b>15ha</b> North of Birstall	<u>Employment Land Provision</u>  Specific options around the amount and location of employment land were not considered in the 2006 Preferred options SA Report.  In 2008 FCR the preferred options was to <i>"new employment land is allocated to support the sustainable urban extensions. In line with advice in the Leicester and Leicestershire Housing Market Area Employment Land Study, this land will be allocated specifically for high value offices, industrial uses and small scale warehousing and will provide for the first zero carbon employment development in the Housing Market Area".</i>  The 2008 Preferred Option was option 2 from 2008 SA Report.  Since 2008 the Leicester and Leicestershire Employment Land study has been updated, and an early draft informed the options in the 2012

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	be allocated as recommended by the Leicester and Leicestershire Housing Market Area Employment Land Study and distributed within all existing settlements		<ul style="list-style-type: none"> <li>- up to 500 North of Glenfield</li> <li>- Remainder in PUA (350-500)</li> </ul> <p>3. Identify an additional directions for growth North of Glenfield and South &amp; East of Syston</p> <ul style="list-style-type: none"> <li>- 4,500 houses &amp; <b>15ha</b> employment at SUE North East of Leicester</li> <li>- up to 500 North of Glenfield</li> <li>- up to 1,500 &amp; <b>10ha</b> to Anstey and Syston, up to 1,500 focused east &amp; south of Syston</li> <li>- Remainder in PUA (350-500)</li> </ul> <p>4. Identify an additional direction for growth at South &amp; East of Syston</p> <ul style="list-style-type: none"> <li>- 4,500 houses &amp; <b>15ha</b> employment at SUE North East of Leicester</li> <li>- up to 2,000 &amp; <b>10ha</b> to Anstey and Syston, up to 1,500 focused east &amp; south of Syston</li> <li>- Remainder in PUA (350-500)</li> </ul> <p>5. Not meet the housing requirement for the Principal Urban Area</p> <ul style="list-style-type: none"> <li>- 4,500 houses &amp; <b>15 ha</b> employment at SUE North East of Leicester</li> <li>- Remainder not delivered</li> </ul> <p>A Identify an additional direction for growth South of Loughborough</p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; <b>20ha</b> employment at SUE West of Loughborough</li> <li>- up to 800 &amp; <b>5ha</b> South</li> </ul>	<p>Supplementary Consultation.</p> <p>The Pre-submission Draft Core Strategy is based upon Option 1 and Option D from 2012 Supplementary Consultation which set out the amount and location of employment land to be provided. Employment development at Watermead is considered separately below.</p>

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			<ul style="list-style-type: none"> <li>- up to 200 &amp; <b>7ha</b> Service Centres</li> <li>- Remainder in Loughborough &amp; Shepshed (up to 500)</li> </ul> <p>B Identify an additional direction for growth South West of Loughborough</p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; <b>20ha</b> employment at SUE West of Loughborough</li> <li>- up to 800 &amp; <b>5ha</b> South West</li> <li>- up to 200 &amp; <b>7ha</b> Service Centres</li> <li>- Remainder in Loughborough &amp; Shepshed (up to 500)</li> </ul> <p>C Identify an additional direction for growth East of Loughborough</p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; <b>20ha</b> employment at SUE West of Loughborough</li> <li>- up to 800 &amp; <b>5ha</b> East</li> <li>- up to 200 &amp; <b>7ha</b> Service Centres</li> <li>- Remainder in Loughborough &amp; Shepshed (up to 500)</li> </ul> <p>D Identify an additional direction for growth Adjoining Shepshed</p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; <b>20ha</b> employment at SUE West of Loughborough</li> <li>- up to 500 West of Shepshed</li> <li>- up to 200 &amp; <b>7ha</b> Service Centres</li> <li>- Remainder in Loughborough &amp; Shepshed (up to 800 &amp; 5ha)</li> </ul> <p>E Concentrate additional development in Loughborough</p>	

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			<p>and Shepshed and identify sites through the Allocations Development Plan Document</p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; <b>20ha</b> employment at SUE West of Loughborough</li> <li>- up to 1,300 &amp; <b>5ha</b> in Loughborough &amp; Shepshed</li> <li>- 200 &amp; <b>7ha</b> Service Centres</li> </ul> <p>F Spread additional development across the Borough and identify sites through the Allocations Development Plan Document</p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; <b>20ha</b> employment at SUE West of Loughborough</li> <li>- Up to 1,000 &amp; <b>5ha</b> in Loughborough &amp; Shepshed</li> <li>- 500 &amp; <b>7ha</b> Service Centres</li> </ul> <p>G Concentrate additional development in the Service Centres and identify sites through the Allocations Development Plan Document</p> <ul style="list-style-type: none"> <li>- 3,000 houses &amp; <b>20ha</b> employment at SUE West of Loughborough</li> <li>- 1,000 &amp; <b>7ha</b> Service Centres</li> <li>- Remainder in Loughborough &amp; Shepshed (up to 500)</li> </ul>	
<b>Gypsy and Travellers</b>				
Not appraised in 2006	<b>Gypsies, Travellers and Travelling Showpeople (pages 64-65 of 2008 Core Strategy and pages 127 of the 2008 SA Report)</b> Option 1 This option assumes that no	There has been no stakeholder consultation since 2008 FCR was published	Gypsy and Traveller provision did not feature within the 2012 Supplementary consultation	In 2008 FCR the preferred options was: <i>"The Council's preferred approach is to provide for a residential site (between 5 and 10 pitches), a transit site</i>

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	<p>specific allocations are provided and no criteria are provided in the core strategy to guide decisions on windfall sites.</p> <p>Option 2 This approach assumes that sites for gypsies, travellers and showpeople are provided for as part of the large sustainable urban extensions in the north and south of the Borough. The rationale for this approach comes from PPS 1 and PPS 3 which seek to create sustainable and balanced communities and the opportunity that arises from planning new communities from scratch. A criteria based policy would also be required to deal with windfall development.</p> <p>Option 3 This approach assumes that sites for gypsies, travellers and showpeople will come forward as future allocations in the Allocations DPD, or as windfalls, guided by a criteria-based policy that is set out in the Core Strategy. The sites will be focused within or on the edge of urban areas including: Loughborough, Shepshed, Birstall, Glenfield, Thurmaston and Hamilton as defined by the core strategy settlement hierarchy.</p> <p>Option 4 This approach assumes sites for gypsies, travellers and showpeople will come forward as future allocations in the Allocations DPD, or as windfalls, guided by a criteria-based policy in the Core Strategy. The sites will be focused within or on the edge of settlements throughout the borough. A criteria based policy would also be required to deal with windfall development.</p>	This policy has however been considered by Charnwood Borough Council Scrutiny process in 2012.		<p><i>(between 5 and 10 pitches) and accommodation for travelling showpeople (sufficient for up to 5 families) in each of the sustainable urban extensions. This provision should be considered as a minimum level to fulfil the requirement set out in the draft Regional Plan”.</i></p> <p>This fits with option 2 of the 2008 SA Report. This option was further supported by Charnwood Borough Council Scrutiny process in 2012, which identified a preference for permanent sites to be provided on the SUEs.</p> <p>Pre-submission Draft Core Strategy 2013 is based upon option 2 of the 2008 SA Report for permanent sites, but include specific reference to making provision for transit sites through the Allocations DPD.</p> <p>Revised evidence on the need for Gypsy and Traveller sites has recently been published” Leicestershire, Leicester and Rutland Gypsy and Traveller Needs Assessment Refresh” December 2012 and will be reflected in the Pre-submission draft.</p>
<b>Affordable Housing Provision</b>				

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Not appraised in 2006	<p><b>Affordable Housing provision taken from pages 62-63 of the 2008 Core Strategy Further Consultation Report. Option descriptions taken from 122-126 of 2008 SA Report.</b></p> <p>Option 1 would require affordable housing to be provided at the same percentage across the Borough. Requirements would not be varied according to which part of the borough the housing development was located.</p> <p>Option 2 would vary the requirement for affordable housing according to affordable housing need in the area and according to viability of each area.</p>	<p><u>Percentage Requirement Options</u></p> <ol style="list-style-type: none"> <li>1. Continue with the current policy of requiring 30% in all parts of the Borough.</li> <li>2. Increase the requirement in high value areas to 40% and keep the current requirement of 30% in medium &amp; low value areas.</li> <li>3. Increase the requirement in high value areas to 40% and keep the current requirement of 30% in medium value areas and reduce the requirement to 20% in lower value areas.</li> </ol> <p><u>Threshold Options</u></p> <ol style="list-style-type: none"> <li>1. Continue with the current threshold for requiring affordable housing at 15 dwellings or more.</li> <li>2. Do not have a threshold so all housing proposals will be required to include affordable housing or make contributions to provide elsewhere.</li> <li>3. Reduce the threshold for requiring affordable housing to 5 dwellings or more.</li> </ol>		<p>In 2008 FCR we stated "<i>The Council is considering 2 alternative approaches, increasing the requirements uniformly across the borough and varying the requirements for different parts of the borough based upon the sub-areas identified in chapter 5 to help target areas in most need</i>".</p> <p>This reflected outstanding evidence on viability needed to inform a preferred policy approach, in accordance with PPS3.</p> <p>In 2010 a stakeholder workshop was held to explore options for affordable housing in light of Affordable Housing Economic Viability Assessment. This workshop highlighted further options for consideration. In 2011 all of the options were sustainability appraised.</p> <p>The Pre-submission Draft Core Strategy is based upon the following options from the 2011 Sustainability Appraisal: Options 3 for percentage requirements, Option 6 for threshold requirements, Option 1 for size and type, Option 2 for tenure mix, and Option 1 for rural communities. Stakeholder consultation took place 4th June 2010 and consulted options listed in column 4.</p>

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		<p>4. Continue with the current threshold for requiring affordable housing at 15 dwellings or more in urban areas and reduce to 5 dwellings or more elsewhere.</p> <p><u>Target for Social-Rented and Intermediate Affordable Housing Options</u></p> <p>1. Continue with the current split of 75% social rent and 25% intermediate housing.</p> <p>2. Change the split to 80% social rent and 20% intermediate housing.</p> <p><u>Seeking Developer Contributions</u></p> <p>Evidence suggests no alternative reasonable options.</p> <p><u>Affordable Housing in Rural Communities Options</u></p> <p>1. Continue with the current Rural Exception Policy of allowing small scale affordable housing schemes in areas where market housing site would not be suitable based on identified local need.</p> <p>2. Continue with the</p>		

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		<p>current Rural Exceptions Policy and in addition make a commitment to allocate sites for 100% affordable housing in rural areas as part of the Site Allocations Document.</p> <p><u>Size and type of affordable housing that is likely to be needed in particular locations and, where appropriate, on specific sites</u></p> <p>1. Identify that there is a particular need for:</p> <ul style="list-style-type: none"> <li>• two and three bed general needs houses</li> <li>• two bed elderly person homes, downsizing flats and bungalows</li> </ul> <p>Require that the size and type proposed on a site:</p> <ul style="list-style-type: none"> <li>• broadly reflects what is being delivered on the rest of the site</li> </ul> <p>is based on discussions with housing officers to ensure they meet local needs based on housing register and other evidence</p> <p>2. As above and in addition specify the</p>		

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		<p>type and size of affordable housing that will be required as part of allocated sites. This would be set out in the strategic allocations policy in the Core Strategy and in the Site Allocations Document for other smaller allocations</p> <p><u>Target for total number of affordable homes 2006-26 and target for delivery in rural areas</u></p> <p>This will be dependent on the approach taken on percentage requirements and thresholds and informed by past delivery.</p> <p><b>Stakeholder consultation took place 4th June 2010 and consulted upon the following options. This consultation was not accompanied by an SA.</b></p>		
<b>Regeneration</b>				
<p><b>Policy 12 A Strategy for Regeneration</b></p> <p>A Strategy for Regeneration taken from pages 62-64 of 2006 Preferred Options Report. Sustainability Appraisal Preferred</p>	No options were sustainability appraised in 2008. Regeneration is dealt with on pages 54-59 of 2008 Core Strategy Further Consultation Report.	No policy options appraised. See Watermead		In 2006 the preferred option was option 2 which was the proposed policy 12. Policy 12 set out a series of actions that the Borough Council and its partners would take. The policy stated:

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<p>Options DPD SA Report Appendix 2C pages 10- 19 refer to Policy 12, as does page 47 of 2006 SA Report.</p> <ol style="list-style-type: none"> <li>1. Business as Usual</li> <li>2. Proposed Policy 12</li> </ol>				<p><i>The primary focus of measures to achieve sustainable regeneration will be those areas in Loughborough and Shepshed suffering from high and concentrated levels of deprivation. Priority will also be given to areas in Anstey, Syston, Thurmaston and Mountsorrel.</i></p> <p>Option 1 business as usual was based on Structure Plan policies in existence at the time, and was rejected as it was too focussed on land use issues, too general and sought to cover all issues countywide.</p> <p>The Pre-submission Draft Core Strategy in general principles follows option 2 for regeneration appraised in 2006 as Loughborough, Shepshed and Thurmaston (Watermead) are the main focus of regeneration. Detailed actions have changed in that time to respond to new evidence and other strategies namely Loughborough Town Centre Masterplan, Shepshed Community Plan, River Soar and Grand Union Canal Strategy.</p>
<b>Loughborough Science Park</b>				
<p><b>Loughborough Science Park (appraised as part of separate Science Park DPD Preferred Options)</b></p> <p><b>Options taken from Loughborough Science Park DPD Preferred Options Sustainability Appraisal Report)</b></p> <p>West of Loughborough South A512(Science Park)</p> <p>West of Loughborough North</p>	<p><b>Not appraised in 2008 Core Strategy SA Report.</b></p>	<p>SA not consulted upon since 2006</p>		<p>Options for a Science Park were sustainability appraised as part of Preferred Options Consultation in February 2006. These options related to its location. The description what was being considered at each alternative location was "Substantial Science Park of to 50 Hectares".</p> <p>A detailed policy was provided in the Charnwood 2021 Science Park Preferred Option February 2006 which included wording relating to:</p>

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A512(Science Park) South Loughborough (Science Park) Cotes (Science Park) Wymeswold Airfield(Science Park)				<ul style="list-style-type: none"> <li>• Control Over Uses</li> <li>• Mix of Unit Types and Sizes</li> <li>• Phasing</li> <li>• Access, Design and Landscaping</li> </ul> <p>No options were identified for the above aspects of the policy, and were therefore were not sustainability appraised.</p> <p>Justification for the policy approach was based upon evidence at that time.</p> <p>In 2008 FCR the preferred options carried forward the approach from 2006 Science Park DPD i.e. West of Loughborough south of A512. No further SA work was done in 2008.</p> <p>The SA for the location for a Science Park was revisited in 2011, but this work was not consulted upon.</p> <p>Pre-submission Draft Core Strategy 2013 preferred option carries forward the preferred location for a Science Park West of Loughborough south of A512.</p>
<b>Loughborough University</b>				
<b>Policy 13 Loughborough University</b> <b>Refer to pages 65-68 2006 Core Strategy Preferred Options Report)</b> <b>Options set out pages 5-6 Core Strategy Preferred Options Report Sustainability Appraisal Report</b> Option 1:Business as Usual Option 2: Proposed Policy 13	No options relating specifically to Loughborough University were appraised in 2008 SA Report. Options were appraised relating to student housing provision were appraised (see below).			<p>The Preferred Option in 2006 was to link academic development at Loughborough University with development of purpose built student accommodation.</p> <p>Following consultation responses to 2006 this link was removed in the policy approach which was set out in 2008 Core Strategy Further Consultation Report. Charnwood Borough Council published background papers explaining policy approaches in 2008 Further Consultation Report.</p>

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(Key criterion includes: Proposals for additional academic and ancillary accommodation will be matched by an increase in student numbers. Planning permission will only be granted for additional academic and ancillary accommodation).				<p>Pages 48-49 stated</p> <p><i>"The reason for the removal of this link is that such a regulatory approach is likely to be unworkable through the planning process, particularly as it would be difficult to demonstrate for some individual schemes how they would directly result in an increased requirement for student accommodation".</i></p> <p>There were no alternative options appraised in 2008 relating specifically to Loughborough University. Options were appraised relating to student housing provision were appraised (see below).</p> <p>Pre-submission Draft Core Strategy 2013 does not include a specific policy on existing Loughborough University area, although there are references to the University and also to the provision of a Loughborough Science and Enterprise Park.</p>
<b>Student Housing in Loughborough</b>				
<b>Policy 14 Student Housing in Loughborough</b> <b>Options set out page 6 Core Strategy Preferred Options Report Sustainability Appraisal Report</b> 1. Business as Usual 2. Proposed Policy 14	<b>Alternative approaches to Student Housing in Loughborough were set out on pages 43-45 of the 2008 Core Strategy Further Consultation Report.</b> <b>The description of options was set out pages 163-172 of the 2008 Core Strategy SA Report.</b> Option 1 Under this option the university would be the primary location for new purpose built student accommodation. One means that this could be achieved would be to require the university to develop student accommodation in proportion to the	SA not consulted upon during stakeholder workshops		<p>In 2006 options dealing with development of new purpose built student accommodation were considered as part of Policy 13 relating to Loughborough University. See above for explanation of policy development at that time.</p> <p>In 2008 FCR the preferred options was option 3 which was that the university is not the primary location for new purpose built student accommodation and any new purpose built student accommodation not provided by the university would be focussed on the town centre where it is part of a mixed</p>

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	<p>development of academic and ancillary floor space.</p> <p>Option 2 Under this option the university is not the primary location for new purpose built student accommodation. This would mean that a greater proportion of student accommodation would be provided outside the campus (both purpose built and unmanaged accommodation). There would be no focus for new purpose built student accommodation.</p> <p>Option 3: Under this option the university is not the primary location for new purpose built student accommodation. This would mean that a greater proportion of student accommodation would be provided outside the campus (both purpose built and unmanaged accommodation). Any new purpose built student accommodation not provided by the university would be focussed on the town centre where it is part of a mixed use scheme, which contributes to the regeneration of the town centre.</p>			<p>use scheme, which contributes to the regeneration of the town centre.</p> <p>Pre-submission Draft Core Strategy 2013 preferred option fits option 3 although the proposed approach includes no detail about focusing purpose built student accommodation on the town centre.</p>
<b>Leisure and Recreation</b>				
<p>Policy 15 Leisure and Recreation</p> <p>1. Structure Plan/ Local Plan Policies</p> <p>2. Proposed Policy 15</p>	<p><b>Green Infrastructure</b></p> <p><b>Green Infrastructure is set out on pages 49-53 of the 2008 Core Strategy Further Consultation Report.</b></p> <p><b>The description of options was set out pages 113-121 of the 2008 Core Strategy SA Report</b></p> <p>Option 1 is not to have an overall Green Infrastructure policy, but to have separate policies for the National Forest, Charnwood Forest, Countryside</p>			<p>The Preferred Option in 2006 was the proposed Policy 15 which included:</p> <ul style="list-style-type: none"> <li>• the provision of new Country Park west of Loughborough based upon Garendon Historic Park and Garden, the expansion of recreational facilities at Loughborough University,</li> <li>• new recreational facilities to serve the communities of east Loughborough and</li> <li>• a new District Park at east Thurmaston / north of Hamilton</li> </ul>

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	<p>and Landscape, Settlement Identity, Biodiversity/ Geodiversity and Leisure and Recreation</p> <p>Option 2 is to include a Green Infrastructure policy approach. This would deal with the policy areas within option 1, but these would be integrated together as part of an overall approach to Green Infrastructure.</p>			<p>Existing policies at the time were to carry forward existing policies and allocations of recreational land. The proposed policy 15 Leisure and Recreation was selected due to the need to update to "provide for the growing population of the borough" Paragraph 5.4.14 2006 Preferred Option SA Report)</p> <p>In 2008 FCR options were considered around 'green infrastructure'. The preferred options was option 1 (to include an integrated overall approach to Green Infrastructure).</p> <p>Since 2008 new evidence and new strategies have been produced, including:</p> <ul style="list-style-type: none"> <li>• Open Spaces, Sport and Recreation Study (2010)</li> <li>• Charnwood Forest Regional Park Vision Statement and Governance Arrangements (2009 and 2010)</li> <li>• Charnwood Green Wedge Review 2009</li> <li>• River Soar and Grand Union Canal Strategy (2009)</li> <li>• Charnwood Green Spaces Strategy (2013)</li> </ul> <p>Pre-submission Draft Core Strategy 2013 preferred option fits option 2 considered in 2008. It There is not considered to be a major difference in sustainability terms between the policy options.</p> <p>Pre-submission Draft Core Strategy carries forward the broad approach of making new recreational allocations, albeit on updated evidence.</p>

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<b>Managing Environmental Resources</b>				
<p><b>Policy 16 Managing Environmental Resources</b></p> <p>1. Draft Core Policies Structure Plan/ Local Plan Policies</p> <p>2. Proposed Policy 16</p>	<p><u>Environmental Performance of New Buildings</u></p> <p><b>Renewable /Low Carbon energy Generation was set out on pages 66-69 of 2008 Core Strategy Further Consultation Report.</b></p> <p><b>The description of options was set out pages 138-148 of the 2008 Core Strategy SA Report.</b></p> <p>Option 1 represents the minimum environmental standards as required by the Building Regulations and Policy 2 of the Secretary of State’s Proposed changes to the draft East Midland Regional Plan.</p> <p>Option 2 All development would have to conform to the standards that are set out in option 1. In addition to this, for development taking place in sustainable urban extensions or where there are specific locational opportunities to use renewable or low carbon energy generation, there would be higher standards for environmental performance of new buildings.</p> <p><u>Large-scale Renewable Energy Installation</u></p> <p>Option 1 would be to have a criteria based policy dealing with such matters as siting, safety, environmental impact and amenity. This would support the national planning policy context.</p> <p>Option 2 would to have a policy similar in scope to option 1 but more positively worded to indicate clear support for large scale renewable energy, provided the criteria are met.</p>			<p>In 2006 the Preferred Option was draft Policy 16 which included a number of requirements for new development, one of these was to:</p> <p><i>Incorporate on-site renewable energy equipment to reduce predicted CO2 emissions by at least 10%.</i></p> <p><i>The Council will promote the development of Combined Heat and Power (CHP) as part of the proposed western expansion of Loughborough.</i></p> <p>In 2008 FCR the preferred options for the environmental performance of new buildings was option 2 (higher standards for new buildings in sustainable urban extensions or where there are specific locational opportunities).</p> <p>Since the 2008 FCR was published there has been new evidence produced including:</p> <ul style="list-style-type: none"> <li>• Charnwood Borough Council “Code for Sustainable Homes” Viability Testing</li> <li>• Renewable Energy targets discussion paper</li> </ul> <p>Pre-submission Draft Core Strategy 2013 preferred option is to exceed minimum standards in Building Regulations. There is close similarity with this approach to the preferred options in 2006 and 2008, albeit the way this expressed is different. The 2013 Draft policy is not expressed as percentage of on-site renewable provision, but as reduction in CO2 reduction over the Building</p>

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				<p>Regulations.</p> <p>Pre-submission Draft Core Strategy 2013 preferred option includes a target for large scale stand-alone renewable energy, which has been informed by consultation with key stakeholders. This fits with option 2 considered in 2008, although this option did not include specific reference to a target.</p>
<b>Managing Travel Demand and Widening Transport Choice</b>				
<b>Policy 17 Managing Travel Demand and Widening Transport Choice</b> 1. Business as Usual 2. Proposed Policy 17	<b>Managing Travel Demand and Widening Transport Choice was set out on pages 46-48 of 2008 Core Strategy Further Consultation Report.</b>  <b>The description of options was set out pages 106-112 of the 2008 Core Strategy SA Report.</b>  Option 1: Is a strict application of national planning and transport policy, requiring rigorous application of measures to manage car use such as travel plans, restrictions on parking in new developments, alongside high quality provision of non-car modes  Option 2: is similar to option 1 (above), but with less emphasis on restraint of the car to achieve them. Option 2 would broadly conform with national planning and transport policy.			<p>In 2006 the Preferred Option was draft Policy 17.</p> <p>In 2008 FCR the preferred options was option 1 where there was strict application of national planning and transport policy where road improvements be considered as a last resort.</p> <p>Since 2008 there has been key changes:</p> <ul style="list-style-type: none"> <li>• Setting Strategic Direction: Charnwood LDF Core Strategy 2012 May 2012.</li> <li>• Setting Strategic Direction: Charnwood LDF Core Strategy. Stage 2(2013)</li> <li>• Publication of National Planning Policy Framework</li> </ul> <p>The options considered in 2008 SA Report related to national planning policy and evidence at that time.</p> <p>Pre-submission Draft Core Strategy 2013 preferred option is one based upon current national planning policy and evidence about the likely transport measures needed to support development in the spatial strategy for</p>

Charnwood 2021: Planning for Our Next Generation Core Strategy Preferred Options (February 2006)	Charnwood Core Strategy Development Plan Document Further Consultation Report (October 2008)	Stakeholder Consultation on SA 2008-2012	Supplementary Consultation 2012	Pre-Submission Draft Core Strategy (March 2013) Explanation of how 2013 Policy relates to earlier options considered.
				the borough.
<b>Retailing and Town Centre</b>				
No options appraised in 2006	<p><b>Retailing and Town Centres was set out on pages 70-72 of 2008 Core Strategy Further Consultation Report.</b></p> <p><b>The description of options was set out pages 145-162 of the 2008 Core Strategy SA Report.</b></p> <p><u>Control Over Town Centre Uses within Loughborough Town Centre</u></p> <p>Option 1 represents a similar approach to that set out in the adopted Borough of Charnwood Local Plan, which seeks to restrict non-retail uses in key frontages with Loughborough Town Centre. Non retail uses are allowed within this option but this is expressed as not exceeding a certain proportion of the total retail frontage. As a guide, the Local Plan restricts non-retail uses to no more than 20% of certain town centre retail frontages.</p> <p>Option 2 is a variation of option 1. The approach still seeks to control non retail uses, however the proportion of non-retail uses that would be permissible would be greater slightly greater. As a guide non-retail uses would be permissible on a maximum of 30% of certain town centre retail frontages</p> <p><u>Town Centres &amp; Retail – Provision of New Comparison Retail Floorspace</u></p> <p>Option 1 represents a business as usual approach in which the tests in Planning Policy Statement 6 (Planning for Town Centres) are applied. There is no policy approach of focussing new comparison floor space on Loughborough Town</p>			<p>There were no policy options appraised for retailing and town centres in 2006 Preferred Options SA Report.</p> <p>In 2008 the Charnwood Retail and Town Centre Study was published.</p> <p>In 2008 options were considered relating to the control over uses in Loughborough Town Centre, and also options around the distribution of new comparison retail floor space. In 2008 the preferred approach was to focus new comparison floorspace towards Loughborough Town Centre; and</p> <p>To encourage some diversification of uses within central areas. The reasons for these preferred options are set out on pages 70-71 of 2008 Core Strategy Further Consultation Report.</p> <p>In 2011 a number of stakeholder workshops were held to discuss borough-wide retail distribution and options for location of significant town centre development in Loughborough. Each set of options was accompanied by a sustainability appraisal and formed part of those consultations.</p> <p>In 2012 a Retail Study was commissioned to up-date evidence on the need for retail floorspace and also to carry out a 'deliverability' assessment of key sites around Loughborough Town Centre. This Study is due early 2013.</p> <p>Pre-submission Draft Core Strategy 2013 preferred is based upon the outcome of stakeholder workshops and of the findings of the 2013 Retail</p>

Charnwood 2021: Planning for Our Next Generation Core Strategy Preferred Options (February 2006)	Charnwood Core Strategy Development Plan Document Further Consultation Report (October 2008)	Stakeholder Consultation on SA 2008-2012	Supplementary Consultation 2012	Pre-Submission Draft Core Strategy (March 2013) Explanation of how 2013 Policy relates to earlier options considered.
	<p>Centre.</p> <p>Option 2 sets out an approach in which new comparison retail floor space is focussed on Loughborough Town Centre. The approach reflects recommendations in the Charnwood Retail and Town Centre Study 2008 which seeks to maintain Loughborough Town Centre's position in the national / regional retail hierarchy in the face of increasing competition from larger centres. Provision for new comparison floor space would be permissible in some District Centres where there was a proven need to in order to address concerns over vitality and viability. The Charnwood Retail and Town Centre Study highlights those District Centres where there are concerns</p>			Study.
<b>Policies 5, 6, 7, 8, 9, 10, 11, 18, 19 and 20</b>				
No alternatives options were appraised for Policies 5, 6, 7, 8, 9, 10, 11, 18, 19 and 20 as these policies are considered to be a continuation of the 'business as usual' approach in taking forward the policy framework set out in the Regional Spatial Strategy, the Leicestershire, Leicester and Rutland Structure Plan, the Borough of Charnwood Local Plan, the Affordable Housing SPD and the Leading in Design SPD.				
<b>Watermead</b>				
No options appraised in 2006	<p><b>Regeneration (referring to Watermead) was set out on pages 56-57 2008 Core Strategy Further Consultation Report.</b></p> <p><b>No options were appraised in 2008</b></p>			<p>Specific options for development at Watermead were not considered in the 2006 Core Strategy Preferred Options Report.</p> <p>The 2008 Core Strategy Further</p>

Charnwood 2021: Planning for Our Next Generation Core Strategy Preferred Options (February 2006)	Charnwood Core Strategy Development Plan Document Further Consultation Report (October 2008)	Stakeholder Consultation on SA 2008-2012	Supplementary Consultation 2012	Pre-Submission Draft Core Strategy (March 2013)  Explanation of how 2013 Policy relates to earlier options considered.
	<b>Core Strategy SA Report.</b>			<p>Consultation Report stated that due to the particular issues in parts of Thurmaston, the Council will consider preparing Area Action Plans to provide the planning framework to guide regeneration and to assist in reaching agreement with the local community. The 2008 FCR listed a number of regeneration priorities including to exploit Charnwood's water front as an amenity for residents and visitors (pages 56-57).</p> <p>Consultation responses to 2008 Core Strategy FCR stated that a planning framework for Watermead could be provided as a Core Strategy policy rather than being pursued as a separate Area Action Plan.</p> <p>Proposals for a new office and leisure development in the Watermead area emerged in 2010 in consultation with the site promoters who had developed their proposals in consultation with local community representatives. Given the site's proximity to identified regeneration areas in Thurmaston (see regeneration policy area above), two workshops were held to examine the potential form of development in this area. These workshops were informed by a series of sustainability appraisals on different aspects of potential development at Watermead.</p> <p>In 2012 a stakeholder workshop was held to examine the overarching principle of strategic employment development in the Watermead area. This workshop was informed by a sustainability appraisal.</p> <p>In 2012 PACEC was commissioned to undertake an Employment Land Study</p>

Charnwood 2021: Planning for Our Next Generation Core Strategy Preferred Options (February 2006)	Charnwood Core Strategy Development Plan Document Further Consultation Report (October 2008)	Stakeholder Consultation on SA 2008-2012	Supplementary Consultation 2012	Pre-Submission Draft Core Strategy (March 2013) Explanation of how 2013 Policy relates to earlier options considered.
				<p>across the Leicester and Leicestershire Housing Market Area. This study included employment development at Watermead as one of a number of emerging strategic employment sites, the capability of contributing to the employment needs of Charnwood and the wider Leicester Principal Urban Area.</p> <p>The overall principle of regeneration of the Watermead area was subject to sustainability appraisal in 2006 Preferred Option SA Report. This overall principle was revisited in 2012. The Pre-submission Draft Core Strategy 2013 preferred option is informed by stakeholder and employment evidence published since 2008. The principle and detail of the policy for Watermead was sustainability appraised in various iterations from 2010 through to 2012.</p>
<b>Countryside, landscape and settlement identity</b>				
No options considered in 2006	In 2008 FCR SA Report did not consider alternative options for countryside, landscape character or settlement identity.			<p>The 2006 Preferred Option SA Report did not consider alternative options for countryside, landscape character or settlement identity.</p> <p>In 2008 FCR SA Report did not consider alternative options for countryside, landscape character or settlement identity.</p> <p>Since 2008 further evidence has been published which informs policy approaches on countryside, landscape character and settlement identity:</p> <p>Charnwood Green Wedge Review Charnwood Landscape Character Assessment Charnwood Forest Landscape and</p>

Charnwood 2021: Planning for Our Next Generation Core Strategy Preferred Options (February 2006)	Charnwood Core Strategy Development Plan Document Further Consultation Report (October 2008)	Stakeholder Consultation on SA 2008-2012	Supplementary Consultation 2012	Pre-Submission Draft Core Strategy (March 2013) Explanation of how 2013 Policy relates to earlier options considered.
				Settlement Character Assessment Pre-submission Draft Core Strategy 2013 is based upon the outcome of the Green Wedge Review 2011

## Appendix 11

### SA Supplementary Report (October 2013)

*Note that the page numbers in this appendix run from 1-93 as per the page numbers of the SA Supplementary Report when it was published.*



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# **Charnwood Core Strategy**

## **Sustainability Appraisal Supplementary Report**

Prepared by LUC and Charnwood Borough Council  
October 2013

**Project Title:** Charnwood Core Strategy – Sustainability Appraisal Supplementary Report

**Client:** Charnwood Borough Council

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# Charnwood Core Strategy

## Sustainability Appraisal Supplementary Report

Prepared by LUC and Charnwood Borough Council  
October 2013

Planning & EIA  
Design  
Landscape Planning  
Landscape Management  
Ecology  
Mapping & Visualisation

LUC LONDON  
43 Chalton Street  
London NW1 1JD  
T 020 7383 5784  
F 020 7383 4798  
[london@landuse.co.uk](mailto:london@landuse.co.uk)

Offices also in:  
Bristol  
Glasgow  
Edinburgh



FS 566056  
EMS 566057

Land Use Consultants Ltd  
Registered in England  
Registered number: 2549296  
Registered Office:  
43 Chalton Street  
London NW1 1JD  
LUC uses 100% recycled paper

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# 1 Introduction

- 1.1 This is a supplementary report to the Draft Charnwood Core Strategy Sustainability Appraisal Report (March 2013). It clarifies:
  - 1a) how reasonable alternatives were identified as part of the 2012 Core Strategy Supplementary Consultation;
  - 1b) the reasons for rejecting or selecting the reasonable alternatives in the 2012 Core Strategy Supplementary Consultation; and
  - 2) the implications of the revocation of the Regional Plan on reasonable alternatives for the overall spatial strategy considered throughout the Core Strategy preparation (2006 to present).
- 1.2 The first part of this supplementary report set out in **Chapter 2** explains the decision making period between July 2012 and April 2013 and how information from sustainability appraisal, representations and other evidence informed the Council's decision making on the overall spatial strategy within its Core Strategy.
- 1.3 During the period 2006 to April 2013, reasonable alternatives for the overall spatial strategy (i.e. the distribution of development within the borough) were informed by policies contained within the East Midlands Regional Plan. The revocation of the Regional Plan on 12th April 2013 altered the strategic policy context for the reasonable alternatives for the spatial strategy considered through the Charnwood Core Strategy. The second part of this supplementary report set out in **Chapter 3** includes a reappraisal of strategic options for the overall spatial strategy, in light of the revocation of the Regional Plan, and discusses whether the spatial strategy in the Pre-submission draft Core Strategy still performs well against the SA objectives.

## 2 Part 1: Clarifications regarding reasonable alternatives in the 2012 Core Strategy Supplementary Consultation

### 1a) Identification of Reasonable Alternatives 'Planning for Growth' Core Strategy, Supplementary Consultation (June 2012)

- 2.1 Charnwood Borough Council selected preferred options for the overall spatial strategy in 2008, which included two preferred sites for Sustainable Urban Extensions (SUE); one to the north east of Leicester (East of Thurmaston/North of Hamilton, and one in the north of the Borough (West of Loughborough). The purpose of the Supplementary Consultation in 2012 was to identify a strategy to accommodate additional housing and employment needs, over and above the amount consulted upon in 2008. The scale of development requirements in the 2012 consultation was informed by a detailed understanding of the capacity and delivery rates of strategic sites, of urban capacity, and by the need to extend the plan period (as described in the Chapter 1 of the Planning for Growth Core Strategy Supplementary Consultation document, June 2012)
- 2.2 The Core Strategy Sustainability Appraisal Report (March 2013) documents how the Council had identified two preferred sites for Sustainable Urban Extensions (SUEs) in 2008 as part of its Core Strategy Further Consultation, and also documents how the reasons for selection of these SUEs remained valid at the time of the Supplementary Consultation in June 2012 (paragraphs 5.128-5.129).
- 2.3 Reasonable alternatives for the distribution of additional development in the Supplementary Consultation in 2012 were identified having regard to the following factors:
- The outcome of previous consultations on the Core Strategy and Sustainability Appraisal Reports.
  - The requirement to cooperate with other authorities in the Housing Market Area (HMA) to accommodate housings needs of Leicester – this meant that reasonable alternatives were split between those for the Principal Urban Area (PUA) and those for the rest of the borough (the non PUA).
  - The need to conform to the Regional Plan strategy of urban concentration and regeneration, which meant identifying alternatives which were physically and socially integrated with existing urban areas of the Leicester Principal Urban Area (PUA) or Loughborough/ Shepshed Sub Regional Centre (SRC).
- 2.4 Reasonable alternatives for the distribution of additional development in the Supplementary Consultation in 2012 were therefore identified around the Principal Urban Area and Sub Regional Centre. **Appendix 1** lists the options considered as part of the 2012 Supplementary Consultation. In terms of South Charnwood and North Charnwood, most of the alternatives comprised the preferred SUE in combination with one or more other locations for meeting the residual housing need.
- 2.5 The following additional reasonable alternatives for the distribution of additional development were considered in the 2012 Supplementary Consultation:

- **For South Charnwood:**

- Not meet the housing requirement for the Principal Urban Area. (Additional locations for development outside the SUE would not be required under this option)<sup>1</sup>.

- **For North Charnwood:**

- Concentrate additional development in Loughborough & Shepshed and identify sites through the Site Allocations Development Plan Document.
- Spread additional development across the Borough and identify sites through the Site Allocations Development Plan Document.
- Concentrate additional development in Service Centres and identify sites through the Site Allocations Development Plan Document.

2.6 Finally, three options for the distribution of development across Service Centres were also considered in the 2012 Supplementary Consultation:

- Option 1: Outline the total amount of housing development to be delivered within and adjoining the seven Service Centres, but not specify how much should be delivered in each Service Centre.
- Option 2: Outline the total amount of housing development to be delivered within and adjoining the seven Service Centres and set out a relative assessment of each Service Centre for their potential to accommodate further growth based upon the Charnwood Service Centre Capacity Assessment 2011. This would guide the identification of sites in the Site Allocations Development Plan Document, and also to inform decisions on planning applications.
- Option 3: Specify the amount of housing development to be delivered in each of the seven Service Centres (to meet the overall amount), based on their capacity from the Charnwood Service Centre Capacity Assessment 2011 and planning permissions. Identification of sites to meet these requirements would be set out in the Site Allocations DPD.

## 1b) Reasons for Rejecting or Selecting the 2012 Reasonable Alternatives

2.7 **Appendix 1** of this supplementary report sets out the reasonable alternatives considered as part of the 2012 Supplementary Consultation and summarises the reasons either for their selection, or for their rejection. These reasons consolidate, but do not add to any published material; in particular the reasons for rejection / selection draw from the following published documents:

- Charnwood Local Plan – Core Strategy Supplementary Consultation Sustainability Appraisal Interim SA Report June 2012 (LUC).
- Appendix D Development Options Objective Assessment Charnwood Borough Council Cabinet Report 27th September 2012 (see **Appendix 2** of this supplementary report).
- Appendix K Strategic Housing Developments Charnwood Borough Council Cabinet Report 11th April 2013 Appendix D: Core Strategy Supplementary Consultation – Objective Assessment Conclusions informed by Interim Sustainability Appraisal (see **Appendix 3** of this supplementary report).

2.8 The Core Strategy Supplementary Consultation Sustainability Appraisal Interim SA Report June 2012 (LUC) appraised the reasonable alternatives for the distribution of additional development in north and south Charnwood i.e. preferred SUE in combination with other location(s), as well as the additional options listed above.

2.9 Charnwood Borough Council prepared the Objective Assessments as part of the material considered by its Cabinet in September and October 2012, and in April 2013. These two Objective Assessments are appended to this supplementary report for clarity. Objective

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<sup>1</sup> The option of not meeting the housing requirement for the Principal Urban Area was included for the purposes of testing through Sustainability Appraisal and through consultation, although it was not strictly speaking, a reasonable option, because it did not conform with Regional Plan which was extant at the time of 2012 Supplementary Consultation.

Assessment 2012 (**Appendix 2**) and Objective Assessment Conclusions 2013 (**Appendix 3**) assessed the individual development locations (outside of the SUEs) that were considered in each of the reasonable alternatives.

- 2.10 The Objective Assessments considered new evidence submitted through the 2012 Supplementary Consultation and that which arose before the Cabinet meetings held in September / October 2012. This new evidence included:
- Charnwood Borough Council Landscape Character Assessment (July 2012)
  - Residual Housing Strategic Market Testing Report (July 2012)
  - Charnwood Regeneration Strategy (2012)
- 2.11 The Charnwood Borough Council Landscape Character Assessment (LCA) had been produced in two phases: the earlier phase, which dealt with landscape capacity and sensitivity of urban fringe areas, had informed the Interim SA Report June 2012. The second phase of borough wide LCA added borough wide landscape evidence to the first phase and did not alter landscape judgements in the Objective Assessments for strategic sites. The Residual Housing Strategic Market Testing Report and Charnwood Regeneration Strategy did inform officer Objective Assessments.
- 2.12 The Objective Assessments reflected the consultation responses from statutory consultees, and was informed by emerging evidence, as well as other Council Strategies or plans. Reasons for rejecting/ selecting reasonable alternatives include evidence from the sustainability appraisal report and evidence published before Cabinet meetings but also includes factors such as how deliverable an option is considered to be, how well it fits with the urban concentration strategy, and also how well it contributes towards Charnwood Borough Council Strategies. Reasons for the rejection/ selection make reference to Charnwood Regeneration Strategy 2012.
- 2.13 The spatial strategy outlined in Draft Core Strategy (2013) is a minor refinement of the preferred options selected from those considered in the Supplementary Consultation (2012), based upon updated housing supply and information from promoters.

### 3 Part 2: Appraisal of the implications of the revocation of the East Midlands Plan

- 3.1 The East Midlands Plan was revoked on 12<sup>th</sup> April 2013. The East Midlands Plan provided the strategic policy context for the preparation of Charnwood Core Strategy. Paragraphs 4.2.27 to 4.2.29 of the East Midlands Plan set out a spatial strategy for the Leicester and Leicestershire Housing Market Area (HMA), which includes the Borough of Charnwood, as follows:

*"The housing strategy for the Leicester and Leicestershire HMA is one which focuses on the existing Leicester urban area, initially by capitalising on its substantial urban capacity. However, this will be insufficient to meet all the proposed provision to 2026, and later in the plan period, this will need to be met by planned sustainable urban extensions.*

*"In considering areas of search for these urban extensions, regard has been had to an assessment of constraints and opportunities around Leicester. The best opportunities to meet the bulk of the additional provision for the PUA lie west of Leicester in Blaby and north of Leicester in Charnwood.*

*The consideration of constraints and opportunities has identified the need for significantly improved transport and other infrastructure, and further investigations will need to be carried out to identify specific requirements to support any urban extensions. However a number of factors make the prospect of planned urban extensions to the PUA in Harborough or Oadby and Wigston difficult without sustained and significant transport infrastructure investment. Beyond the PUA, sustainable urban extensions are proposed to Loughborough, Hinckley and Coalville to support their roles as Sub-Regional Centres."*

- 3.2 The pre-submission Core Strategy was prepared in accordance with the spatial strategy in the East Midlands Plan.
- 3.3 In light of the revocation of the East Midlands Plan, Charnwood Borough Council has reviewed the spatial strategy for the Borough to ensure that it still represents the most valid strategy in light of reasonable alternatives. As a result, supplementary SA work has been undertaken to appraise in high level principle terms the sustainability advantages and disadvantages of reasonable alternatives. The reasonable alternatives comprise three groupings of alternatives:
- **Group A:** an option comprising a spatial strategy based on dividing development between the Principal Urban Area, and an option that is trend-based.
  - **Group B:** four options, based on work undertaken by the East Midlands Regional Assembly for the East Midlands Regional Plan Partial Review Options Consultation (June, 2009). The four options comprise: strong urban concentration with nearly all development delivered at Loughborough, Shepshed and Leicester); urban concentration and regeneration (along the lines of the pre-submission of Core Strategy); a trend-based option that sees a greater proportion of development delivered at service centres and smaller settlements; and an option comprising a stand-alone new settlement with the remaining development accommodated elsewhere in the Borough. Given that a trend-based option represents a business as usual approach, an option which proposes an even more dispersed pattern of development than this is not considered to be reasonable.
  - **Group C:** an option that focuses on sustainable urban extensions compared to an option that provides for a greater number of smaller and piecemeal developments.
- 3.4 Each of these groupings of options is described in greater detail later on in this chapter of the SA supplementary report.

## Approach to the SA of the spatial options

- 3.5 The SA of the strategic spatial strategy options has been undertaken at a high level in terms of sustainability principles. Because none of the options specify precise locations where development would take place, it is not possible to be specific about what the effects of each option might be. However, it is possible to come to some overall conclusions about the sustainability advantages of each of the options.
- 3.6 SA matrices have been prepared for each of the groups of options, in order to ensure that the SA has been undertaken systematically and in accordance with previous SA work using agreed SA objectives. These are presented in **Appendix 4**.
- 3.7 The baseline characteristics of the Borough provide the context for the appraisal and are presented in Chapter 4 of the main SA Report (March, 2013). Maps illustrating the baseline characteristics of the borough (**Figures 3.1 to 3.6**) are presented at the end of this chapter. The assumptions used in the appraisal of the strategic spatial strategy options are provided under each of the SA objectives below:

### SA objective 1: To maintain and enhance biodiversity, flora and fauna and geodiversity

- 3.8 Paragraphs 4.14 to 4.21 of the main SA Report describe Charnwood's biodiversity and geodiversity interest. Although there are a large number of designated biodiversity sites, (see **Figure 3.1**) there is a considerable amount of land in the Borough, including around the main settlements, that is not designated. It is therefore assumed that all options can be delivered without the direct loss of any designated sites, although indirect impacts cannot be ruled out, and there could be adverse effects on wider biodiversity interest including ecological networks.
- 3.9 The Habitats Regulations Assessment that has been undertaken for the pre-submission Core Strategy concluded that the growth proposed in Charnwood would not result in any significant effects on European designated sites and it is reasonable to assume that this would be the case under all options, given that no European sites are actually within the Borough.
- 3.10 It is assumed that all development would need to comply with Draft Core Strategy policy CS13: Biodiversity and Geodiversity which aims to protect biodiversity assets in the Borough from the potential adverse impacts of development.

### SA objective 2: To maintain and enhance townscape and landscape character

- 3.11 Paragraphs 4.22 to 4.27 of the main SA Report describe Charnwood's landscape character. The Charnwood Landscape Character Assessment identifies the capacity of the landscape around the main settlements of Leicester, Loughborough and Shepshed to accommodate development.
- 3.12 It is assumed that, where possible, development under all options would avoid areas of low capacity for development, and that all development would need to comply with Draft Core Strategy policy CS11: Landscape and Countryside which aims to conserve and enhance local landscape character, and new development would need to be of high quality design in accordance with Draft Core Strategy policy CS2.

### SA objective 3: To increase the vibrancy and viability of settlements

- 3.13 Paragraphs 4.66 to 4.69, and paragraphs 4.103 to 4.114 of the main SA Report describe the factors that influence the vibrancy and viability of Charnwood's settlements. Loughborough is clearly established as the largest centre within Charnwood, although its catchment and market share is affected by the sustained growth of nearby higher order centres such as Derby, Leicester and Nottingham. Development within or adjoining Loughborough is assumed to help support the town's vibrancy and viability. Development in Charnwood adjoining the Leicester PUA is assumed to contribute to the vibrancy and viability of the city of Leicester as a whole.
- 3.14 Elsewhere in the Borough, centres are generally performing reasonably in the context of their role and function as district centres. There remains a need for further investment in the centres of Shepshed and Thurmaston. Therefore it is assumed that options that provide for development at these settlements will help to support their vibrancy and viability. Similarly, options that provide for a limited amount of development at the seven Service Centres in the Core Strategy (Anstey,

Barrow Upon Soar, Mountsorrel, Quorn, Rothley, Silbey and Syston), would help to support their vibrancy and viability, commensurate with their size, role and function.

- 3.15 The villages in Charnwood are within 15km of Leicester or 10km of Loughborough and are strongly influenced by their services, facilities and jobs<sup>2</sup>. There are a number of large villages that function as service centres for smaller villages that are located along the River Soar and close to the edge of Leicester (altogether there are 30 local centres across Charnwood). It is assumed that, in order to maintain the vibrancy and viability of these settlements, some small scale development would be needed commensurate with their role and function.

#### **SA objective 4: To conserve and enhance the historic and cultural environment**

- 3.16 Paragraphs 4.28 to 4.30 of the main SA Report describe Charnwood's rich and diverse heritage value (see **Figure 3.2**). Although there are threats for Charnwood's cultural heritage resulting from development pressures and neglect it is assumed that no designated heritage assets would be directly lost or damaged as a result of development, and therefore any effects are likely to be as a result of indirect effects (e.g. effects on setting).
- 3.17 For all options, the effects of the specific development locations would need to comply with Draft Core Strategy Policy CS14: Heritage which aims to conserve and enhance cultural heritage in Charnwood.

#### **SA objective 5: To protect and improve surface and ground water quality and resources**

- 3.18 Paragraphs 4.31 to 4.36 of the main SA Report describe Charnwood's water environment. The Environment Agency's assessment of the relative water stress throughout England indicates that water resources in the Charnwood area are under moderate stress, whilst some areas to the east and south are under serious stress. The large scale development needed in Charnwood will inevitably result in increased demand for water abstraction and treatment in the Borough, although it should be noted that the main SA Report did not identify any likely significant effects from the development proposed on this SA objective. The capacity at the various sewage treatment works within the Borough varies. However, information from Severn Trent Water indicates that there is sufficient capacity available at sewage treatment works in the Borough to accommodate the level of development.
- 3.19 As a result of this information, it is assumed that there will be no significant effect from any of the options as a result of the spatial distribution of development.

#### **SA objective 6: To improve local air quality**

- 3.20 Paragraphs 4.37 to 4.40 of the main SA Report describe Charnwood's air quality. There are four Air Quality Management Areas (AQMAs) in the Borough (see **Figure 3.3**). The four AQMAs are in Loughborough, Syston, Loughborough - Great Central Railway Area, and Mountsorrel. The Loughborough and Syston AQMAs are declared for high levels of NO<sub>2</sub> related to traffic emissions and cover busy arterial and main roads. In addition, Leicester AQMA covers a large section of the City Centre and a number of radial roads, including the A6 and A607 which lead from Charnwood, and sections of the ring road, the A563. This is also due to high levels of NO<sub>2</sub>.
- 3.21 It is assumed that those options that are likely to lead to increased congestion, and increases in pollution in AQMAs, are most likely to have significant effects on this SA objective.
- 3.22 New development in the Borough would need to comply with Core Strategy policy CS17: Sustainable Transport, which requires developments to provide sustainable transport links. However, it is assumed that options that include planned larger-scale developments close to Loughborough and Shepshed, and Leicester PUA, are more likely to be able to make best use of existing public transport services, and provide new integrated public transport services, than dispersed development.

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<sup>2</sup> Charnwood 2026 Further Consultation October 2008 – Core Strategy, Charnwood Borough Council

**SA objective 7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions**

- 3.23 Paragraphs 4.41 to 4.49 of the main SA Report describe the situation regarding climate change and Charnwood.
- 3.24 It is assumed that, under all options, new development would need to comply with Core Strategy Policy CS16: Sustainable Construction and Energy, which encourages developments to exceed Building Regulations for carbon emissions by prioritising measures that reduce the need for energy and secure residual need for energy through low carbon or renewable sources, and also with Core Strategy Policy CS17: Sustainable Transport, which requires developments to provide sustainable transport links. It is assumed that these policies will be more easily achievable in larger developments than smaller ones due to economies of scale.

**SA objective 8: To reduce vulnerability to flooding**

- 3.25 Paragraphs 4.50 to 4.53 of the main SA Report describe flood risk issues faced by Charnwood. Flooding affects areas throughout the Borough, with watercourses throughout the Borough posing a significant flood risk to both existing and future development, particularly development near the extensive floodplains of the larger, lower gradient rivers (Soar, Wreake and Rothley Brook) which the rivers naturally occupy during periods of high flow (see **Figure 3.4**).
- 3.26 It is assumed that under all options, development would need to comply with national guidance on flood risk, as well as Core Strategy Policy CS16: Sustainable Construction and Energy which directs development to locations within the Borough with the lowest risk of flooding, applying the Sequential Test and if necessary the Exception Test. It also requires mitigation measures to be in place where development is proposed in flood risk areas.

**SA objective 9: To reduce waste and conserve mineral resources**

- 3.27 Paragraphs 4.54 to 4.57 of the main SA Report provide the baseline description for waste and minerals in Charnwood.
- 3.28 Development of the scale proposed will inevitably lead to increased waste generation, regardless of the option. The impacts on waste generation will depend largely on the practices used within the development sites rather than on the spatial distribution of development.
- 3.29 All new development would be required to comply with Core Strategy Policy CS16: Sustainable Construction and Energy which supports developments that reduces waste, provides for the suitable storage of waste and allows for convenient waste collections.
- 3.30 Leicestershire is a mineral rich county and on the whole is one of the largest producers of minerals in the UK, particularly igneous rock. Sand and gravel deposits occur in the large river valleys (River Soar, River Wreake) intersecting the Borough.
- 3.31 It is assumed that igneous rock and ironstone resources will be protected from development under all the options. The sand and gravel resources tend to occur in the large river valleys and are therefore also subject to flood risk. As a result, it is assumed that these areas will not be developed under any of the options.

**SA objective 10: To protect soil resources and quality and make efficient use of land and buildings**

- 3.32 Paragraphs 4.58 to 4.66 of the main SA Report describe Charnwood's soil resources and the proportion of development on previously developed land. The majority of the Borough comprises Grade 3 agricultural land (15,772ha) with 6,172 ha of Grade 2 and 3,320ha of Grade 4 (see **Figure 3.3**). Charnwood does not contain any Grade 1 agricultural land (which is the highest quality grade).
- 3.33 It is assumed that those options that concentrate development within the larger urban areas are more likely to protect soil resources and re-use previously developed land, although all options are likely to require the development of greenfield land.

### **SA objective 11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety**

- 3.34 Paragraphs 4.70 to 4.80 of the main SA Report describe the situation in Charnwood with respect to poverty, social exclusion, crime and safety. Whilst Charnwood is relatively affluent, there are pockets where communities suffer from deprivation (see **Figure 3.5**). Recent work has identified areas of relatively higher need in eastern and western Loughborough and the sustainable community strategy identifies areas of East Loughborough, West Loughborough, Mountsorrel and South Charnwood including Thurmaston as priority neighbourhoods where a focused effort will be made to overcome hardships (these areas are also shown on **Figure 3.5**).
- 3.35 It is assumed that those options that direct development towards areas of higher deprivation will offer the opportunity to deliver regeneration, improved services and facilities, better homes, and more jobs.

### **SA objective 12: To increase healthy lifestyles**

- 3.36 Paragraphs 4.81 to 4.86 of the main SA Report describe the health of people living in Charnwood. The health of people in Charnwood is generally better when compared to the English average, but there are spatial differences in the Borough, with life expectancy 8.5 years lower for men and 5.8 years lower for women in the most deprived areas of Charnwood (such as Loughborough Hastings and Storer Wards) compared to the least deprived areas (such as Rothley and Thurmaston and Wreake Village Wards)<sup>3</sup>.
- 3.37 Leicestershire and Rutland are forecast to have an inward net migration of older people<sup>4</sup> so improving the care of complex problems associated with the elderly is also going to increase in importance.
- 3.38 It is assumed that new development will offer opportunities to deliver leisure and recreation facilities, and provide a range of types of dwelling (including housing suitable for the elderly), but that these opportunities are likely to increase with the size of development due to the ability to lever in funds for investment. It is also assumed that development delivered towards those communities exhibiting poorer health will offer opportunities to deliver improved living conditions and environments.

### **SA objective 13: To ensure that the housing stock meets the housing needs of all sections of the community**

- 3.39 Paragraphs 4.87 to 4.97 of the main SA Report describe the baseline and future situation regarding housing in Charnwood. Over the last 10 years, new housing development has been concentrated in Loughborough and Shepshed and the larger Soar and Wreake valley settlements. The Borough has one of the highest house prices to income ratios in Leicestershire with average and increasing house prices in recent years meaning affordability issues are affecting a larger proportion of the community. Parts of Charnwood have an imbalance of communities due to the concentration in some areas of only one household type, tenure, size or type of housing.
- 3.40 It is assumed that all options would deliver the same amount of housing as proposed in the pre-submission Core Strategy. It is further assumed that larger developments would be better placed to deliver a range of type and tenure of housing, including affordable and social housing.
- 3.41 The housing requirement for Charnwood is made up of a number components including, indigenous housing needs from within the borough, and accommodating need which cannot be met in adjoining areas. The Housing Requirements Study<sup>5</sup> suggests that based on trends, some 346 houses per year (44%) of Charnwood's housing requirement is to meet the need of Leicester City. Therefore, options that provide for this proportion of housing to be delivered north of Leicester as part of the PUA are considered to perform more positively against this SA objective.

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<sup>3</sup> (based on the Slope Index of Inequality published on 5th January 2011).

<sup>4</sup> Leicestershire County and Rutland Strategic Plan 2009/10- 2013/14

<sup>5</sup> Housing Requirements Study, Justin Gardner Consulting October 2013

#### **SA objective 14: To increase access to a wide range of services and facilities**

- 3.42 Paragraphs 4.98 to 4.114 of the main SA Report describe the pattern of services and facilities provision in Charnwood. There is a full range of services and facilities available in the Borough, including various social, leisure, cultural and religious buildings along with schools, health centres, clinics and hospitals largely concentrated in urban areas. Whilst road and public transport is relatively good to larger settlements, including Loughborough, Shepshed, the Soar Valley settlements and settlements close to Leicester, accessibility to services and facilities is an issue in rural areas, where residents usually rely on the private car to access services.
- 3.43 It is assumed that development close to those centres that have existing services and facilities is more likely to achieve this SA objective, and that this would be enhanced further by good access to public transport services. In addition, larger developments would be more likely to incorporate services and facilities as part of the overall development package. However, it is assumed that the smaller settlements will need some development in order to maintain the viability of the services and facilities that already exist.

#### **SA objective 15: To increase access to the countryside, open space and semi urban environments (e.g. parks)**

- 3.44 Paragraphs 4.115 to 4.119 of the main SA Report set out the baseline situation with respect to countryside and open space. The 6C's Green Infrastructure study identifies that in relation to access for people, there is a need for large sites of 500ha or greater, sites of 100ha or greater and sites of 20ha or greater, although it recognises that the Charnwood Forest provides a diverse cluster of sites that are likely to attract visitors from further afield. The study identifies that there is a deficiency of accessible natural greenspace sites over 2ha for all of Shepshed's population and almost all of Loughborough's and Leicester's populations, with deficiencies for larger sites (20ha, 100ha and 500ha) also identified for Shepshed, Loughborough and Leicester populations.
- 3.45 Given that there are deficiencies in all the main centres of population it is considered that development in these locations under any of the options would be likely to help deliver greenspace. It is also assumed that new development will offer opportunities to deliver open space, and that these opportunities are likely to increase with the size of development.

#### **SA objective 16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors**

- 3.46 Paragraphs 4.120 to 4.134 of the main SA Report describe Charnwood's economy. The Economic Strategy 2009 states that the shortage of high quality land and premises is a major contributory factor to limiting economic growth. The Borough is close to the M1, the Midland Mainline between Sheffield and London and close to Nottingham East Midlands Airport. The A6, A60, A46 and A512 are the main A roads in the area and provide key transport routes linking the three Cities and Loughborough (these routes are shown on the base map of **Figure 3.6**).
- 3.47 The percentage of Charnwood's working age population that travels more than 20km to work is less than the sub-regional average. Of the working population, about 50% more people travel out of Charnwood to work than travel into it (there is a net outflow of approximately 11,000 workers<sup>6</sup>). The main commuting destination is Leicester City<sup>7</sup>.
- 3.48 It is assumed that the main centres of employment, and in particular Leicester and Loughborough, will offer the greatest opportunities to deliver a closer match between homes and jobs. In addition, development that is well located to strategic road network, the rail network, and bus services will be better placed to support efficient movement of goods, services and people in support of a competitive economy.

#### **SA objective 17: To reduce disparities in economic performance and improve skills and employability**

- 3.49 Paragraphs 4.135 to 4.137 of the main SA Report describe the situation regarding skills in the Borough. The skills base of Charnwood is relatively good. The presence of Loughborough

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<sup>6</sup> Charnwood 2026 Further Consultation October 2008 – Core Strategy, Charnwood Borough Council

<sup>7</sup> Charnwood Economic Strategy Consultation Draft 2009, Charnwood Borough Council

University, which is a significant driver of the economy, is one of the core reasons for high skill levels in the Borough. Despite this, there are urban pockets with poor skill sets and high unemployment levels are acting as a key barrier for developing a sustainable economy across the Borough.

- 3.50 It is assumed that the larger settlements, and in particular Loughborough (because of its role and function, and the presence of the university) and areas close to Leicester (due to the scale and diversity of opportunities for improving skills that it offers), will be where opportunities to improve job prospects will be greatest. Also, development close to the more deprived parts of the Borough could enable additional local employment opportunities to be offered.

## Findings of the SA

- 3.51 The following symbols have been used in the appraisal matrices presented in **Appendix 4** for each of the three groups of options:

**Table 3.1: Key to symbols used in the SA**

Symbol	Meaning
↑	Significant positive effect (i.e. a move towards the objective)
↗	Marginal or minor positive effect (i.e. a move towards the objective)
0	There is no relationship or no significant relationship between the objective and the policy/option
?	It is not known whether the policy/option will move towards or away from the objective (another form of uncertainty)
↓	Significant negative effect (i.e. a move away from the objective)
↘	Marginal or minor negative effect (i.e. a move away from the objective)

- 3.52 A summary table of the appraisal against the SA objective for each of the groups of options is included at the end of this section (**Table 3.2**).

### Group A: Principal Urban Area compared with no Principal Urban Area split

- 3.53 The two options considered in Group A were:
- **Option A1 – with PUA split:** Housing requirement divided between the Leicester PUA and Non PUA Area in accordance with split in the pre-submission Core Strategy. This would result in 42% of dwellings being provided within the Leicester PUA, and 58% elsewhere in the Borough.
  - **Option A2 – without a PUA split:** This trend-based option would result in between 19% and 24% being provided within the Leicester PUA, and between 76% and 81% elsewhere in the Borough, in line with permissions and completions over the last seven years.

#### SA Findings for Option A1

- 3.54 Option A1 would provide sufficient housing to meet the needs to be delivered by the Borough for Leicester PUA as well as the rest of Charnwood. Under this option, a large proportion of development would be focused in the PUA and so would be well-located in relation to existing services and facilities and public transport links. This would have a positive effect on greenhouse gas emissions (SA objective 7) as a result of reduced journey lengths and lower levels of car use. However, development would still generate traffic, which could have a significant negative effect on air quality in the AQMAs (SA objective 6), although this would be partially offset by opportunities to make best use of public transport services. Positive effects on encouraging healthy lifestyles (SA objective 12) are also likely to result as there may be more opportunities to undertake journeys by bicycle or on foot.

- 3.55 Locating a significant proportion of development within and adjoining the PUA would mean that residents would more easily be able to access the services and facilities that are more concentrated in that area, particularly people without a car. A positive effect on access to services (SA objective 14) is therefore likely.
- 3.56 Effects on most of the environmental objectives (e.g. SA objective 1: biodiversity and SA objective 2: landscape) will depend on the specific location of development rather than its broad distribution, so cannot be determined at this level of assessment. However, it should be possible to accommodate the scale and distribution of development under this option without directly affecting designated biodiversity sites.

#### *SA Findings for Option A2*

- 3.57 This option would result in a much higher proportion of development being located outside of the PUA. Although it would deliver the overall total housing required, it would not be sufficient to meet Charnwood Borough's contribution to Leicester PUA needs (SA objective 13). Furthermore, Loughborough and to a lesser extent Shepshed and the Service Centres offer opportunities to access jobs, services and facilities, but these are not of the range and choice of Leicester PUA (to which many people in Charnwood commute) which could mean higher levels of car use and longer journey lengths. This could result in negative effects on greenhouse gas emissions (SA objective 7) and air quality (SA objective 6) where AQMAs have been declared. More dispersed development under this option is also likely to mean that effects are less positive in relation to healthy lifestyles (SA objective 12) due to there being fewer opportunities for walking and cycling, although this is uncertain depending on the distribution of development outside of the PUA.
- 3.58 Focussing the majority of new development outside of the PUA means that existing services and facilities (which are more concentrated in the PUA) are likely to be less easily accessible for residents, particularly those without a car as public transport services outside of the PUA are likely to be of a lower standard. A potential minor positive effect on access to services (SA objective 14) is likely, though, because this option would be more likely to help sustain the vibrancy and viability of the settlements away from Leicester, including Loughborough, Shepshed, the Service Centres and rural areas (SA objective 3). As with option A1, effects on most of the environmental objectives (e.g. SA objective 1: biodiversity and SA objective 2: landscape) will depend largely on the specific location of development rather than its broad distribution, so cannot be determined at this level of assessment. However, it should be possible to accommodate the scale and distribution of development under this option without directly affecting designated biodiversity sites.

#### *Conclusions for Group A*

- 3.59 The two options in group A would have broadly similar effects on many of the SA objectives. The key differences between the options in terms of their likely sustainability effects relate to the fact that under Option A1 more development would take place in close proximity of Leicester PUA where public transport provision is likely to be better, a wider range of jobs, services and facilities are concentrated and journey lengths/levels of car use are likely to be lower. Only Option A1 would meet the identified needs of Leicester by directing sufficient housing to be located within the PUA.
- 3.60 The option of having housing requirements divided between the Principal Urban Area and the Non- Principal Urban Area (Option A1) provides a more sustainable approach to the distribution of development because it addresses housing need in the locations where the need arises and development would take place where public transport provision is likely to be better, a wider range of jobs, services and facilities are concentrated and journey lengths/levels of car use are likely to be lower.

#### **Group B: Overall distribution**

- 3.61 The four options considered in Group B were:
- Option B1 – strong urban concentration and regeneration: This option would focus 95% of development within and adjoining the urban areas of Loughborough/Shepshed and Leicester, with less than 5% at the Service Centres and less than 5% elsewhere in the Borough.

- Option B2 – urban concentration and regeneration: this option would follow the distribution in the pre-submission Core Strategy, with 75% to 80% in the urban areas of Loughborough/Shepshed and Leicester, 16% to 25% in the Service Centres, and less than 4% in the rest of the Borough.
- Option B3 – trend based: this option is based upon permissions and completions from the last seven years, and would result in between 50% and 55% in the urban areas of Loughborough/Shepshed and Leicester, between 38% and 42% in the Service Centres, and up to 8% in the rest of the Borough.
- Option B4 – stand-alone new settlement: this option would result in a stand-alone new settlement of approximately 8,000 dwellings (46% of development), with the remainder (54% of development) accommodated through a combination of urban areas, Service Centres and the rest of the Borough. Note that this option is appraised in terms of the principle of a new settlement, rather than a specific location.

#### *SA Findings for Option B1*

- 3.62 Locating almost all new development in urban areas means that it would be well-connected in relation to services and facilities (SA objective 14) and journey times are therefore likely to be shorter, with more opportunities to make use of sustainable transport. This would result in mixed effects on greenhouse gas emissions from transport (SA objective 7). Development would still generate traffic, which could have a significant negative effect on air quality in the AQMAs (SA objective 6), although this would be partially mitigated by opportunities to provide integrated public transport services. However, whilst helping to maintain the role and function of the larger urban areas, it would do little to help with maintaining the vibrancy and viability of the Service Centres and rural communities (SA objective 3) and access to their services and facilities (SA objective 14), nor would it allow for housing being delivered in all Charnwood's communities where a need is identified (SA objective 13). It would be possible, though, to direct development to those parts of Charnwood where deprivation is most pronounced (SA objective 11).
- 3.63 There would be significant economic benefits as development would be concentrated close to the centres of economic activity and with access to the strategic transport network (SA objective 16), although this would be partially offset by the lack of provision for economic development in the smaller settlements.
- 3.64 Steering most development to urban areas means that some heritage assets such as listed buildings and conservation areas may be affected (SA objective 4), as they are often located in more built up areas; however this is uncertain without knowing the exact location of the development. The effects on biodiversity (SA objective 1) are likely to be mixed depending upon where and in what form development takes place. Development could potentially lead to adverse impacts on the landscape (SA objective 2). However, there are a number of locations around the north of Leicester that have been identified as having medium or medium high capacity to accommodate development. Similarly, Loughborough has large areas of land that surround it that have medium capacity to accommodate development in landscape terms, and some areas with high capacity. Under this option there may be good opportunities to re-use existing buildings, thereby minimising additional waste generation (SA objective 9), and to develop on brownfield sites which would minimise the extent of additional impermeable surfaces which could otherwise adversely affect local flood risk (SA objective 8).

#### *SA Findings for Option B2*

- 3.65 Option B2, offers a more balanced approach than Option B1 although still with an element of urban focus. It would help to support the vibrancy and viability of settlements throughout the Borough (SA objective 3) and access to the services and facilities they have to offer (SA objective 14), including Service Centres as well as the larger urban areas, although rural communities would be restricted in the amount of development they would receive.
- 3.66 It would deliver a range of type and tenure of housing across the Borough (SA objective 13) in line with the housing need that has been identified including Leicester PUA but not at the expense of other settlements and communities in Charnwood. It would enable development to be directed to help address deprivation (SA objective 11) and health issues (SA objective 12). It would also be likely to deliver significant positive economic benefits given that development would be well located to the transport network, and centres of economic activity (SA objective 16).

- 3.67 The effects on the environmental SA objectives, such as biodiversity (SA objective 1), landscape (SA objective 2), heritage (SA objective 4), air quality (SA objective 6), climate change (SA objective 7), and flood risk (SA objective 8) are likely to be similar to those for Option B1.

#### *SA Findings for Option B3*

- 3.68 This option would involve more of a spread of development between the urban areas of the Borough and the service centres and elsewhere in the Borough, which may mean that more affordable housing comes forward outside of the main urban areas which would have a positive effect on the vibrancy and viability of settlements (SA objective 3) and opportunities for people to live in smaller communities, such as where house prices are high. However, it would not meet the housing needs of Leicester PUA that have been identified as needing to be provided by Charnwood close to Leicester (SA objective 13) and it would not be as well placed to deliver positive effects on deprivation in the south of the Borough (SA objective 11).
- 3.69 There is the potential for significant positive effects on the economy (SA objective 16) given ease of access to the transport network. However, locating more development outside of the urban areas could have a significant negative effect on air quality (SA objective 6) and greenhouse gas emissions (SA objective 7) as journey lengths to access services and facilities (SA objective 14) are likely to be longer, with higher associated emissions from traffic. This would be particularly harmful if it occurs in proximity of the AQMAs. Effects on healthy lifestyles (SA objective 12) are uncertain as opportunities for walking and cycling may be fewer. The effects on biodiversity (SA objective 1), landscape (SA objective 2) and heritage (SA objective 4) are likely to be mixed.

#### *SA Findings for Option B4*

- 3.70 There is a significant amount of uncertainty attached to the likely effects of this option, as effects will be influenced to a great extent by where the new settlement is located. However, as it is expected to be entirely separated from existing urban areas, residents may be more likely to need to travel over longer distances to access services and facilities (SA objective 14), and may be less able to use sustainable modes of transport such as walking and cycling which would otherwise have had a positive effect on greenhouse gas emissions (SA objective 7), air quality (SA objective 6) and encouraging healthy lifestyles (SA objective 12). Although a new settlement location could be chosen to minimise effects on biodiversity (SA objective 1), landscape (SA objective 2) and historic assets (SA objective 4), such locations are not so well related to the existing settlement pattern. It is difficult to deliver self-containment in a new settlement, particularly in the early stages, and therefore travel elsewhere to existing settlements with the jobs, services and facilities they offer is likely in the short to medium term.
- 3.71 By focussing development in a new standalone settlement, the potential opportunities to regenerate existing areas through new development would be largely lost, which could result in a negative effect on the vibrancy and viability of settlements (SA objective 3) and do less to address deprivation issues (SA objective 11). Similarly, it would be unlikely to meet the housing needs of Leicester PUA, and other settlements in the Borough too (SA objective 13).
- 3.72 On the other hand, a planned new settlement could be designed around encouraging non-car modes, offering new economic development opportunities, and integrating green infrastructure, and a range of type and tenure of housing, services and facilities from the start. The actual effects are heavily dependent upon where and how such a development might take place, how viable it is to create a community that is more self-contained than would be the case by developing elsewhere, and how long it would take to deliver given that a critical mass is likely to be needed to make it function effectively.

#### *Conclusions for Group B*

- 3.73 In general focussing more development around the urban areas under Options B1 and B2 would result in more positive sustainability effects, particularly in relation to improved accessibility and potential for reduced car use. Option B2 offers more flexibility than Option B1 and would enable more of the affordable housing and other development needs outside of urban areas to be met (although not to the same extent as Option B3), helping to support Service Centres as well as the main urban areas.
- 3.74 Under Options B3 and B4 there are more likely to be negative effects in relation to accessibility and increased car use, with potential negative effects being particularly pronounced under Option

B4. Option B3 may offer more advantages for rural communities, although the sustainability benefits of developing close to the larger settlements would begin to be lost. Option B4 may not meet the needs of existing communities where people live, but it does offer a blank canvas, which means it could be designed with sustainability principles embedded from the very start.

- 3.75 Overall, the option of urban concentration and regeneration (Option B2) performs most strongly across the range of sustainability objectives because focusing more development around the urban areas would result in more positive sustainability effects, particularly in relation to improved accessibility and reduced car use. Urban concentration and regeneration offers more flexibility than strong urban concentration (Option B1) and would enable more of the affordable housing and other development needs outside of urban areas to be met, helping to support Service Centres as well as the main urban areas.

### **Group C: Sustainable urban extensions versus piecemeal development**

- 3.76 The two options considered in Group C were:

- Option C1 – sustainable urban extensions: This option falls within either the urban concentration or strong urban concentration options under Group B, and would result in more than 75% of new development being focussed within and adjoining the urban areas. There would be a degree of smaller scale development in Service Centres and elsewhere in the Borough, but not totalling more than 25% of total development.
- Option C2 – smaller/piecemeal development: this option would result in a series of smaller developments, rather than larger scale sustainable urban extensions, although a significant proportion would be likely to be within and adjoining the urban areas.

#### *SA Findings for Option C1*

- 3.77 By delivering most of Charnwood's housing requirements through the development of sustainable urban extensions, a range of positive effects are likely in relation to delivering the housing that meets the needs of all sectors of the community (SA objective 13), access to services (SA objective 14), encouraging healthy lifestyles (SA objective 12) and reducing greenhouse gas emissions (SA objective 7), because the scale of the development means that services and facilities and sustainable transport links are expected to be provided within the SUEs. Planned larger scale developments are also likely to help support the vibrancy and viability of settlements (SA objective 3) and help to address deprivation issues (SA objective 11). The larger scale of developments may mean that the incorporation of renewable energy development such as district heating systems is more viable (SA objective 7). While it is recognised that air quality (SA objective 6) will inevitably be affected by the increased vehicle traffic associated with SUE development, the developments are likely to incorporate sustainable transport infrastructure and services and will be located in close proximity to urban areas, so journey times should be shorter.
- 3.78 However, the larger scale of development also means that there could be negative effects on the landscape (SA objective 2), particularly because there are limited opportunities to develop in medium and low landscape sensitivity zones around the main urban areas. Disturbance to/loss of habitats (SA objective 1) may also be more extensive under a larger-scale development, although fewer individual development sites would be required.

#### *SA Findings for Option C2*

- 3.79 The effects of Option C2 would tend to be less concentrated and more dispersed, although the cumulative effects could be more significant than SUEs. Smaller-scale development may have less concentrated effects on the landscape (SA objective 2) and would involve less disturbance to/loss of habitats in any one location (SA objective 1), but the cumulative effects could be as significant as a smaller number of larger developments. More individual development locations would be required which could result in cumulative effects resulting in fragmentation of habitats and a general sense of 'creeping' urbanisation.
- 3.80 Under this option development would be more dispersed throughout the Borough which could mean that residents are less easily able to access services and facilities (SA objective 14), with potential significant effects on air quality (SA objective 6) although it is noted that a significant proportion of development would still be expected to be delivered in and around urban areas. Smaller scale development may also be less well placed to meet the housing needs of all sectors

of the community (SA objective 13) and support the vibrancy and viability of settlements (SA objective 3) and address deprivation issues (SA objective 11) if it comes forward in a piecemeal rather than planned way. It may also be less easy for residents to access services and facilities (SA objective 14) and employment opportunities (SA objective 16) as residential and employment development would not necessarily be co-located as would be expected in a SUE. It is likely that opportunities to walk and cycle would be fewer and so effects on encouraging healthy lifestyles (SA objective 12) are uncertain.

### *Conclusions for Group C*

- 3.81 In general, more positive and fewer negative effects are associated with Option C1 (delivering development mainly through SUEs). This is because, although large-scale development could potentially have concentrated negative effects on the landscape and biodiversity, it is expected to be well-connected to urban areas, incorporate services and facilities and sustainable transport links and to involve the co-location of residential and employment development. Option C1 would offer greater opportunities to deliver comprehensively planned development, taking into account the need for a range of types and tenure of homes, green infrastructure networks, services and facilities, etc. While delivering development through a more piecemeal approach (Option C2) would have some benefits, there is a significant amount of uncertainty about some effects depending on how much of the piecemeal development would come forward in and adjoining the main urban areas. Under Option C2 the cumulative effects of development on the landscape, heritage and biodiversity could be just as great as under Option C1, and it would be less likely to deliver planned development incorporating a range of jobs, services, facilities and sustainable transport.
- 3.82 The option of delivering growth through Sustainable Urban Extensions (Option C1) performs more strongly against the sustainability objectives because development would incorporate services and facilities as well as sustainable transport links, and involve the co-location of residential and employment development. This approach would also offer greater opportunities to deliver comprehensively planned development, taking into account the need for a range of types and tenure of homes, green infrastructure networks, services and facilities.

## Overall conclusions

- 3.83 The supplementary SA work considers the performance of three groups of alternative spatial strategy approaches against the SA objectives. In light of the appraisal of options it is clear that the combination of options that (i) define a Principal Urban Area/Non-Principal Urban Area split commensurate with identified housing need (ii) provide for urban concentration and regeneration but with some scope for development elsewhere such as the Service Centres, and (iii) planned sustainable urban extensions rather than piecemeal development perform most strongly against the SA objectives. This is the approach that was advocated in the East Midlands Plan and which is presented in the pre-submission Core Strategy.
- 3.84 Compared to the other options, this spatial strategy approach performs particularly well against those SA objectives concerned with providing housing where it is needed, increasing access to a wide range of services and facilities, increasing the vibrancy and viability of settlements, and encouraging a sustainable economy. No other options considered in the appraisal performed more strongly against any of the other SA objectives, such as those relating to the environment, and so in this respect the approach is as sustainable as any of the others.
- 3.85 The spatial strategy approach in the pre-submission Core Strategy remains the most sustainable of the options, regardless of the revocation of the East Midlands Plan. As a result, the revocation of the East Midlands Plan has not resulted in the need for a change in the overall spatial strategy in sustainability terms.




**Table 3.2: Summary of SA Findings for the three groups of spatial options**

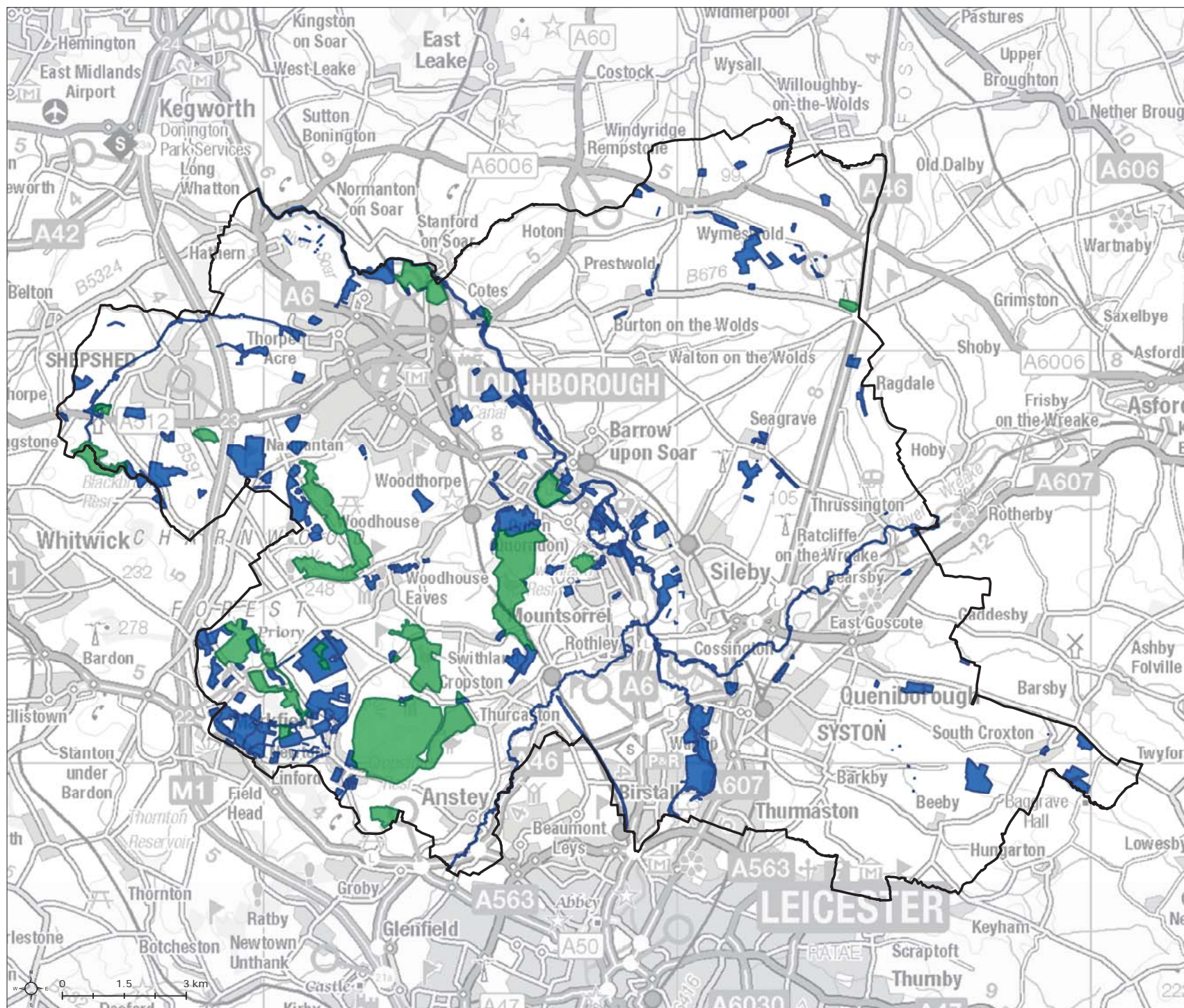
SA objective	Group A			Group B					Group C	
	A1	A2		B1	B2	B3	B4		C1	C2
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑/↓?	↑/↓?		↑/↓?	↑/↓?	↑/↓?	↑/↓?		↑/↓?	↑/↓?
2: To maintain and enhance townscape and landscape character	↑/↓?	↑/↓?		↑/↓?	↑/↓?	↑/↓?	?		↑/↓?	↑/↓?
3: To increase the vibrancy and viability of settlements	↑/↓	↑/↓		↑/↓?	↑?	↑/↓?	↑/↓?		↑/↓	↑/↓
4: To conserve and enhance the historic and cultural environment	↑/↓?	↑/↓?		↑/↓?	↑/↓?	↑/↓?	↑?		↑/↓?	↑/↓?
5: To protect and improve surface and ground water quality and resources	0	0		0	0	0	0		0	0
6: To improve local air quality	↑/↓?	↓?		↑/↓?	↑/↓?	↓?	↓?		↑/↓?	↓?
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑/↓	↓?		↑/↓	↑/↓	↑/↓	↑/↓		↑/↓	↓?
8: To reduce vulnerability to flooding	↑/↓	↑/↓		↑/↓	↑/↓	↑/↓	↑/↓		↑/↓	↑/↓
9: To reduce waste and conserve mineral resources	↑/↓?	↑/↓?		↑/↓?	↑/↓?	↑/↓?	↑/↓?		↑/↓?	↑/↓?
10: To protect soil resources and quality and make efficient use of land and buildings	↓?	↓?		↓?	↓?	↓?	↓?		↓?	↓?
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑?	↑?		↑?	↑?	↑/↓?	↓?		↑	?

SA objective	Group A			Group B					Group C	
12: To increase healthy lifestyles	↑	?		↑	↑	?	?		↑	?
13: To ensure that the housing stock meets the housing needs of all sections of the community	↑	↑/↓		↑/↓?	↑	↑/↓?	↑/↓?		↑	↑
14: To increase access to a wide range of services and facilities	↑?	↑?		↑/↓?	↑?	↑/↓?	↑/↓?		↑?	↑/↓?
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	0	0		↑?	↑?	↑?	↑/↓?		↑?	?
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	↑?		↑/↓	↑	↑?	↑/↓?		↑	↑?
17: To reduce disparities in economic performance and improve skills and employability	↑	↑		↑?	↑?	↑?	?		↑	↑

Figure 3.1

**Biodiversity Designations**






-  Charnwood Borough Boundary
-  Sites of Special Scientific Interest
-  Local Wildlife Sites

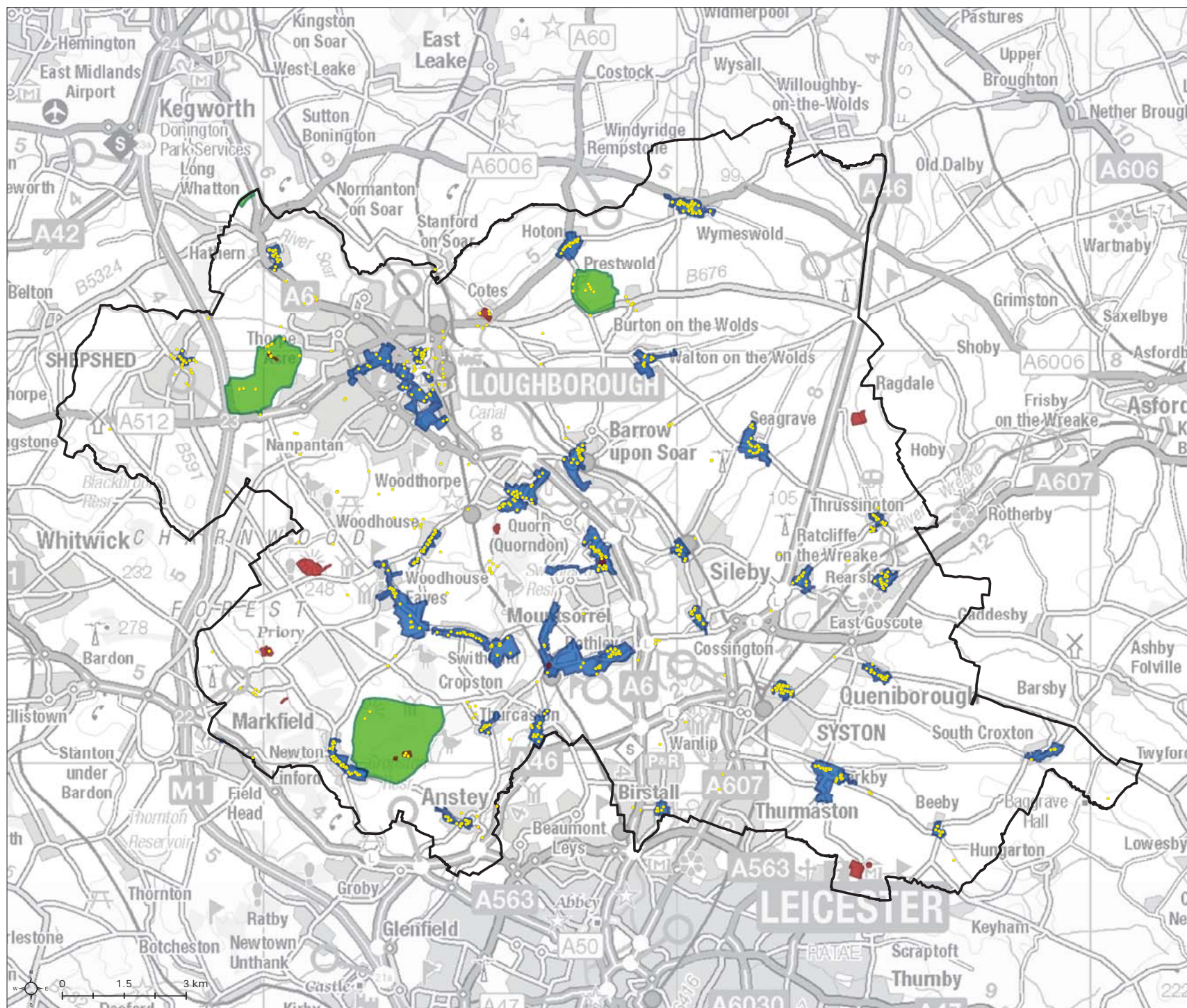


Map Scale @ A4: 130,000

Figure 3.2

### Heritage Designations

-  Charnwood Borough Boundary
-  Listed Buildings
-  Ancient Monuments
-  Conservation Areas
-  Historic Parks and Gardens






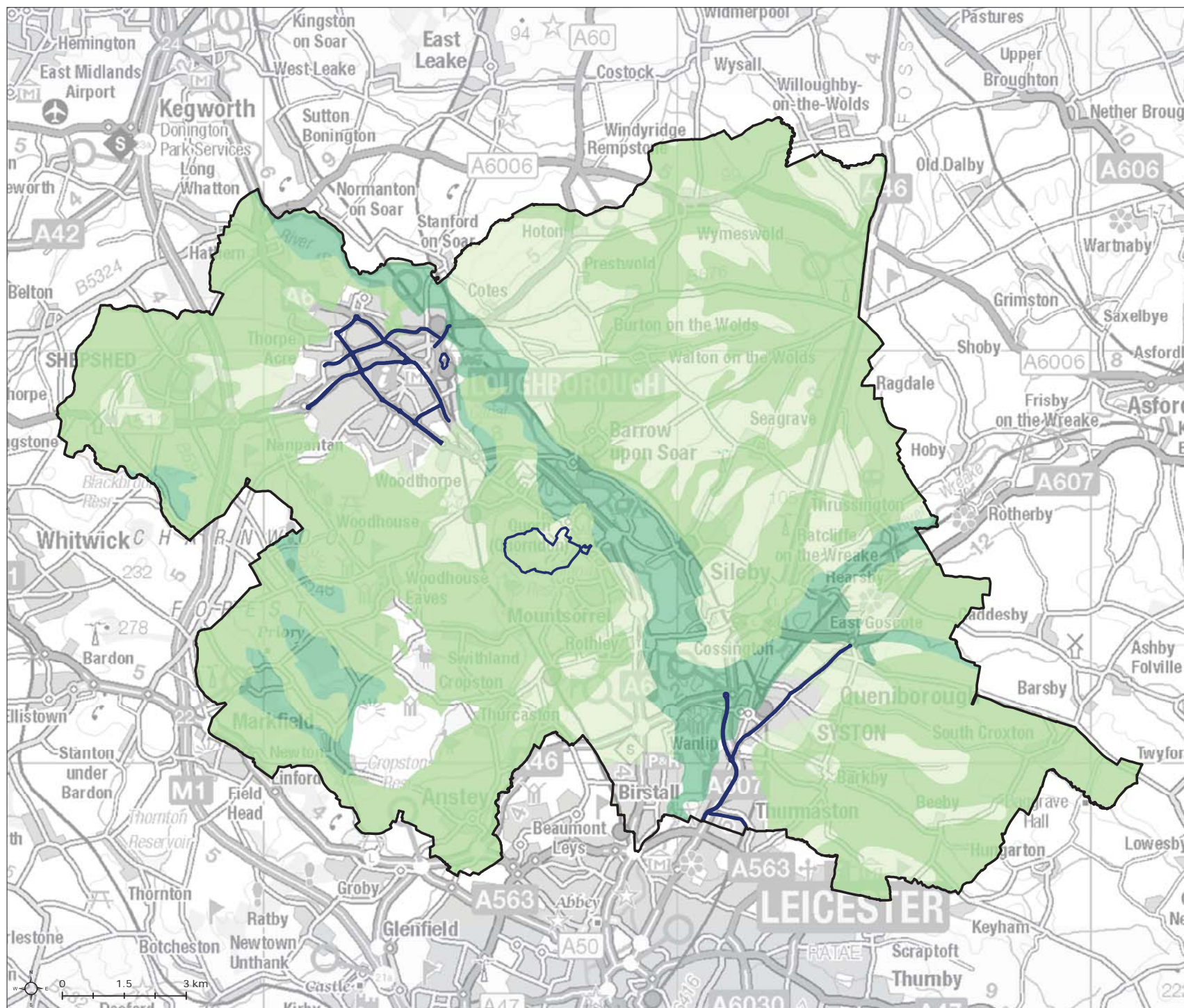
Map Scale @ A4: 130,000



Figure 3.3

**Air Quality and Soil Quality**

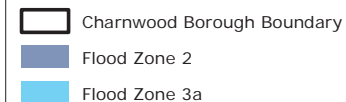
-  Charnwood Borough Boundary
-  Air Quality Management Areas
-  Grade 2 Agricultural Land
-  Grade 3 Agricultural Land
-  Grade 4 Agricultural Land



Map Scale @ A4: 130,000





## Flood Zones








Map Scale @ A4: 130,000

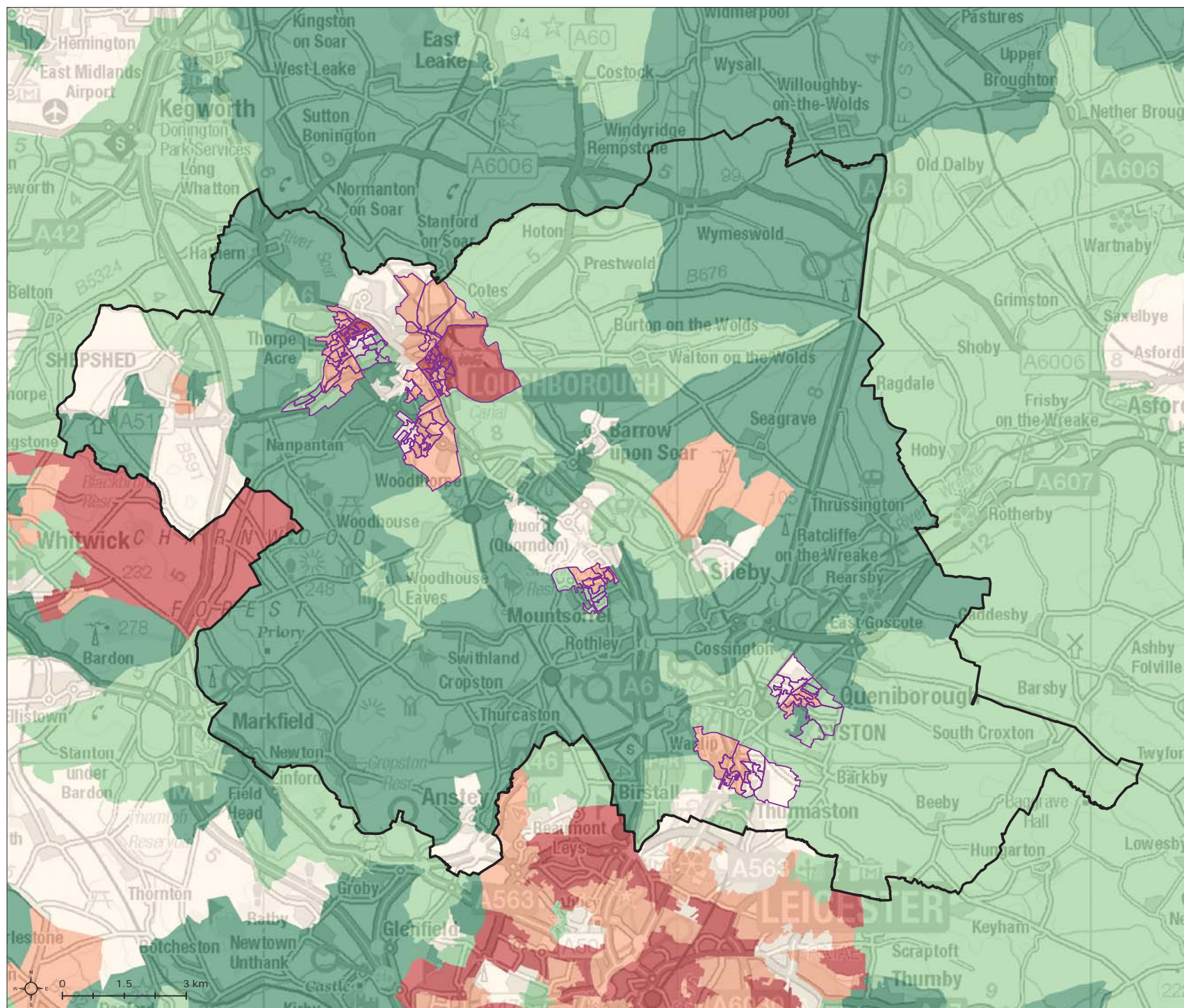
Figure 3.5

**Indices of Deprivation and  
Priority Neighbourhood Areas**

-  Charnwood Borough Boundary
-  Neighbourhood Priority Areas

**Deprivation Percentile**

-  0 - 20% (Highest)
-  20 - 40%
-  40 - 60%
-  60 - 80%
-  80 - 100% (Lowest)









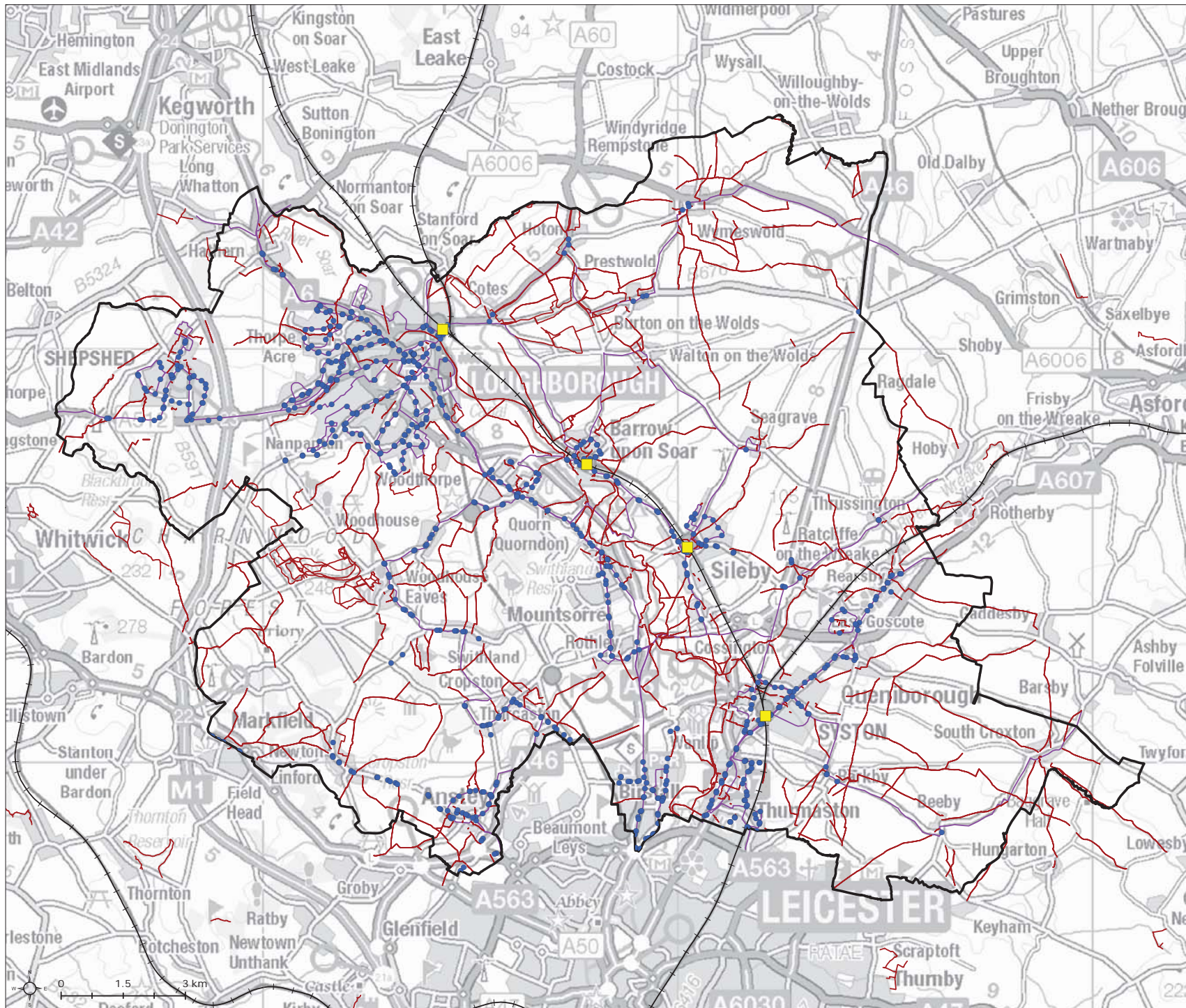
Map Scale @ A4: 130,000



Figure 3.6

**Sustainable Transport Modes**

-  Charnwood Borough Boundary
-  Rail Stations
-  Bus Stops
-  Rail Lines
-  Bus Routes
-  Footpaths, Bridleways and Permissive Paths



Map Scale @ A4: 130,000



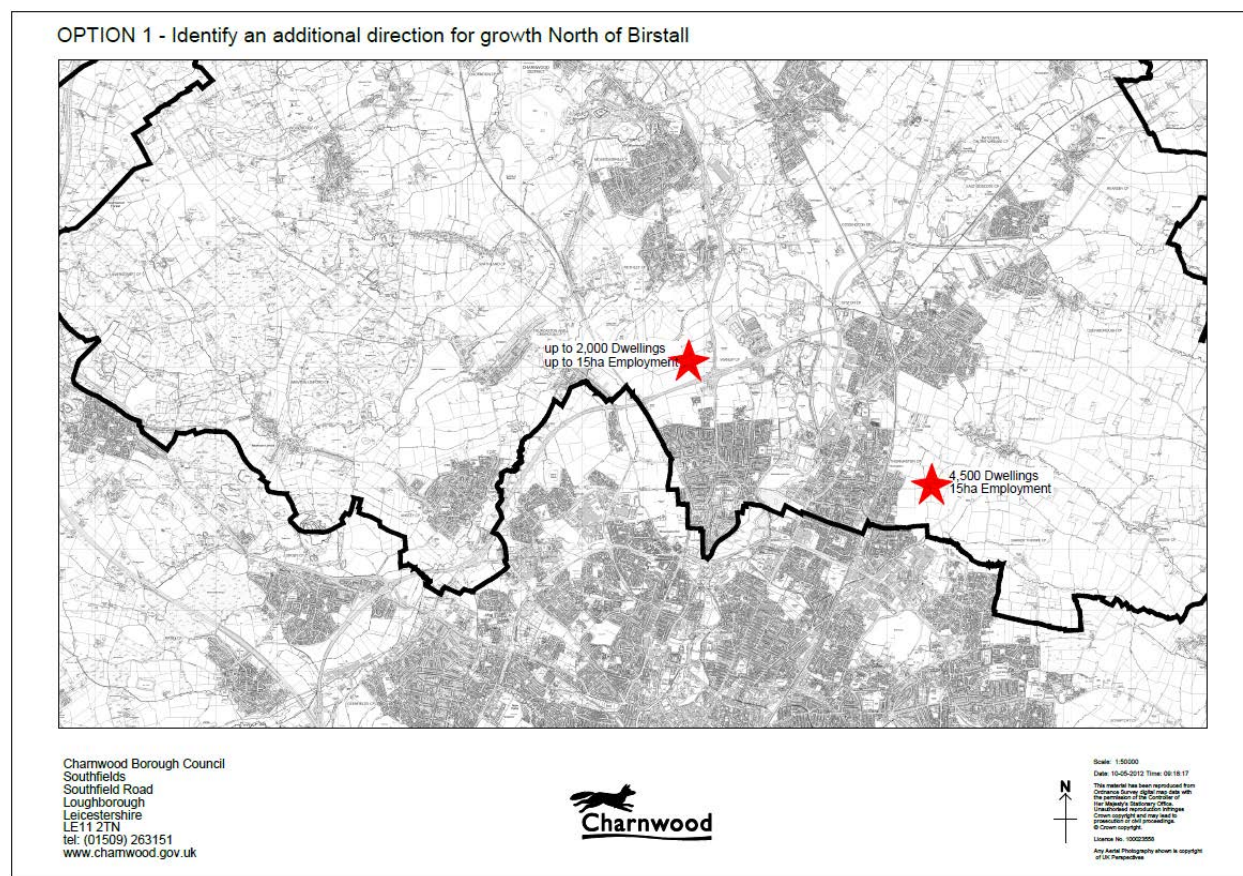
## **Appendix 1**

Reasons for Rejection or Selection of Reasonable Alternatives for distribution of additional housing considered in 2012 Supplementary Consultation

## PUA Option 1

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation North East of Leicester	4,500	15 ha
Broad Direction for Growth North of Birstall	up to 2,000	up to 15 ha
Additional dwellings within and adjoining the PUA identified in the Settlement Hierarchy	Remainder to be found (350-500)	

PUA Option 1 includes development northeast of Leicester and north of Birstall with a remainder of housing to be found within and adjoining the Leicester Principal Urban Area.



### Reasons for Selecting PUA Option 1

Development north of Birstall would be in line with the urban concentration and regeneration strategy, and would support the delivery of housing.

The Interim Sustainability Appraisal Report (2012) identifies marginal negative effects in relation to the separation between Birstall and Rothley which could be mitigated through careful design and masterplanning. By comparison, PUA Options 2-4 have significant negative effects against the same sustainability objective (SA objective 3). The Interim Sustainability Appraisal Report also notes that the potential growth area north of Birstall (included in PUA Option 1 and 2) is classed as having medium-high capacity in terms of the landscape to accommodate new development. The potential growth area north of Glenfield (included in PUA Option 2 and 3) only has medium capacity in terms of the landscape to accommodate new development. Apart from these two sustainability objectives relating to settlement coalescence and landscape, PUA Option 1 has similar environment effects as PUA options 2-4. Overall, PUA Option 1 has fewer significant negative environmental effects than options 2-4.

In terms of social effects, the Interim Sustainability Appraisal Report notes that the area north of Birstall is separated from Leicester by the A46 dual carriageway which may make access via public transport less convenient. However, the public transport improvements associated with this option should increase accessibility for those with no access to a private car. The Interim Sustainability Appraisal Report identifies broadly similar social effects for PUA Option 1 as PUA options 2-4.

The Interim Sustainability Appraisal Report indicates that PUA Options 1-4 would have similar economic effects.

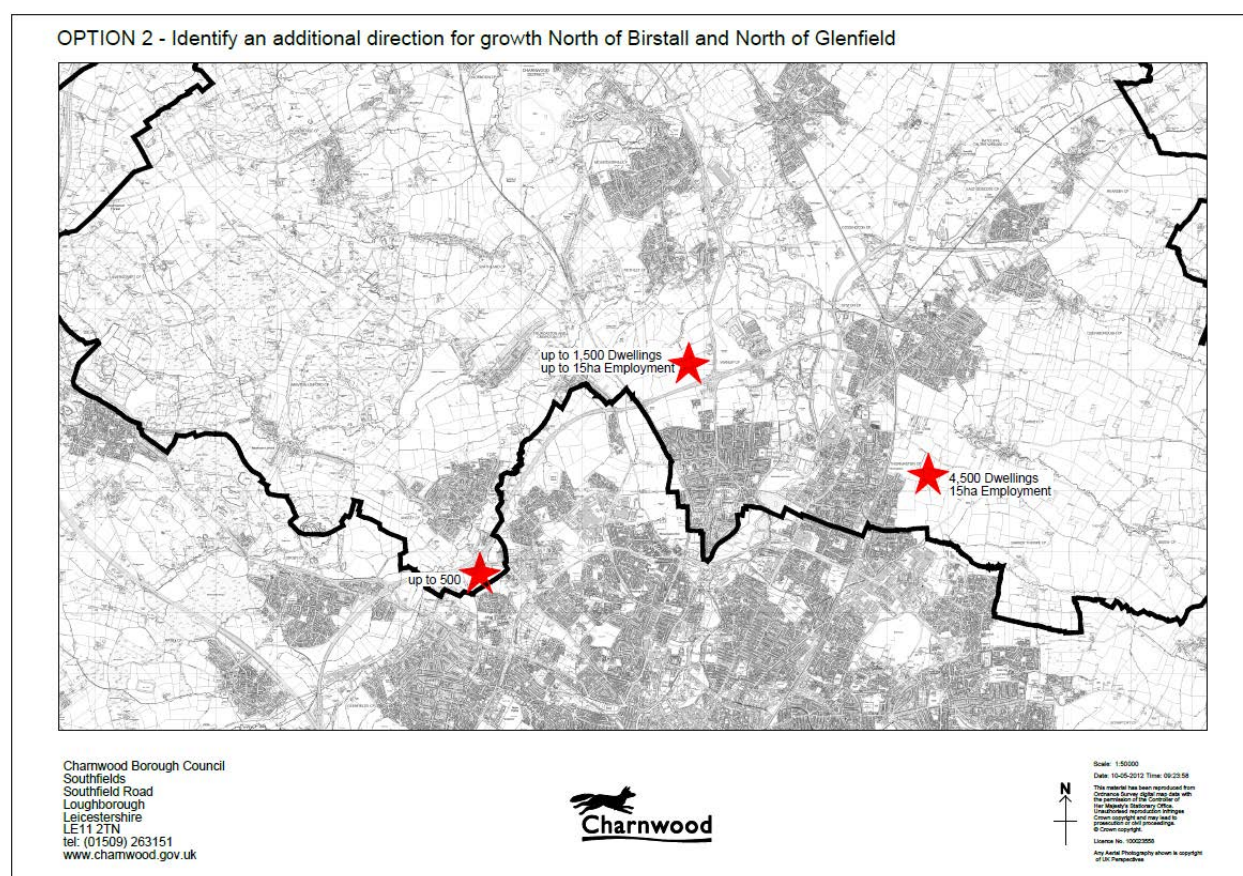
### Summary

Option 1 is preferred option for additional development in south Charnwood because it would be in line with the urban concentration and regeneration strategy, and would support the delivery of housing. Overall, PUA Option 1 has fewer significant negative effects than PUA options 2-4. In terms of development north of Birstall, although the A46 would act as a significant barrier to integration and there would be some negative environmental impacts, many of these issues including the need to maintain separation between Birstall and Rothley and landscape impacts could be mitigated through careful design and masterplanning.

## PUA Option 2

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation North East of Leicester	4,500	15 ha
Broad Direction for Growth North of Birstall	up to 1,500	up to 15 ha
Broad Direction for Growth North of Glenfield	up to 500	
Additional dwellings within and adjoining the PUA identified in the Settlement Hierarchy	Remainder to be found (350-500)	

PUA Option 2 includes development northeast of Leicester, north of Birstall, north of Glenfield with a remainder of housing to be found adjoining the Leicester Principal Urban Area.



### Reasons for Rejecting PUA Option 2

Development north of Birstall and north of Glenfield would be in line with the urban concentration and regeneration strategy. Development north of Glenfield would be limited by the available land in this location and will therefore deliver a smaller scale of development and is less likely to deliver employment land and significant supporting infrastructure.

The Interim Sustainability Appraisal Report identifies marginal negative effects in relation to the separation between Birstall and Rothley which could be mitigated through careful design and masterplanning. Significant negative environmental effects are identified in relation to reduced separation of Anstey from Leicester due to the development proposed north of Glenfield. The Interim Sustainability Appraisal Report identifies the potential growth area north of Glenfield (included in PUA Option 2 and 3) only has medium capacity in terms of the landscape to accommodate new development.

Overall, there were more significant negative environmental effects than for the preferred option (PUA Option 1).

In terms of social effects, the Interim Sustainability Appraisal Report notes that the area north of Birstall is separated from Leicester by the A46 dual carriageway which may make access via public transport less convenient, the public transport improvements associated with this option should increase accessibility for those with no access to a private car. The Report identifies uncertainty about some social effects, largely because the provision of new services and facilities within the north of Glenfield were unknown. However, broadly similar social effects were identified for PUA Option 1 as PUA options 2-4.

The Interim Sustainability Appraisal Report indicates that PUA Options 1-4 would have similar economic effects.

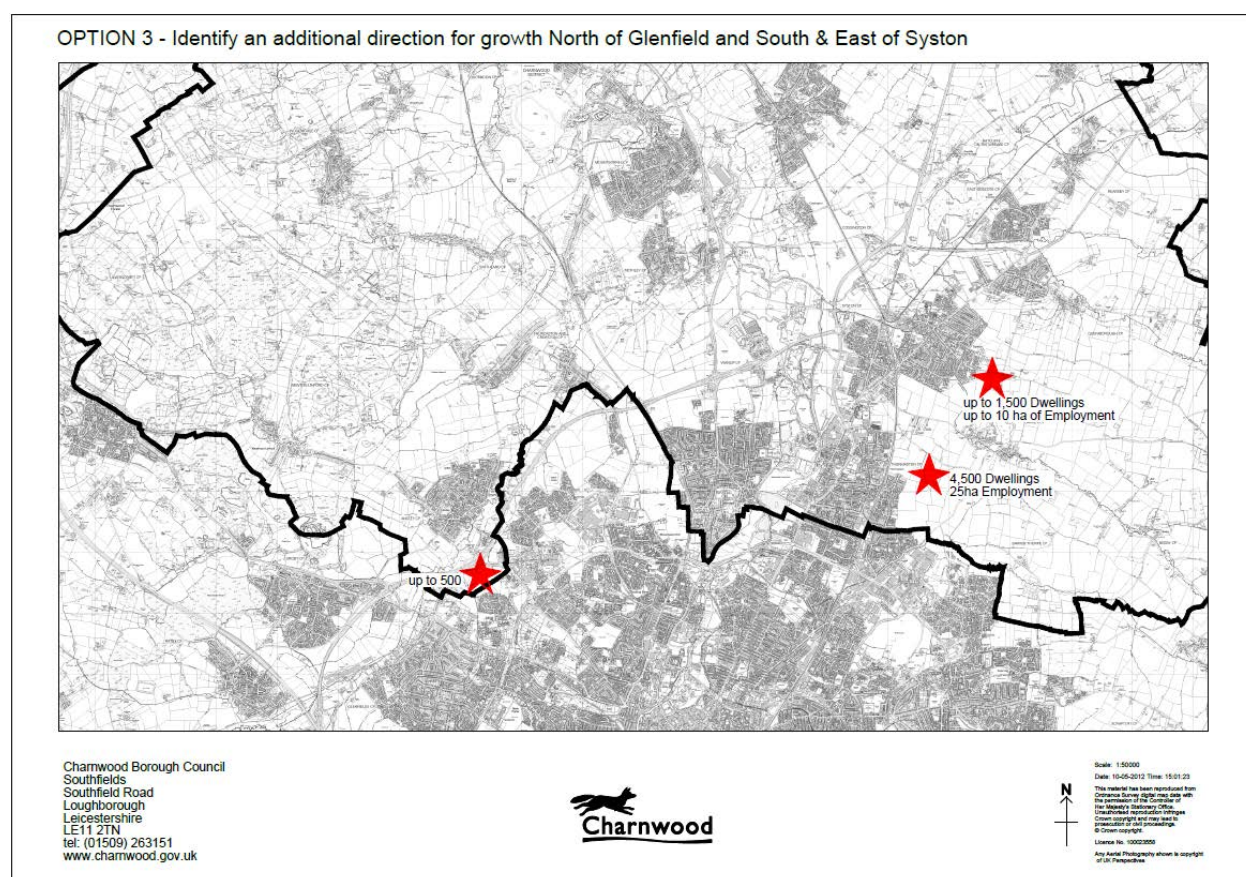
### Summary

PUA Option 2 was not preferred because whilst this option fits well with the urban concentration strategy, it has environmental disadvantages in relation to reduced separation of Anstey from Leicester and landscape impact. Compared to the Preferred Option (PUA Option 1), PUA Option 2 has a greater degree of uncertainty about housing and infrastructure delivery due to the lack of developer promotion and potential scale of housing that could be built north of Glenfield.

### PUA Option 3

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation North East of Leicester	4,500	25 ha
Broad Direction for Growth North of Glenfield	up to 500	
Additional dwellings identified within and adjoining Anstey and Syston in the Settlement Hierarchy with up to 1,500 dwellings focused in the Direction for Growth South & East of Syston	up to 1,500	up to 10ha
Additional dwellings within and adjoining the PUA identified in the Settlement Hierarchy	Remainder to be found (350-500)	

PUA Option 3 includes development Northeast of Leicester, development north of Glenfield, adjoining Anstey and within and adjoining Syston.



### Reasons for Rejecting Option 3

Anstey and Syston do not form part of the Principal Urban Area and therefore PUA Option 3 does not fit well with the urban concentration and regeneration strategy. The option would have a negative impact on housing delivery because new housing built at South and East Syston would compete with development further south, which it may not be possible to mitigate.

The Interim Sustainability Appraisal Report identifies significant negative effects in relation to settlement coalescence in relation due to the proximity of development south and east of Syston to Thurmaston. Significant negative environmental effects were identified in relation to separation of Anstey to Leicester. Overall, there were more significant negative environmental effects identified than for the preferred option (PUA Option 1).

The Interim Sustainability Appraisal Report indicates that PUA Option 3 would have broadly similar social effects as PUA Options 1, 2 and 4.

The Interim Sustainability Appraisal Report indicates that PUA Options 1-4 would have similar economic effects.

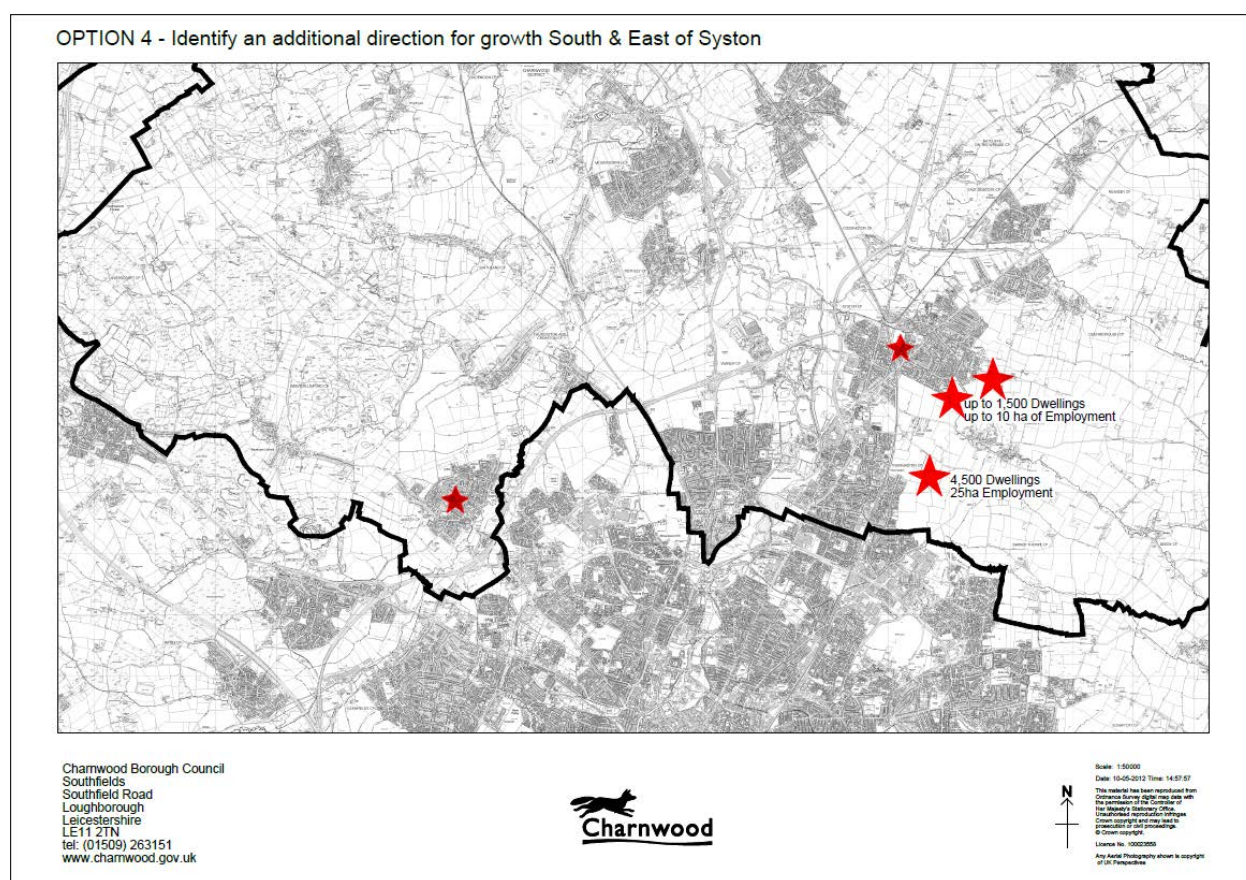
### Summary

PUA Option 3 was not preferred because it did not fit well with the urban concentration strategy; it has environmental disadvantages in relation to separation of Anstey to Leicester, and Syston and Thurmaston. The option would have a negative impact on housing delivery because new housing built at South and East Syston would compete with development further south, which it may not be possible to mitigate.

## PUA Option 4

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation North East of Leicester	4,500	25 ha
Additional dwellings identified within and adjoining Anstey and Syston in the Settlement Hierarchy with up to 1,500 dwellings focused in the Direction for Growth South & East of Syston	up to 2,000	up to 10 ha
Additional dwellings within and adjoining the PUA identified in the Settlement Hierarchy	Remainder to be found (350-500)	

PUA Option 4 includes development Northeast of Leicester, development south and east of Syston, as well as within and adjoining Anstey and Syston.



### Reasons for Rejecting Option PUA Option 4

Anstey and Syston do not form part of the Principal Urban Area and therefore PUA Option 4 does not fit well with the urban concentration and regeneration strategy. The option would have a negative impact on housing delivery because new housing built at South and East Syston would compete with development further south, which it may not be possible to mitigate.

The Interim Sustainability Appraisal Report identifies significant negative effects in relation to settlement coalescence in relation due to the proximity of development south and east of Syston to Thurmaston. Overall, there would be more significant negative environmental effects than for the preferred option (PUA Option 1).

The Interim Sustainability Appraisal Report identified that PUA Option 4 would have broadly similar social effects as PUA Options 1-3.

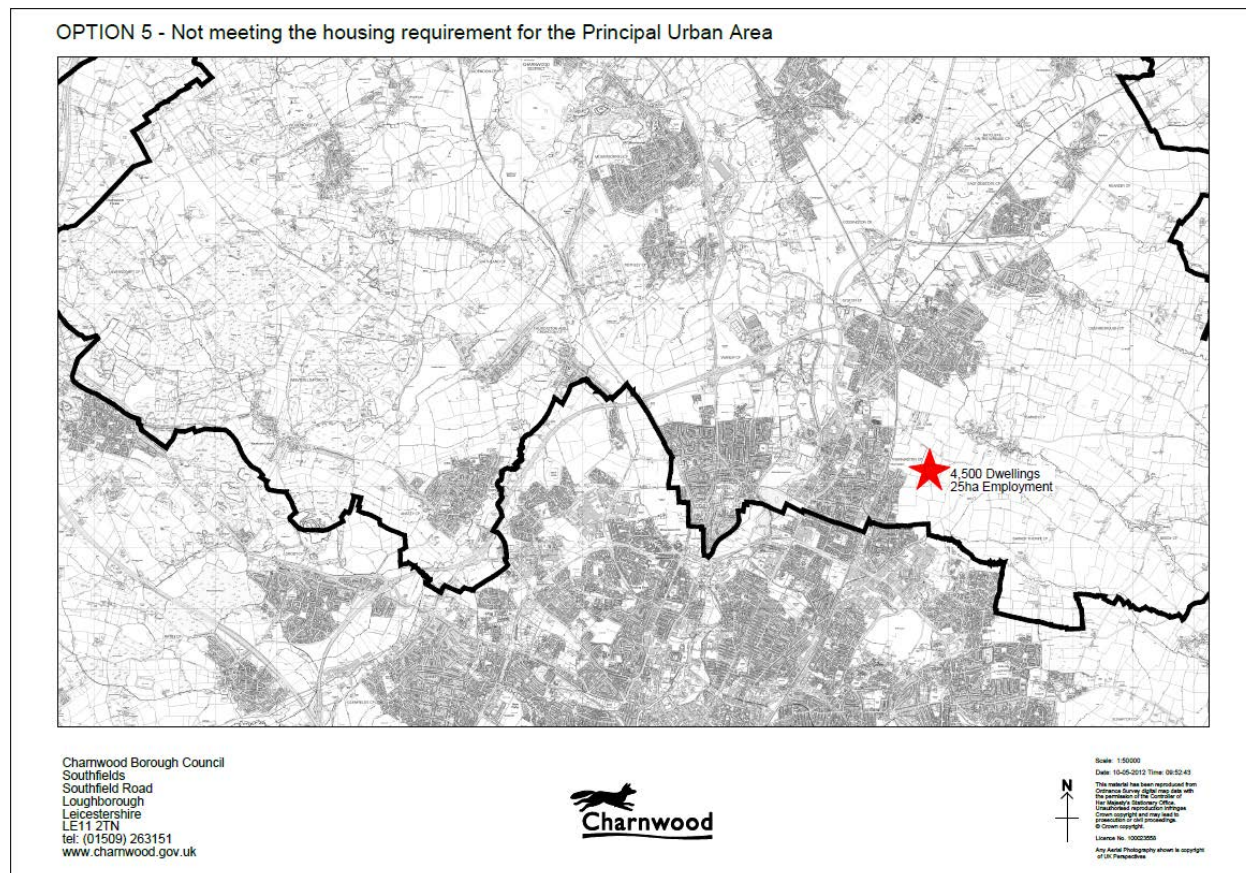
The Interim Sustainability Appraisal Report identified that PUA Options 1-4 would have similar economic effects.

#### Summary

PUA Option 4 was not preferred because it did not fit well with the urban concentration strategy; it has environmental disadvantages in relation to separation Syston and Thurmaston. Overall, there were more significant negative environmental effects than for the preferred option (PUA Option 1). The option would have a negative impact on housing delivery because new housing built at South and East Syston would compete with development further south, which it may not be possible to mitigate.

## PUA Option 5

PUA Option 5 was to not meet the additional housing requirement for the Principal Urban Area. It would still include the SUE north east of Leicester, but there would be no other development locations around the PUA as the additional housing would not be delivered.



### Reasons for Rejecting Option PUA Option 5

PUA Option 5 would not fully meet the objectively assessed housing needs for the Borough and would not meet the requirements of the National Planning Policy Framework. There is no agreement under the duty to co-operate with any other authority to meet the housing requirements outside Charnwood.

The Interim Sustainability Appraisal Report indicates that PUA Option 5 would have fewer significant negative environmental effects, notably in terms of vibrancy and viability of settlements and in terms of protecting soil resources, because less greenfield land would need to be developed.

In terms of social objectives, the Interim Sustainability Appraisal Report indicates that the social effects for PUA Option 5 are broadly less positive than for the other options, primarily because of the reduced extent of housing provision under that option.

The Interim Sustainability Appraisal Report indicates that the economic effects of option 5 are less positive than the other options, again because less employment land would be delivered and therefore less employment opportunities provided.

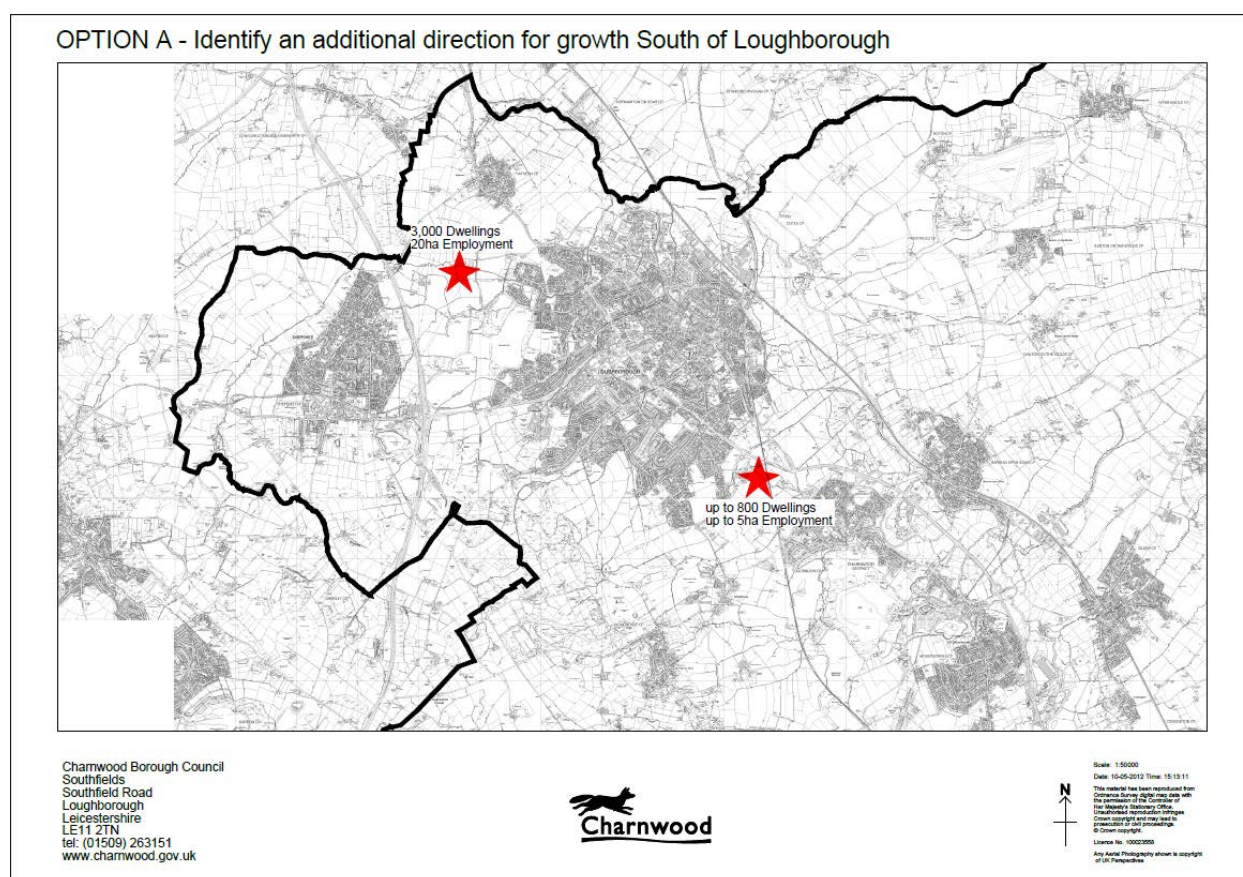
### Summary

PUA Option 5 was rejected because its social and economic effects are less positive than for other options, and because it would not fully meet the objectively assessed housing needs for the Borough and would not meet the requirements of the National Planning Policy Framework. There is no agreement under the duty to co-operate with any other authority to meet the housing requirements outside Charnwood

## Non PUA Option A

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation West of Loughborough	3,000	20 ha
Broad Direction for Growth South of Loughborough.	up to 800	up to 5 ha
Additional dwellings within and adjoining Loughborough and Shepshed identified in the Settlement Hierarchy	Remainder to be found (up to 500)	
Additional dwellings within and adjoining the Service Centres identified in the Settlement Hierarchy	up to 200	up to 7 ha

Non PUA Option A includes development west of Loughborough, south of Loughborough with a remainder of housing to be found within and adjoining Loughborough, Shepshed and the Service Centres. This option would be in line with the urban concentration and regeneration strategy, and would support housing delivery.



### Reasons for Rejecting Option Non PUA Option A

The Interim Sustainability Appraisal Report identified significant negative effects on settlement coalescence with Quorn for this Non PUA Option, and this negative effect is more significant than Non PUA Options B, C and D. For other environmental objectives, Non PUA Option A had a mixture of effects: significant negative, minor negative, and minor positive.

The Interim Sustainability Appraisal Report identifies that Non PUA Option A would have broadly similar social effects to Non PUA Options B, D, E, F and G, but more positive effects than Non PUA Option C.

The Interim Sustainability Appraisal Report identifies similar economic effects across all Non PUA options.

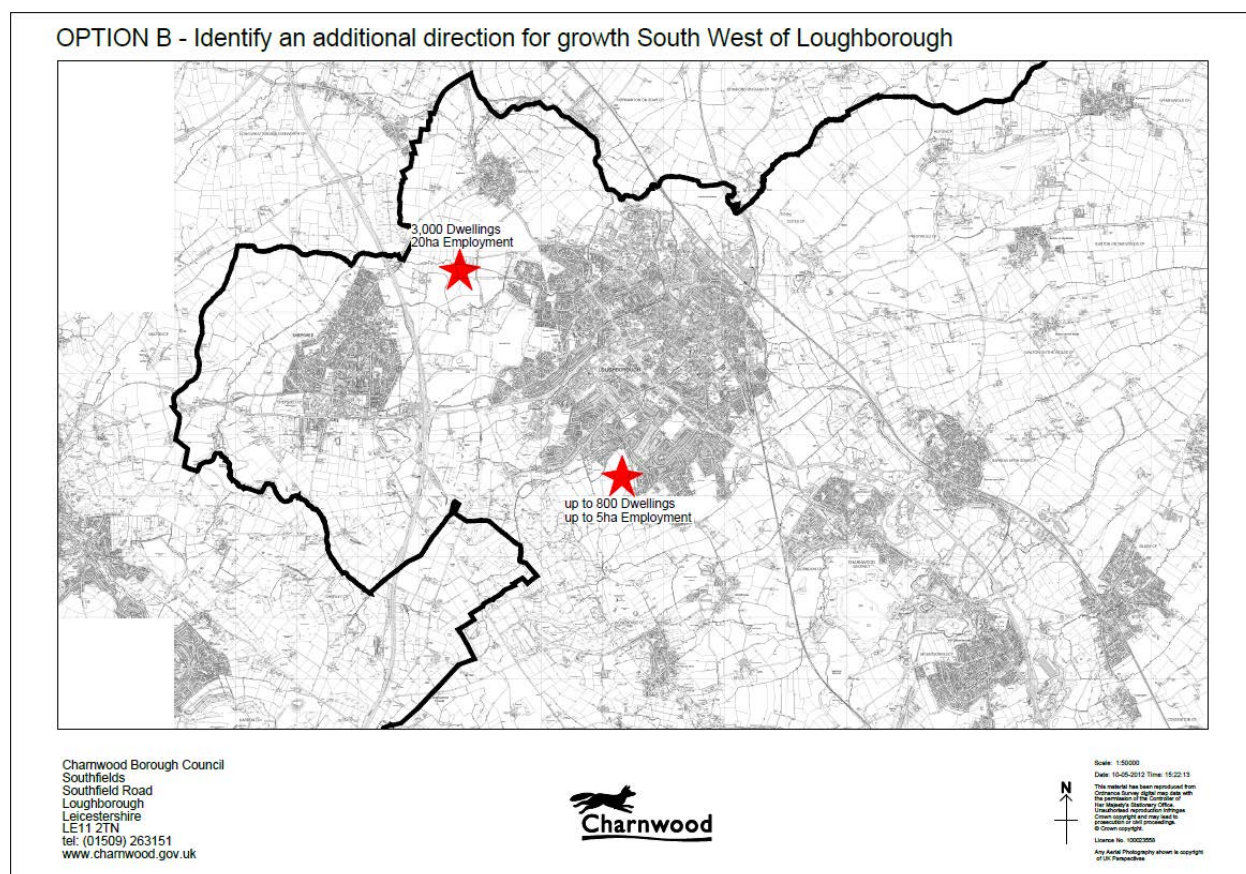
### Summary

Non PUA Option A was rejected because of the significant negative effect upon coalescence of Loughborough, Woodthorpe and Quorn.

## Non PUA Option B

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation West of Loughborough	3,000	20 ha
Broad Direction for Growth South West of Loughborough.	up to 800	up to 5 ha
Additional dwellings within and adjoining Loughborough and Shepshed identified in the Settlement Hierarchy	Remainder to be found (up to 500)	
Additional dwellings within and adjoining the Service Centres identified in the Settlement Hierarchy	up to 200	up to 7 ha

Non PUA Option B includes development west of Loughborough, south west of Loughborough with a remainder of housing to be found within and adjoining Loughborough, Shepshed and the Service Centres. This option would be in line with the urban concentration and regeneration strategy, and would support housing delivery.



## Reasons for Rejecting Option Non PUA Option B

The Interim Sustainability Appraisal Report identifies significant negative environmental effects upon landscape character from Non PUA Option B. This is due to the SUE's location but also the potential growth area to the south west of Loughborough, which has been assessed as having medium-low capacity to accommodate. Significant negative effects on biodiversity are also identified, both in relation to the SUE's proximity to a Site of Special Scientific Interest (SSSI) and two Local Wildlife Sites but also because the development location to the south west of Loughborough is very close to another SSSI. For the other environmental objectives, Non PUA Option B had a mixture of effects: significant negative, minor negative and minor positive.

Non PUA Option B has broadly similar social effects to Non PUA Options A and D, but has more positive effects than Non PUA Options C, D, E and F.

Non PUA Option B has broadly similar economic effects to the other Non PUA options.

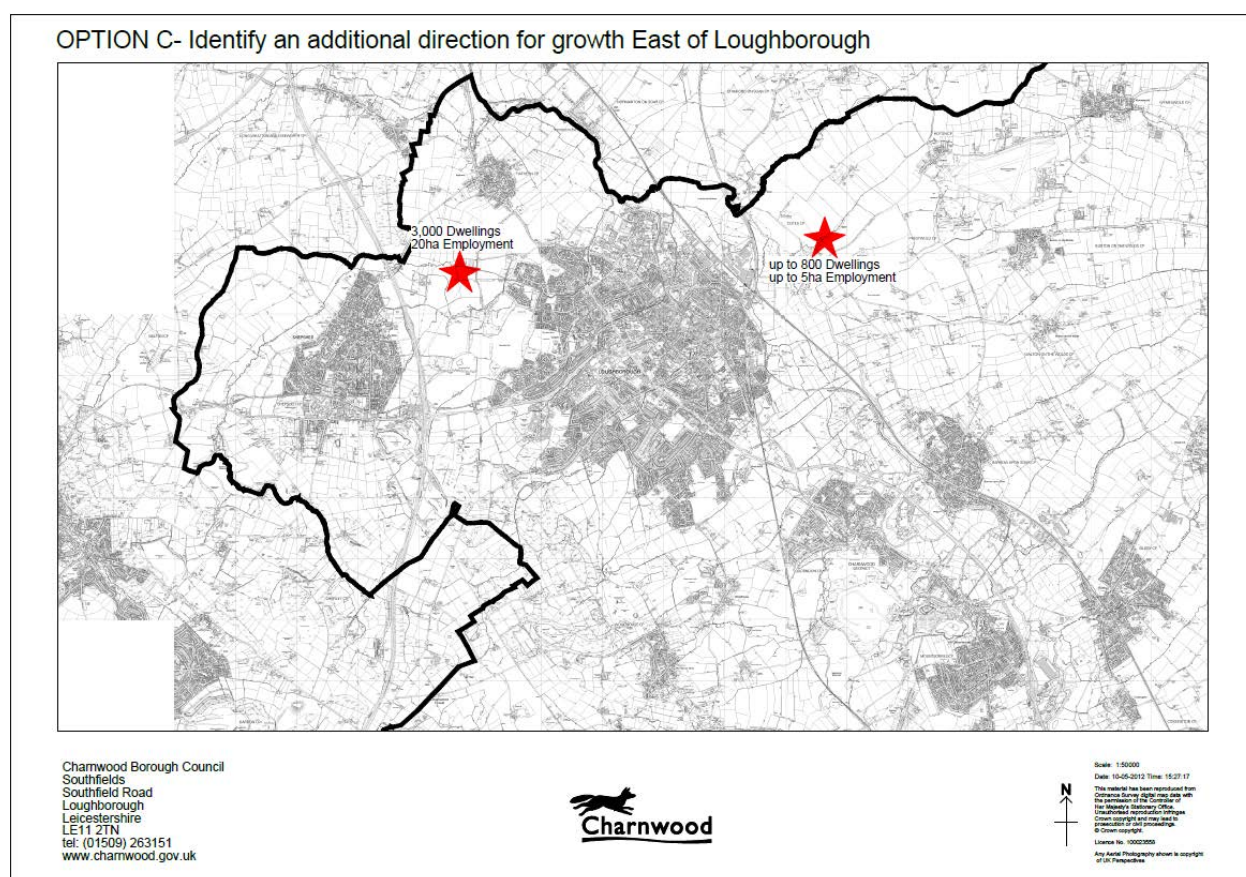
#### Summary

Non PUA Option B was rejected because of its significant negative effects on landscape character and biodiversity.

## Non PUA Option C

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation West of Loughborough	3,000	20 ha
Broad Direction for Growth East of Loughborough.	up to 800	up to 5 ha
Additional dwellings within and adjoining Loughborough and Shepshed identified in the Settlement Hierarchy	Remainder to be found (up to 500)	
Additional dwellings within and adjoining the Service Centres identified in the Settlement Hierarchy	up to 200	up to 7 ha

Non PUA Option C includes development west of Loughborough, east of Loughborough with a remainder of housing to be found within and adjoining Loughborough, Shepshed and the Service Centres. Non PUA Option C would support housing delivery as it would not compete with the preferred option west of Loughborough.



## Reasons for Rejecting Option Non PUA Option C

Non PUA Option C is not as well aligned to the urban concentration and regeneration strategy as other options, as development east of Loughborough is not physically integrated with the urban area of Loughborough.

The Interim Sustainability Appraisal Report indicates that Non PUA Option C would have a significant negative effect on flood risk due to the development location east of Loughborough lying within areas of highest flood risk (Zones 2 and 3). While all of the Non PUA options are assessed as having potential for a significant negative effect on the historic environment, due to the SUE being located adjacent to the nationally designated Garendon Registered Park and Garden, in addition, Non PUA option C includes the

development to the east of Loughborough, which will be in close proximity to a medieval village that is designated as a Scheduled Monument, and therefore a significant negative effect was also identified in relation to this historic asset. Significant negative effects on biodiversity are also identified, both in relation to the SUE's proximity to a Site of Special Scientific Interest (SSSI) and two Local Wildlife Sites but also because the development location to the east of Loughborough is very close to two other SSSIs and a Local Wildlife Site.

The Interim Sustainability Appraisal Report identifies negative social effects due to development east of Loughborough being physically detached from Loughborough which may make services, facilities and open spaces in this location less accessible to those residents in priority neighbourhoods without access to a car.

The Interim Sustainability Appraisal Report identified similar economic effects for Non PUA Option C as other Non PUA options.

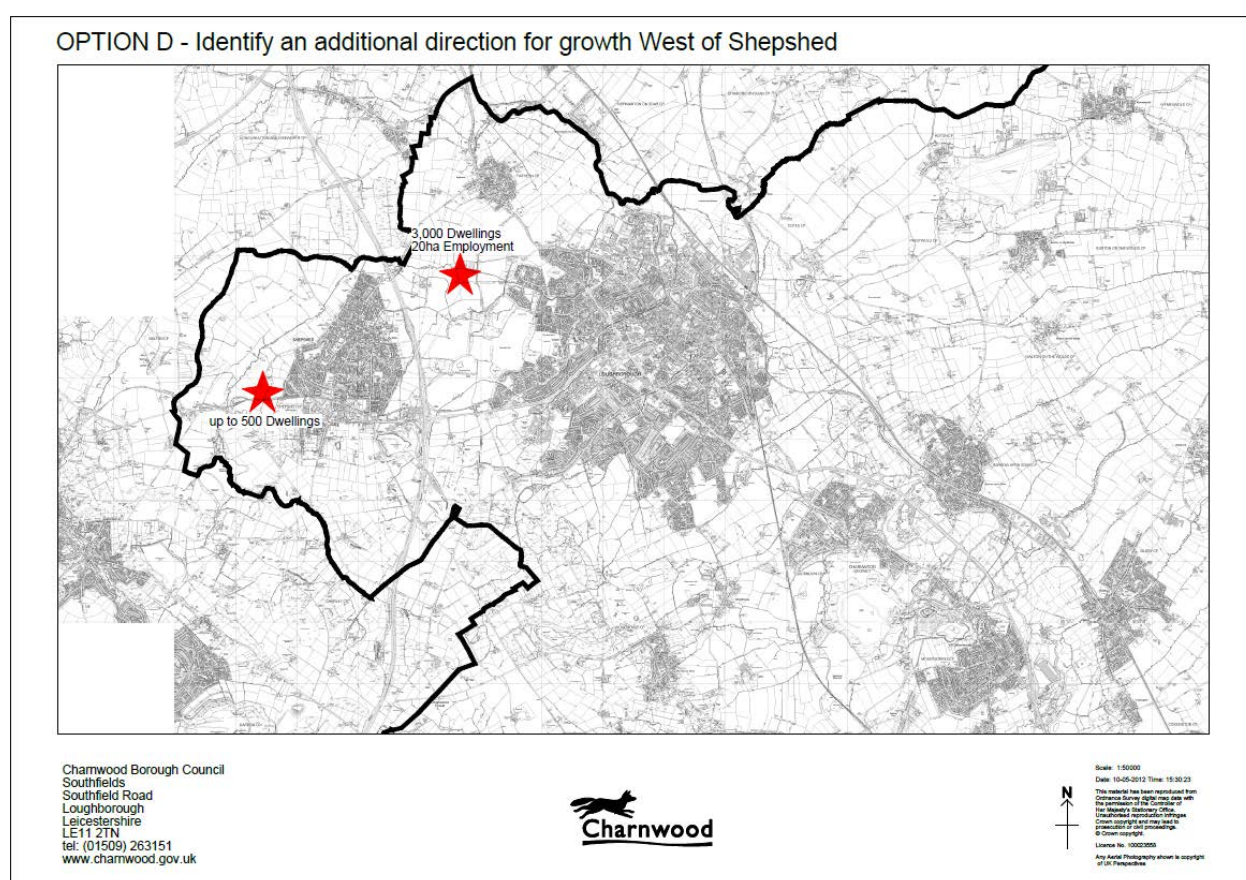
### Summary

Non PUA Option C was rejected because it has unresolved flood risk issues associated with access arrangements to development east of Loughborough and because of significant negative effects on biodiversity. Non PUA Option C has significant negative effects on the historic environment (Scheduled Monument). In addition, it is not as well aligned to the urban concentration and regeneration strategy as other Non PUA options, as development east of Loughborough is not physically connected to urban area. Dislocation from the urban area means that Non PUA Option C has less positive social effects as the remaining Non PUA options.

## Non PUA Option D

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation West of Loughborough	3,000	20 ha
Broad Direction for Growth Adjoining Shepshed	up to 500	
Additional dwellings within and adjoining Loughborough and Shepshed identified in the Settlement Hierarchy	Remainder to be found (up to 800)	up to 5 ha
Additional dwellings within and adjoining the Service Centres identified in the Settlement Hierarchy	up to 200	up to 7 ha

Non PUA Option D includes development west of Loughborough, adjoining Shepshed with a remainder of housing to be found within and adjoining Loughborough, Shepshed and the Service Centres.



## Reasons for Selecting Non PUA Option D

Non PUA Option D would be in line with the urban concentration and regeneration strategy. Non PUA Option D, which includes development adjoining Shepshed, would not provide significant new infrastructure but its location means it is well integrated into existing infrastructure and has the potential to support the Council's priority for regeneration at Shepshed set out in the Council's Corporate Plan and Regeneration Strategy. Non PUA Option D may have market impacts in terms of housing delivery but it is possible to mitigate these through careful phasing.

The Interim Sustainability Appraisal indicates that whilst there could be significant negative effects on landscape, these would be dependent upon the specific locations around Shepshed that are developed. The Interim Sustainability Appraisal indicates that Non PUA Option D may have less negative effects on

soil resources but this is dependent upon on the specific locations around Shepshed that would be developed.

The Interim Sustainability Appraisal indicates that Non PUA Option D has broadly similar social effects as Non PUA Options A and B and has more positive effects than Non PUA Options C, E and F.

The Interim Sustainability Appraisal Report identifies similar economic effects for Non PUA Option D as other Non PUA options.

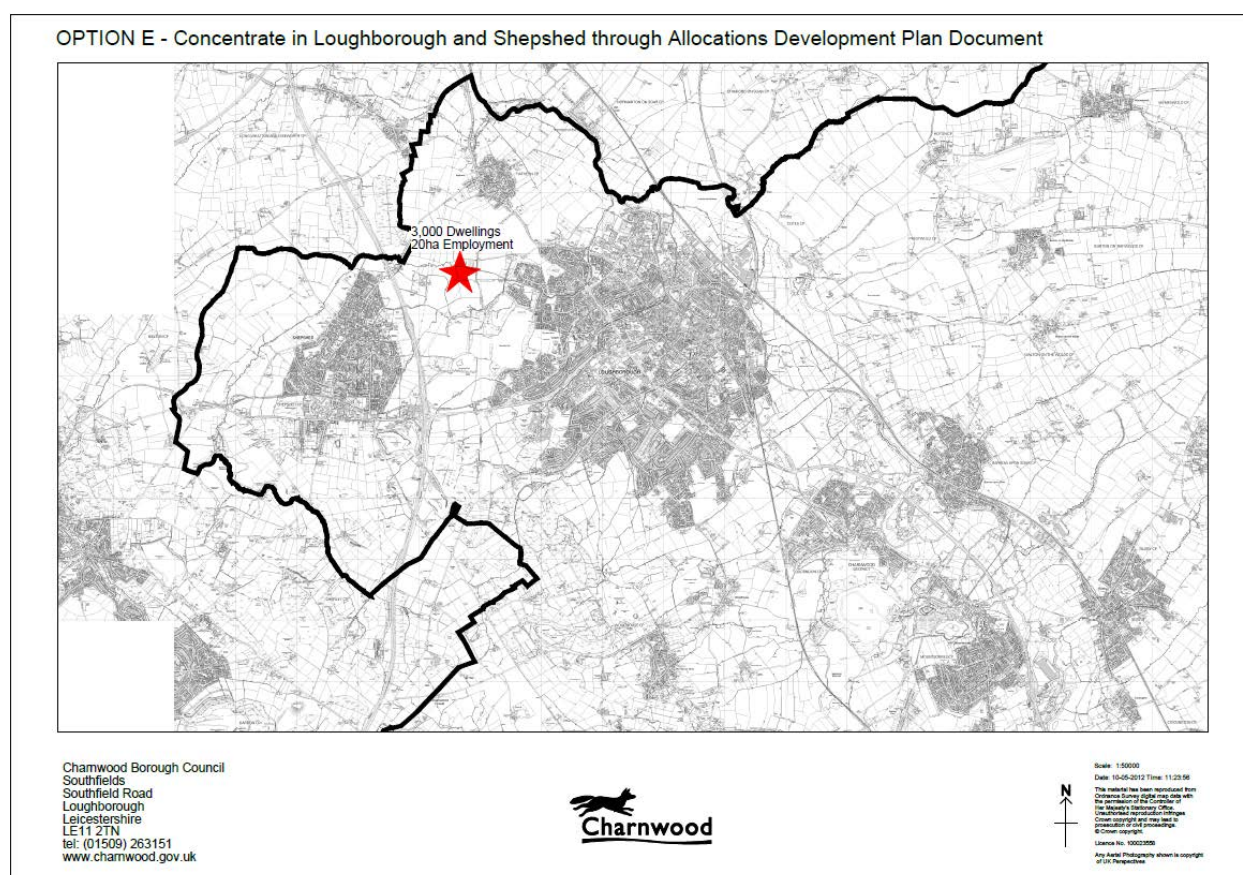
#### Summary

Option D is the preferred option because it would be in line with the urban concentration and regeneration strategy, and to recognise the regeneration needs of Shepshed as identified in the Council's Regeneration Strategy. While it has a number of potential negative environmental and market impacts, it may be possible to mitigate these issues through careful design, masterplanning and phasing.

### Non PUA Option E

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation West of Loughborough	3,000	20 ha
Additional dwellings within and adjoining Loughborough and Shepshed identified in the Settlement Hierarchy	up to 1,300	up to 5 ha
Additional dwellings within and adjoining the Service Centres identified in the Settlement Hierarchy	200	up to 7 ha

Non PUA Option E includes development to the west of Loughborough, concentrates additional development in Loughborough and Shepshed and would identify sites through the Allocations Development Plan Document.



### Reasons for Rejecting Non PUA Option E

Non PUA Option E would have broadly similar environmental effects to other Non PUA options due to the effects arising from the SUE west of Loughborough. However, there would be more uncertainty with respect to potential negative effects as the locations of additional development are uncertain until the Site Allocations DPD is prepared.

The Interim Sustainability Appraisal Report indicates that Non PUA Options E-G would have only minor positive effects on the social objective for provision of good quality housing because of less certainty over delivery. This compares with greater positive effects for Non PUA Options A-D,

The Interim Sustainability Appraisal Report identifies similar economic effects for Non PUA Option E as the other Non PUA options.

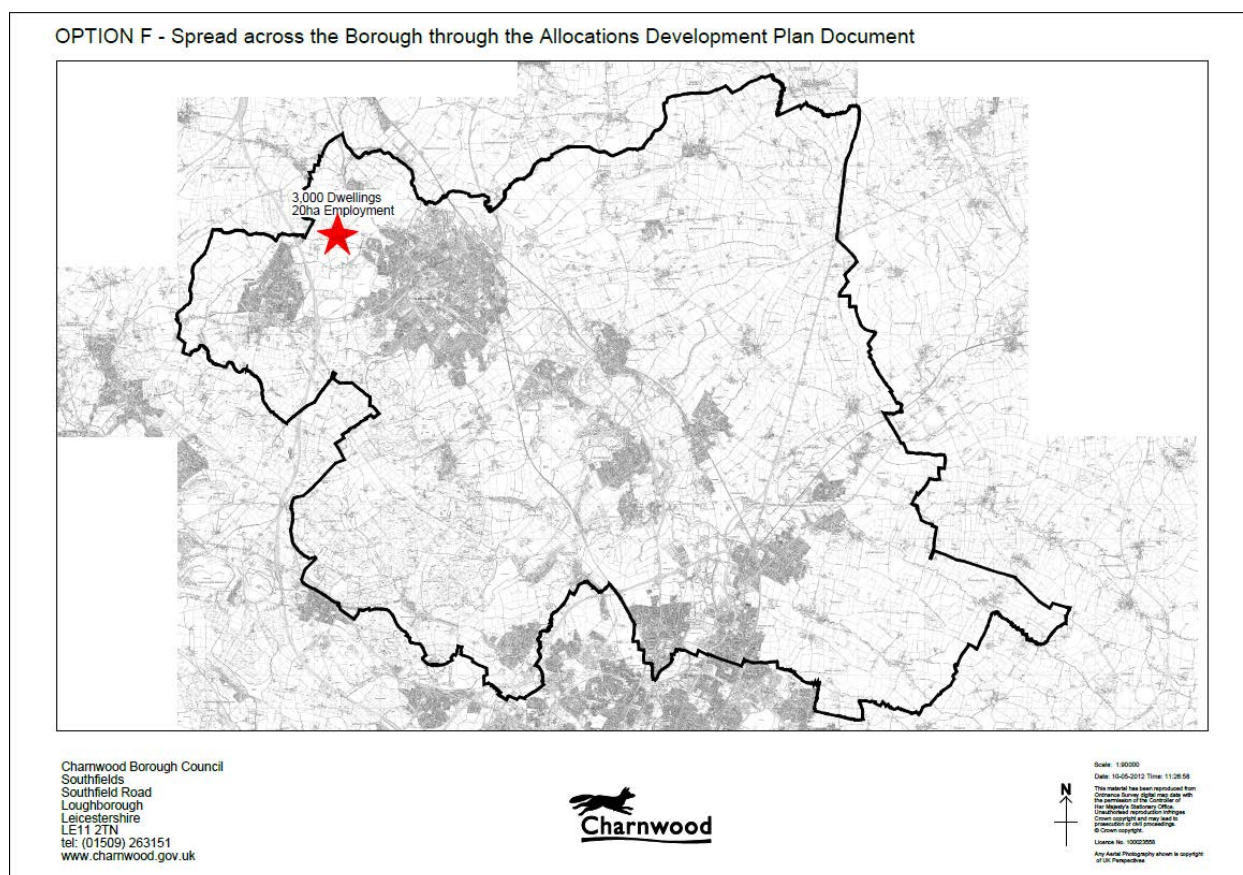
### Summary

Non PUA Option E would support urban concentration but many of the social and environmental effects are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.

## Non PUA Option F

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation West of Loughborough	3,000	20 ha
Additional dwellings within and adjoining Loughborough and Shepshed identified in the Settlement Hierarchy	up to 1,000	up to 5 ha
Additional dwellings within and adjoining the Service Centres identified in the Settlement Hierarchy	500	up to 7 ha

Non PUA Option F includes development to the west of Loughborough, but then spreads additional development across the borough and would identify sites through the Allocations Development Plan Document.



## Reasons for Rejecting Non PUA Option F

Non PUA Option E would have broadly similar environmental effects to other Non PUA options due to the effects arising from the SUE west of Loughborough. However, there would be more uncertainty with respect to potential negative effects as the locations of additional development are uncertain until the Site Allocations DPD is prepared.

The Interim Sustainability Appraisal Report indicates that Non PUA Options E-G would have only minor positive effects on the social objective for provision of good quality housing because of less certainty over delivery. This compares with significant positive effects for Non PUA Options A-D.

The Interim Sustainability Appraisal Report identified similar economic effects for Non PUA Option F as the other Non PUA options.

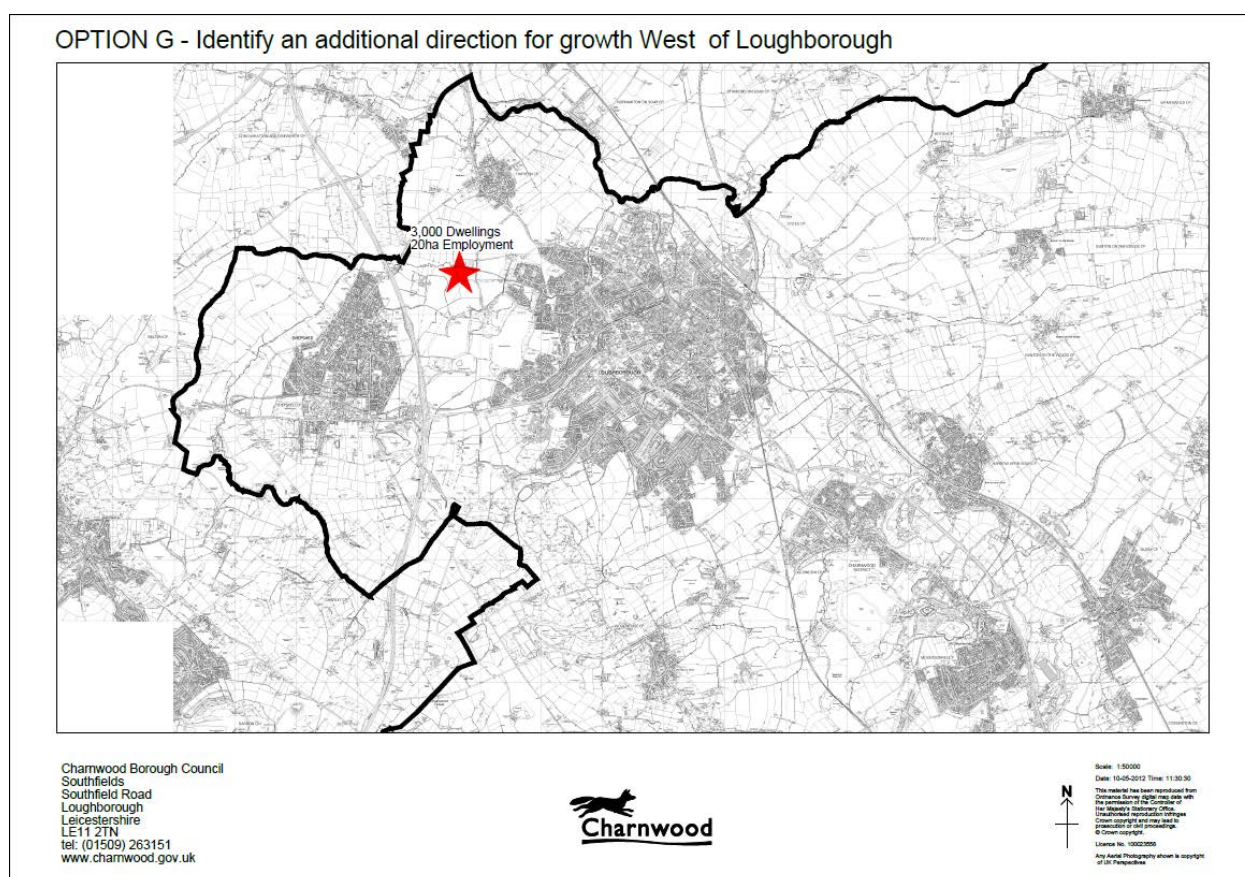
### Summary

Non PUA Option F has some support for urban concentration but many of the social, environmental and economic impacts are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.

## Non PUA Option G

Proposal	Dwellings	Employment
Sustainable Urban Extension Allocation West of Loughborough	3,000	20 ha
Additional dwellings within and adjoining Loughborough and Shepshed identified in the Settlement Hierarchy	Remainder to be found (up to 500)	up to 5 ha
Additional dwellings within and adjoining the Service Centres identified in the Settlement Hierarchy	1,000	up to 7 ha

Non PUA Option G includes development to the west of Loughborough, concentrates additional development in the Service Centres and would identify sites through the Allocations Development Plan Document.



## Reasons for Rejecting Non PUA Option G

Non PUA Option G would have broadly similar environmental effects to other Non PUA options due to the effects arising from the SUE west of Loughborough. However, there would be more uncertainty with respect to potential negative effects as the locations of additional development are uncertain until the Site Allocations DPD is prepared.

The Interim Sustainability Appraisal Report indicates that Non PUA Options E-G would have only minor positive effects on the social objective for provision of good quality housing because of less certainty over delivery. This compares with significant positive effects for Non PUA Options A-D.

The Interim Sustainability Appraisal Report identified similar economic effects for Non PUA Option G as the other Non PUA options.

## Summary

This option is not sequentially preferable in terms of the urban concentration strategy and many of the social, environmental and economic impact are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.

### **Reasons for Rejecting / Selecting Options for Service Centres**

Three main policy options for the Core Strategy for the distribution of development across Service Centres were considered in the Supplementary Consultation in 2012, and these are set out below:

- Option 1: Outline the total amount of housing development to be delivered within and adjoining the seven Service Centres, but not specify how much should be delivered in each Service Centre.
- Option 2: Outline the total amount of housing development to be delivered within and adjoining the seven Service Centres and set out a relative assessment of each Service Centre for their potential to accommodate further growth based upon the Charnwood Service Centre Capacity Assessment 2011. This would guide the identification of sites in the Site Allocations Development Plan Document, and also to inform decisions on planning applications.
- Option 3: Specify the amount of housing development to be delivered in each of the seven Service Centres (to meet the overall amount), based on their capacity from the Charnwood Service Centre Capacity Assessment 2011 and planning permissions. Identification of sites to meet these requirements would be set out in the Site Allocations DPD.

Service Centre Option 1 was selected as the preferred option as it had broadly similar environmental, social and economic effects as other Service Centre Options, and would give greater scope for housing provision to be considered through Neighbourhood Plans. Option 1 performs slightly better than options 2 and 3 in terms of effects against environmental objectives, but only where there are higher levels of development. This is because Option 1 would allow slightly more opportunities to spread development away from natural and cultural assets rather than being focussed on those Service Centres which are towards the top of the relative assessment in options 2 and 3.

Service Centre Option 2 was not preferred because, whilst there were some marginally more positive social effects than with preferred option, on balance Option 1 was considered to be more appropriate as it would give greater scope for housing provision to be considered through Neighbourhood Plans.

Service Centre Option 3 was not preferred because, whilst there were some marginally more positive social effects than with preferred option, on balance Option 1 was considered to be more appropriate as it would give greater scope for housing provision to be considered through Neighbourhood Plans.

## **Appendix 2**

### **Appendix D Development Options Objective Assessment from Charnwood Borough Council Cabinet Report 27th September 2012**

*Note that the page numbers in this appendix run from 113 to 168, as these were the page numbers in the September 2012 Cabinet Report from which the appendix has been taken.*

## APPENDIX D

### DEVELOPMENT OPTIONS OBJECTIVE ASSESSMENT

#### **Introduction**

This objective assessment considers the options available for strategic development as part of the Charnwood Core Strategy. The assessment considers the evidence available from the sustainability appraisal process and other technical reports and the views raised through public consultation on the strategic development options since 2006.

#### **Development Options**

This assessment considers strategic development options, supplementing and collating the work undertaken previously by the Council. It includes:

- **Sustainable Urban Extensions:** preferred options identified in the 2008 Core Strategy Further Consultation Document:
  - North East of Leicester
  - West of Loughborough
- **Strategic Employment Proposals:** identified in the 2006 Science Park Development Plan Document, 2008 Core Strategy Further Consultation Document and in response to the consultation on the Core Strategy Further Consultation Document:
  - Watermead Corridor
  - Loughborough Science & Enterprise Park
- **Residual Housing Options:** including all the options identified in the 2012 Core Strategy Supplementary Consultation:

#### **South Charnwood**

- Direction for Growth North of Birstall
- Direction for Growth North of Glenfield
- Direction for Growth South and East of Syston
- Not Meeting Residual Housing Requirements for the Principal Urban Area

#### **North Charnwood**

- Direction for Growth South of Loughborough
- Direction for Growth South West of Loughborough
- Direction for Growth East of Loughborough
- Direction for Growth Adjoining Shepshed
- Concentrating Residual Development within and adjoining Loughborough and Shepshed

- Spreading Residual Development within and adjoining Loughborough, Shepshed and Service Centres
- Concentrating Residual Development within and adjoining Service Centres
- **Alternatives Proposed Through Consultation:** additional options proposed by respondents in response to the 2012 consultation:
  - Direction for Growth South of Anstey
  - Alternative Sustainable Urban Extension Option Wymeswold Airfield

### **Assessment Format**

This assessment is based on the National Planning Policy Framework requirement that planning contributes to the achievement of sustainable development, a principle which is reflected in the tests of soundness for the Core Strategy. There are three dimensions to sustainable development: economic, social and environmental.

Pursuing sustainable development has been, and continues to be, a fundamental principle underpinning our approach for preparing the Core Strategy. This is, reflected in the joint Core Strategy and Sustainable Community Strategy objective themes of 'Prosperity Matters', 'People Matter' and 'Places & Environment Matter' and also the most recent Charnwood Corporate Plan themes of 'Our Place to Grow and Prosper', 'Our Place to Celebrate and Enjoy' and 'Our Place to Protect for Future Generations'.

This document considers each strategic development option in turn and presents the headlines in terms of the key issues against the three strands of sustainable development. It also presents transport issues and other policy considerations independently as these are areas that can result in affects across all three aspects of sustainable development. A summary of the issues is provided for each option at the end of each individual option assessment and in a collective summary at the end of the document.

The main issues raised during the public consultations which took place in 2006, 2008 and 2012, in relation to the strategic development options, are also summarised as part of this assessment. A full summary of the consultation responses to each consultation can be seen in the Report of Consultations, available by following the links from here: <http://www.charnwood.gov.uk/pages/corestrategydpd>

### **Evidence Base**

A suite of evidence studies has been prepared during the preparation of the plan. These relate to environmental, social, economic and transport issues. The evidence suite has informed the development of the strategy and has been, and continues to be, tested by Sustainability Appraisal.

The table below shows the issues covered by the assessment and the key individual technical reports that have been used alongside the Sustainability Appraisal. A full list of evidence base studies is available on the website here: [www.charnwood.gov.uk/evidencebase](http://www.charnwood.gov.uk/evidencebase).

KEY ISSUES	EVIDENCE
<b>SUPPORT FOR ECONOMIC REGENERATION</b>	
<p><b>Attractiveness of the location of the option to inward investment.</b></p> <p>This is important in order to assess the potential for options to deliver new jobs and economic growth.</p>	<p>Draft PACEC Employment Land Review Report 2012 and supporting market evidence.</p> <p>Leicester and Leicestershire Employment Land Study (PACEC 2008)  <a href="http://www.charnwood.gov.uk/employmentlandstudy">www.charnwood.gov.uk/employmentlandstudy</a></p>
<p><b>Potential for proposed development to support new or existing retail provision.</b></p> <p>This is important in order to assess the potential for options to support the vibrancy and vitality of new or existing retail centres.</p>	<p>Retail and Town Centre Study (2008)  <a href="http://www.charnwood.gov.uk/retailandleisurestudy">www.charnwood.gov.uk/retailandleisurestudy</a></p> <p>Promoter evidence on the mix of uses.</p> <p>Ordnance Survey Maps, Aerial Photography and Site Visits.</p>
<p><b>Relationship of the option to existing and proposed employment.</b></p> <p>This is important in order to assess the potential for options to provide access to local job opportunities and economies of scale.</p>	<p>Draft PACEC Employment Land Review Report 2012 and supporting market evidence.</p> <p>Charnwood Employment Land Study 2005  <a href="http://www.charnwood.gov.uk/employmentlandstudy">www.charnwood.gov.uk/employmentlandstudy</a></p> <p>Ordnance Survey Maps, Aerial Photography and Site Visits.</p>
<p><b>Impact of the option on the overall economic strategy for the Borough.</b></p> <p>This is important in order to assess the potential for options to support economic and sustainable growth.</p>	<p>Draft PACEC Employment Land Review Report 2012</p> <p>Leicester City Core Strategy 2010  <a href="http://www.leicester.gov.uk/corestrategy/">www.leicester.gov.uk/corestrategy/</a></p> <p>Charnwood Regeneration Strategy 2012  <a href="http://www.charnwood.gov.uk/committees/cabinet">www.charnwood.gov.uk/committees/cabinet</a></p> <p>River Soar and Grand Union Canal Strategy  <a href="http://www.thewaterwaystrust.org.uk/media/7333/riversoar.pdf">www.thewaterwaystrust.org.uk/media/7333/riversoar.pdf</a></p>
<b>SUPPORT FOR SUSTAINABLE COMMUNITIES</b>	
<p><b>Relationship to Priority Neighbourhoods.</b></p>	<p>Local Area Agreement Priority Neighbourhood Profiles (2007 and</p>

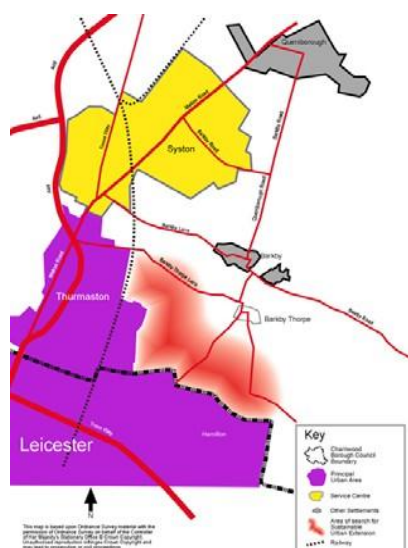
<p>This is important in order to assess the potential for options to provide the most deprived communities with access to new jobs, affordable homes, services and facilities.</p>	<p>2008) <a href="http://www.lsr-online.org/reports/categories/LAA+Priority+Neighbourhood+Profiles">www.lsr-online.org/reports/categories/LAA+Priority+Neighbourhood+Profiles</a></p>
<p><b>Potential for integration with the existing community.</b></p> <p>This is important in order to assess the potential for options to physically integrate with the existing community and whether there are any significant barriers to integration that may impact of the benefits of the development for the new or existing communities.</p>	<p>Ordnance Survey Maps, Aerial Photography and Site Visits.</p>
<p><b>Provision of employment and supporting infrastructure.</b></p> <p>This is important in order to assess the potential for options to provide a balance between homes and jobs and a range of facilities to help reduce the need to travel.</p>	<p>Promoter evidence on the mix of uses.</p> <p>Service Provider's response to the Core Strategy Consultations (2008 &amp; 2012) <a href="http://consult.charnwood.gov.uk/portal">http://consult.charnwood.gov.uk/portal</a></p> <p>Leicester and Leicestershire Employment Land Study (PACEC 2008) <a href="http://www.charnwood.gov.uk/employmentlandstudy">www.charnwood.gov.uk/employmentlandstudy</a></p> <p>Sustainable Urban Extension Housing and Employment Land Study 2010 <a href="http://www.charnwood.gov.uk/employmentlandstudy">www.charnwood.gov.uk/employmentlandstudy</a></p>
<p><b>IMPACT ON ENVIRONMENT</b></p>	
<p><b>Landscape impact.</b></p> <p>This is important in order to assess the capacity of the landscape to accommodate development and consider issues such as visual intrusion on the natural environment.</p>	<p>The Charnwood Landscape Character Assessment (2012) <a href="http://www.charnwood.gov.uk/green_infrastructure">www.charnwood.gov.uk/green_infrastructure</a></p>
<p><b>Biodiversity impact.</b></p> <p>This is important in order to assess the potential impact of the option on biodiversity both directly and in terms of disrupting important wildlife corridors.</p>	<p>Phase 1 Habitat and Species Survey (2008 &amp; 2011) <a href="http://www.charnwood.gov.uk/habitat_and_species_assessments">www.charnwood.gov.uk/habitat_and_species_assessments</a></p>
<p><b>Heritage impact.</b></p> <p>This is important in order to assess the potential impact of the option on the</p>	<p>Historic Environment Records</p> <p>English Heritage response to the Core Strategy Consultations 2008 and 2012</p>

cultural heritage of Borough.	<a href="http://consult.charnwood.gov.uk/portal">http://consult.charnwood.gov.uk/portal</a>
<b>Settlement separation impact.</b> This is important in order to assess the potential impact on the identify of settlements and the scale of separation between them.	The Charnwood Landscape Character Assessment (2012) <a href="http://www.charnwood.gov.uk/green_infrastructure">www.charnwood.gov.uk/green_infrastructure</a>
<b>Agricultural land impact.</b> This is important in order to assess the potential impact of the option on the best and most versatile land.	DEFRA Agricultural Land Classifications
<b>Flood Risk</b> This is important in order to assess the potential flood risk associated with the option.	Strategic Flood Risk Assessment (2008) <a href="http://www.charnwood.gov.uk/pages/sfra">http://www.charnwood.gov.uk/pages/sfra</a> Environment Agency response to the Core Strategy Consultations (2008 & 2012) <a href="http://consult.charnwood.gov.uk/portal">http://consult.charnwood.gov.uk/portal</a>
<b>TRANSPORT PACKAGE</b>	
<b>Potential traffic mitigation.</b> This is important in order to assess the potential to mitigate the impact of traffic generated by development proposals.	Charnwood Borough Council Transport Assessments (2008, 2009 and 2012) <a href="http://www.charnwood.gov.uk/pages/transportassessment">http://www.charnwood.gov.uk/pages/transportassessment</a>
<b>Potential for sustainable travel.</b> This is important in order to assess the potential for new residents or employees to access local centres for employment and retail by sustainable modes of travel, in particular buses.	Charnwood Borough Council Transport Assessments (2008, 2009 and 2012) <a href="http://www.charnwood.gov.uk/pages/transportassessment">http://www.charnwood.gov.uk/pages/transportassessment</a>
<b>OTHER POLICY CONSIDERATIONS</b>	
<b>Market impact and deliverability.</b> This is important in order to assess the potential of the option to support the delivery of the housing requirements in the plan period and in particular the impact of the option on the delivery of the preferred option North East of	Residual Housing Market Testing (2012) <a href="http://www.charnwood.gov.uk/pages/market_testing">www.charnwood.gov.uk/pages/market_testing</a>

Leicester.	
<p><b>Conformity with the East Midlands Regional Plan and relationship to national policy and local priorities.</b></p> <p>This is important in order to assess the conformity of the option with the Regional Plan requirements as it remains part of the Development Plan for Charnwood and how options relate to the National Planning Policy Framework, the Charnwood Corporate Plan 2012-2016 and the Charnwood Regeneration Strategy.</p>	<p>East Midlands Regional Plan (2009)  <a href="http://www.leics.gov.uk/east_midlands_regional_plan2.pdf">www.leics.gov.uk/east_midlands_regional_plan2.pdf</a></p> <p>National Planning Policy Framework 2012  <a href="http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/">www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/</a></p> <p>Charnwood Corporate Plan 2012-2016  <a href="http://www.charnwood.gov.uk/pages/corporate_plan?video_size=large">http://www.charnwood.gov.uk/pages/corporate_plan?video_size=large</a></p> <p>Charnwood Regeneration Strategy 2012  <a href="http://www.charnwood.gov.uk/committees/cabinet">www.charnwood.gov.uk/committees/cabinet</a></p>

## SUSTAINABLE URBAN EXTENSION OPTION - NORTH EAST OF LEICESTER

4,500 homes and associated employment and infrastructure



*NB: The above diagram is intended to be indicative and is an extract from the 2008 Core Strategy Further Consultation Document which proposed 5,000 dwellings.*

### Support for Economic Regeneration

Advantages	Disadvantages
<p>Close association between housing and mixed use development provides a vehicle for investment in infrastructure required to address market failure in the delivery of free standing employment sites.</p> <p>Potential to be serviced by a dedicated local centre and well connected to the city centre, Thurmaston and Hamilton with potential to support higher order retail, services and facilities.</p> <p>Well located in relation to existing employment sites in adjoining areas of Leicester City.</p> <p>Provides an opportunity to locate new jobs with new homes and to relocate businesses who currently occupy premises approaching the end of their design life from sub-prime sites within the City of Leicester and to regenerate Thurmaston village centre, supplementing local employment opportunities.</p>	<p>Less accessible from the strategic road network and therefore less attractive to investors than other alternatives.</p>

## Support for Sustainable Communities

Advantages	Disadvantages
<p>Well related to South Charnwood Priority Neighbourhood providing significant opportunities to benefit deprived communities and tackle social exclusion.</p> <p>Good opportunity for integration with the existing Thurmaston, Hamilton and Rush Mead communities.</p> <p>Opportunity to deliver a large scale mixed use sustainable urban extension including facilities and services and enabling a close association between homes and jobs contributing to a more sustainable low carbon footprint.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

## Impact on Environment

Advantages	Disadvantages
<p>Landscape has a medium capacity for development.</p> <p>Area of good/moderate quality agricultural land (grade III – with small amount of grade II).</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with development and access.</p>	<p>All options around Leicester Principal Urban Area are likely to have negative effects upon biodiversity, flora and fauna, although there may be scope for some mitigation of these effects.</p> <p>Potential impact on heritage due to proximity to the deserted mediaeval village at Hamilton.</p> <p>Potential significant impact on the settlement separation of Thurmaston, Syston and Barkby, however potential to be mitigated through masterplanning.</p>

## Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows that the traffic generated can be mitigated.</p> <p>Good potential for sustainable travel, located on a high frequency bus route to the city centre with good accessibility to existing centres.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

## Other Policy Considerations

Advantages	Disadvantages
Sequentially preferable in terms of the urban concentration strategy which prioritises land within and adjoining the Leicester Principal Urban Area.	Scale of development required to achieve a full and comprehensive infrastructure package cannot be delivered within the plan period.

### Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>It is well located close to the edge of Leicester with good accessibility to the city's services, facilities and employment opportunities;</p> <p>It would bring benefits to neighbouring Thurmaston and assist regeneration;</p> <p>Could be well served by sustainable transport to including quality bus services;</p> <p>It would not have a significant impact on environmental features or landscape and is in an area that is not liable to flooding.</p>	<p><i>Consultation responses raised the following:</i></p> <p>There would be an increase in traffic and congestion. Access to the site would be on roads which are inadequate;</p> <p>The loss of open countryside, public footpaths, wildlife habitats and agricultural land would impact on people's quality of life in this area;</p> <p>Greenfield land should be protected and brownfield land prioritised instead;</p> <p>Development of this scale would have an impact on the identities of Barkby and Barkby Thorpe.</p>

### Summary

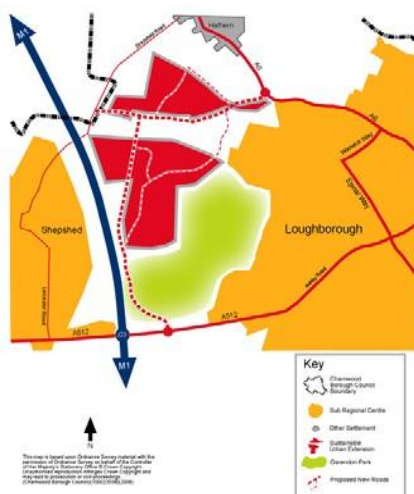
The 2008 Further Consultation document outlined that to meet the Council's aim of focusing the majority of development in urban areas; the preferred option was for most greenfield development to be delivered in the form of sustainable urban extensions. In considering the reasonable options, the area east of Thurmaston and north of Hamilton was identified as performing best against the range of sustainability criteria and with the potential to bring forward a deliverable scheme.

This option has a number of advantages which could support economic regeneration and sustainable communities. There is a mixture of advantages and disadvantages in terms of environmental impacts associated with this option, although many of the impacts could be mitigated through careful design and masterplanning.

This option has advantages in terms of transport, although the scale of development required to achieve a full and comprehensive infrastructure package cannot be fully delivered within the plan period. It fits well with the urban concentration and regeneration strategy.

## SUSTAINABLE URBAN EXTENSION OPTION - WEST OF LOUGHBOROUGH

3,000 homes and associated employment and infrastructure



NB: The above diagram is intended to be indicative and is an extract from the 2008 Core Strategy Further Consultation Document which proposed 3,500 dwellings.

### Support for Economic Regeneration

Advantages	Disadvantages
<p>Potential to be attractive to investors due to direct access to the strategic road network and Airport.</p> <p>Close association between homes and a mix of uses provides a vehicle for investment in infrastructure required to address market failure in the delivery of free standing employment sites.</p> <p>Potential to be serviced by a dedicated local centre and well connected to Loughborough and Shepshed to support higher order retail and services in the town centres and aid regeneration of Shepshed to assist in developing a viable and vital town centre.</p> <p>Well located in relation to existing and emerging employment sites in Shepshed, north east Loughborough, the University and Science Park.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
<p>Well related to the Loughborough West Priority Neighbourhood providing significant opportunities to benefit deprived communities and tackle social</p>	<p>Limited vehicle connections with existing community, requirement for well planned walking and cycling access to realise positive integration.</p>

<p>exclusion.</p> <p>Scope to deliver a large scale mixed use sustainable urban extension enabling a close association between homes and jobs contributing to a more sustainable low carbon footprint.</p>	
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## Impact on Environment

Advantages	Disadvantages
<p>Landscape has medium high capacity for development (although some areas of medium low capacity).</p> <p>Least damaging option around Loughborough and Shepshed for biodiversity although potential for some disruption of biodiversity network.</p> <p>Area of mainly good/moderate agricultural land (grade III some grade II primarily in the Park and Garden)</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with development and access.</p>	<p>Potential significant impact on heritage due to the road proposal through historic parkland and development affecting the setting of the parkland, although there is potential for restoration of Garendon Historic Park and Garden.</p> <p>Potential significant impact on the settlement separation of Loughborough, Shepshed and Hathern, however potential mitigated through masterplanning.</p>

## Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows that the traffic generated can be mitigated.</p> <p>Good potential for sustainable travel, located on a high frequency bus route with good accessibility to existing centres.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

## Other Policy Considerations

Advantages	Disadvantages
<p>Sequentially preferable in terms of the urban concentration strategy which priorities land within and adjoining the Sub-Regional Centre.</p>	<p>The scale of development required to achieve a full and comprehensive infrastructure package cannot be delivered within the plan period.</p>

## Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<i>Consultation responses raised the</i>	<i>Consultation responses raised the</i>

<p><i>following:</i></p> <p>The proposal provides a highly sustainable location for delivering balanced housing growth associated with the employment opportunities at the proposed extended Science Park to the south.</p> <p>The proposal allows restoration of the historic Garendon Park and brings this area into use as a district park available for public use.</p> <p>It logically extends the town in a sustainable manner with good communication options and is well related to existing public transport routes that can be extended.</p> <p>It is capable of providing a good range of services and facilities including new employment, primary schools, local shopping, and community space.</p> <p>The proposal avoids incursion into sensitive areas such as Soar Valley and Charnwood Forest and is an area of lower flood risk away from the River Soar and Wreak Corridors.</p>	<p><i>following:</i></p> <p>The impact on the historic park and garden and its biodiversity. Access to Garendon Park will not compensate for the costs of development.</p> <p>Would involve the loss of a strategically important green wedge and impact on the identity of Shepshed and Hathern,</p> <p>The traffic implications of development leading to congestion on key arterial routes.</p> <p>The proposal is some distance from the town centre and its associated services and facilities, employment and railway station. It is poorly located to assist the regeneration of Loughborough and Shepshed.</p> <p>Increased levels of flood risk in an area which is prone to flooding.</p>
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## Summary

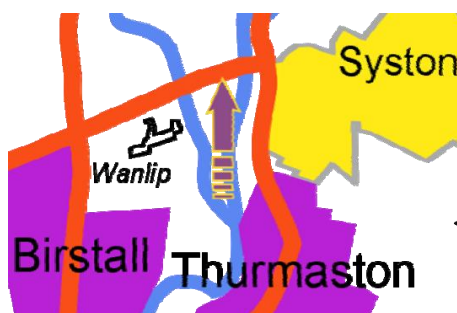
The 2008 Further Consultation document outlined that to meet the Council's aim of focusing the majority of development in urban areas, the preferred option was for most greenfield development to be delivered in the form of sustainable urban extensions. In considering the reasonable options, the area west of Loughborough/north of Garendon Historic Park and Gardens was identified as providing the best opportunity to continue to protect important landscapes and biodiversity areas whilst making provision for deliverable development which is closely related to the services and facilities.

This option has a number of advantages which could support economic regeneration and sustainable communities. There is a mixture of advantages and disadvantages in terms of environmental impacts associated with this option, most notably the impact on the historic environment, although many of the impacts could be mitigated through careful design and masterplanning.

This option has advantages in terms of transport, although the scale of development required to achieve a full and comprehensive infrastructure package cannot be fully delivered within the plan period. It fits well with the urban concentration and regeneration strategy.

## STRATEGIC EMPLOYMENT OPTION - WATERMEAD CORRIDOR

Approximately 18ha of new and replacement employment land



### Support for Economic Regeneration

Advantages	Disadvantages
<p>Potential to be highly attractive to investors due to direct access to the strategic road network.</p> <p>The regeneration of the Watermead Corridor and protection of the Country Park between Thurmaston and Birstall is likely to have a significant positive effect on the viability and vibrancy of Thurmaston village and retail centres.</p> <p>Well located in relation to existing employment sites in adjoining areas of Leicester City.</p> <p>Provides an opportunity to relocate businesses who currently occupy premises approaching the end of their design life from sub-prime sites within the City of Leicester and to regenerate Thurmaston village centre and waterfront supplementing local employment opportunities.</p>	<p>Potential competition with Leicester City Centre for the accommodation of office development.</p> <p>Absence of enabling development may point to a need for public funding to support the delivery of essential infrastructure.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
<p>Reasonably well related to South Charnwood Priority Neighbourhood with the potential to provide reasonably accessible employment opportunities.</p> <p>Potential for a new visitor centre &amp; improvements to access - accessible open space for local residents and visitors to participate in active outdoor activities.</p>	<p>Physically separate from strategic housing options, although well related to existing housing areas of Birstall, Thurmaston and Syston.</p>

## Impact on Environment

Advantages	Disadvantages
<p>Landscape has a medium capacity for development.</p> <p>No designated heritage sites or buildings in the immediate area.</p> <p>Area of poor quality agricultural land (grade IV).</p>	<p>All options around Leicester Principal Urban Area are likely to have negative effects upon biodiversity, flora and fauna, although there may be scope for some mitigation of these effects.</p> <p>Potential significant impact on the settlement separation of Birstall and Thurmaston, however potential mitigation through masterplanning.</p> <p>Parts of the option fall within higher flood risk zones 3a where water compatible and less vulnerable uses, including offices, general industrial and storage and distribution uses may be appropriate. Further work required to investigate mitigation potential.</p>

## Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows that the traffic generated can be mitigated.</p> <p>Good potential for sustainable travel located close to a high frequency bus service that serves Syston, Thurmaston and Leicester.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

## Other Policy Considerations

Advantages	Disadvantages
<p>Well located in relation to the North East of Leicester option and capable of supporting accessible employment opportunities within businesses requiring access to the national road network.</p> <p>The delivery of Watermead is identified as a priority in the Charnwood Corporate Plan and the Charnwood Regeneration Strategy.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

## Consultation Responses – Key Issues Raised

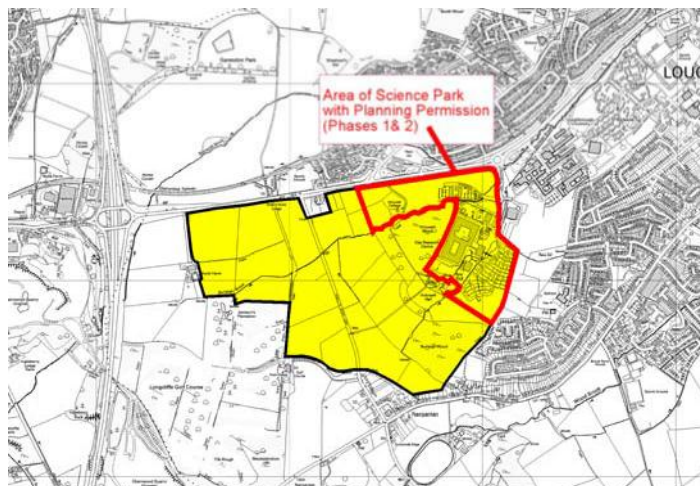
Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>Facilitates redevelopment of the Bridge Business Park and Pinfold Industrial Estate to provide mixed use development, enhances connectivity to Watermead Country Park and exploits the design advantages afforded by the Thurmaston waterfront.</p> <p>Delivery of related improvements to enhance accessibility and connectivity to Watermead Country Park and the prospect of other community benefits for sport and recreation.</p>	<p><i>Consultation responses raised the following:</i></p> <p>Concerns that restrictions on the proportion of office development to avoid conflict with the promotion of office development in the City Centre, could lead to unattractive industrial scale buildings employing relatively few people.</p>

## Summary

This option has a number of advantages which could support economic regeneration and sustainable communities and a mixture of advantages and disadvantages in terms of environmental impact. Some of the environmental impacts have the potential to be mitigated through careful design and masterplanning. This option has advantages in terms of transport and is identified as a priority in the Corporate Plan and Regeneration Strategy.

## STRATEGIC EMPLOYMENT OPTION - LOUGHBOROUGH SCIENCE & ENTERPRISE PARK

Up to 50ha of high-value employment land



*NB: The above diagram is intended to be indicative and is an extract from the 2008 Core Strategy Further Consultation Document.*

### Support for Economic Regeneration

Advantages	Disadvantages
<p>Potential to be attractive to investors due to direct access to the strategic road network and East Midlands International Airport and its strategic location towards the centre of the Loughborough and Shepshed.</p> <p>Uniquely located next to Loughborough University and existing Science Park.</p> <p>A unique opportunity to harness the research and development capabilities of the University to aid technology transfer supporting growth in the high technology and knowledge based sectors with benefits to the sub region.</p> <p>Potential for the consolidation of a centre of excellence for innovative industries with the capacity to progress from incubation to move on facilities to independent production within a high quality campus style environment.</p> <p>Scope for the growth and expansion of Loughborough University as a centre for education, research, enterprise and sports development clusters.</p>	<p>Absence of enabling development may point to a need for public funding to support the delivery of essential infrastructure.</p>

## Support for Sustainable Communities

Advantages	Disadvantages
<p>Reasonably well related to the Loughborough West and East Priority Neighbourhoods with the potential to provide reasonably accessible employment opportunities.</p> <p>Provision of high tech firms will help increase learning, skills and employability of the community.</p> <p>Well related to preferred option for a sustainable urban extension at West of Loughborough, enabling a close association between homes and jobs contributing to a more sustainable low carbon footprint.</p>	<p>Physically separate from housing options, although well related to west Loughborough, Shepshed and the preferred option West of Loughborough.</p>

## Impact on Environment

Advantages	Disadvantages
<p>Landscape has a medium capacity for development.</p> <p>Area of good/moderate quality agricultural land (grade III).</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with development and access.</p>	<p>All Loughborough and Shepshed options have a significant negative effect on biodiversity; this option alongside others has the most detrimental effect.</p> <p>Potential impact on heritage as close to two listed buildings and may affect their setting.</p> <p>Potential significant impact on the settlement separation of Loughborough and Shepshed, however potential mitigated through masterplanning.</p>

## Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows that the traffic generated can be mitigated.</p> <p>Good potential for sustainable travel, located on a high frequency bus route to Loughborough and Shepshed.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

## Other Policy Considerations

Advantages	Disadvantages
<p>Strong relationship with strategic employment ambitions for Charnwood and Leicestershire.</p> <p>The delivery of the Science Park is identified as a priority in the Charnwood Corporate Plan and the Charnwood Regeneration Strategy.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

## Consultation Responses - Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>The Science and Business will deliver vital economic development over the next 20 years. A significant choice of accessible jobs would be available to serve the needs of Loughborough and an opportunity for inward investment.</p> <p>Development should be controlled to ensure that occupiers have appropriate links with the University, each other or other 'high added value' high technology, or research and development based companies in the town.</p>	<p><i>Consultation responses raised the following:</i></p> <p>Development of a science park is likely to be visually intrusive and adversely affect the setting of nearby listed buildings and the registered Park.</p> <p>A more flexible approach to the type and mix of uses at the Science Park should be considered.</p> <p>Restricting uses will distort the market and prevent entrepreneurs from establishing in Loughborough</p> <p>All reasonable employment activities should be encouraged in Loughborough</p>

## Summary

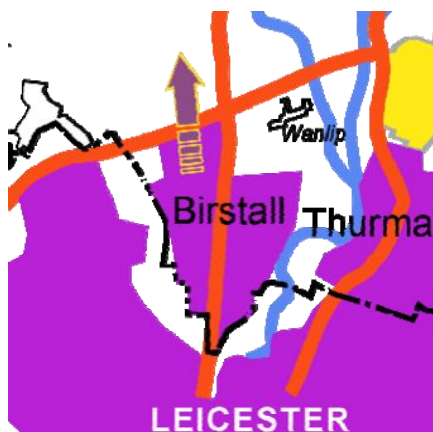
The Science Park Development Plan Document in 2006 and the 2008 Core Strategy Further Consultation document set out a preferred option for a Science Park west of the University in Loughborough, south of the A512.

This option has a number of advantages which could support economic regeneration and sustainable communities. There are a number of environmental impacts associated with this option, most notably on biodiversity, although many of the impacts could be mitigated through careful design and masterplanning.

This option has advantages in terms of transport, although there are deliverability issues. It fits well with the urban concentration and regeneration strategy.

## RESIDUAL HOUSING OPTION - NORTH OF BIRSTALL

Up to 2,000 homes and associated employment and infrastructure



### Support for Economic Regeneration

Advantages	Disadvantages
<p>Potential to be highly attractive to investors due to direct access to the strategic road network.</p> <p>Close association between homes and a mix of uses provides a vehicle for investment in infrastructure required to address market failure in the delivery of free standing employment sites.</p> <p>Potential to be serviced by a dedicated local centre and well connected to the city centre and Birstall with potential to support higher order retail and services.</p> <p>Well located in relation to the new 6 ha “Interchange Leicester” employment site at Hallam Fields and Rothley Lodge.</p> <p>Provides an opportunity to locate new jobs with new homes while contributing to a strategic supply of employment land to assist in the delivery of urban renewal within the City of Leicester and supporting growth and economic recovery within the Borough.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
<p>Reasonably well related to Mountsorrel Priority Neighbourhood and may offer some opportunities for tackling social exclusion in deprived communities.</p>	<p>A46 is likely to be a major barrier to the integration of this option with the existing Birstall community.</p>

Opportunity to deliver a mixed use development including facilities and services and enabling a close association between homes and jobs contributing to a more sustainable low carbon footprint.	
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## Impact on Environment

Advantages	Disadvantages
<p>No designated heritage sites or buildings in the immediate area.</p> <p>Located in the lowest flood risk zone and no access constraints.</p>	<p>Landscape has a medium high capacity for development; however the road infrastructure is likely to have a significant impact on the landscape.</p> <p>All options around Leicester Principal Urban Area are likely to have negative effects upon biodiversity, flora and fauna, although there may be scope for some mitigation of these effects.</p> <p>Potential moderate impact on the settlement separation of Birstall, Rothley and Wanlip, however potential mitigated through masterplanning.</p> <p>Potential cumulative effects within other options along the Soar Valley which could increase the effects on coalescence.</p> <p>Area of very good quality agricultural land (grade II).</p>

## Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows that the traffic generated can be mitigated.</p> <p>Good potential for sustainable travel, located on the high frequency Loughborough to Leicester bus route with good accessibility to existing centres.</p>	<p>Potential for some impacts on the wider road network which may be difficult to mitigate. Further work will need to be undertaken to fully understand impacts.</p>

## Other Policy Considerations

Advantages	Disadvantages
<p>Not likely to have a significant market impact on the delivery of the preferred option North East of Leicester and could</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

<p>realistically be built within the plan period.</p> <p>Sequentially preferable in terms of the urban concentration strategy which prioritises land within and adjoining the Leicester Principal Urban Area.</p>	
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## Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>The infrastructure required to support development is already in place, good access to A46 and Birstall Park and Ride, shops and other facilities</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on the environment including: coalescence, visual impact, reduction in tranquillity, reduction in air quality, impact on heritage, loss of farmland and inadequate drainage infrastructure</p> <p>Lack of facilities and services, and the A46 is a barrier to community integration</p> <p>Increased traffic congestion, inadequate parking and public transport, impact on strategic road network</p>

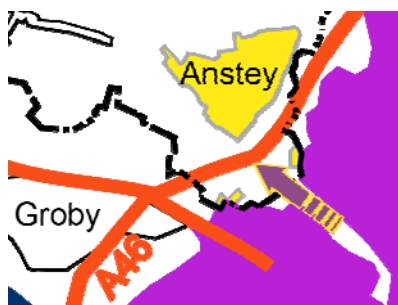
## Summary

This option has a number of advantages which could support economic regeneration and sustainable communities, although the A46 would act as a significant barrier requiring careful consideration to achieve integration with the existing community. There are a number of environmental impacts associated with this option, many of which could be mitigated through careful design and masterplanning.

This option has a number of advantages in terms of transport, delivery of housing within the plan period and it also fits well with the urban concentration and regeneration strategy. Further work is needed to understand traffic impacts.

## RESIDUAL HOUSING OPTION - NORTH OF GLENFIELD

Up to 500 homes and associated infrastructure



### Support for Economic Regeneration

Advantages	Disadvantages
Well located in relation to existing employment sites in adjoining areas of Leicester City.	Not of a scale to be serviced by a dedicated local centre and limited potential to benefit local shops and services due to access arrangements.

### Support for Sustainable Communities

Advantages	Disadvantages
On the balance of the evidence available there are unlikely to be any strategic advantages.	<p>Reasonably close to priority neighbourhoods in Leicester City providing only limited opportunities to benefit deprived communities due to the access arrangements and scale of development.</p> <p>Limited opportunity for integration with the existing Anstey, Glenfield or Beaumont Leys communities due to the strategic road network and flood plain.</p> <p>Limited opportunity to deliver a mixed use development with facilities and services to enable a close association between homes and jobs contributing to a more sustainable low carbon footprint due to the limited capacity of this location to accommodate growth and therefore dependent upon opportunities within the adjacent areas for services and employment.</p>

### Impact on Environment

Advantages	Disadvantages
Landscape has a medium capacity for development.	All options around Leicester Principal Urban Area are likely to have negative

<p>No designated heritage sites or buildings in the immediate area.</p> <p>Area of good/moderate quality agricultural land (Grade III).</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with development and access.</p>	<p>effects upon biodiversity, flora and fauna, although there may be scope for some mitigation of these effects.</p> <p>Potential severe impact on the settlement separation of Anstey, Glenfield and Beaumont Leys, however potential mitigated through masterplanning.</p>
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### Transport Package

Advantages	Disadvantages
The strategic transport assessment shows that the traffic generated can be mitigated.	Less opportunities for sustainable travel than the other options as it is on a medium frequency bus route and is less well connected to existing centres.

### Other Policy Considerations

Advantages	Disadvantages
<p>Sequentially preferable in terms of the urban concentration strategy which prioritises land within and adjoining the Leicester Principal Urban Area.</p> <p>Least market impact on the delivery of the preferred option North East of Leicester.</p>	<p>Will only deliver 500 homes due to limited land availability and therefore would need to be combined with one of the other options to meet the housing requirements.</p> <p>There is no active promoter for comprehensive development of the area and therefore uncertainty about whether it will realistically built within the plan period.</p>

### Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>Suitable infrastructure already exists to support development.</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on the environment including: coalescence and loss of village identity, reduction in countryside access, reduction in air quality, impact on heritage, loss of farmland and flooding</p> <p>Impact on facilities and services, and the road network is a barrier to community integration</p> <p>Increased traffic congestion, poor pedestrian access</p>

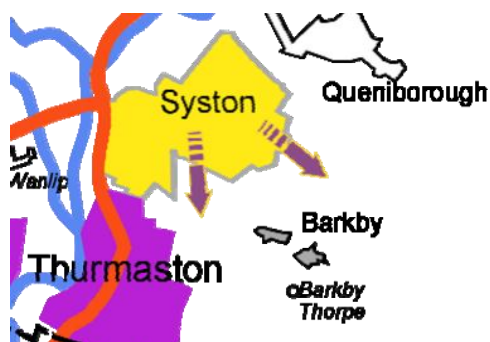
## **Summary**

This option has a number of disadvantages making it more difficult to support economic regeneration and sustainable communities. There are mixed environmental impacts, with the notable negative impact being upon settlement separation.

Whilst this option fits well with the urban concentration strategy, it has disadvantages in terms of supporting sustainable travel and delivery of houses, as there is not an active promoter for the comprehensive development of the area.

## RESIDUAL HOUSING OPTION - SOUTH AND EAST OF SYSTON

Up to 1,500 homes and associated employment and infrastructure



### Support for Economic Regeneration

Advantages	Disadvantages
<p>Close association between housing and mixed use development provides a vehicle for investment in infrastructure required to address market failure in the delivery of free standing employment sites.</p> <p>Potential to be serviced by a dedicated local centre and well connected to the city centre and Syston with potential to support higher order retail, services and facilities.</p> <p>Provides an opportunity to locate new jobs with new homes while contributing to a strategic supply of employment land to assist in the delivery of urban renewal within the City of Leicester and supporting growth and economic recovery within the Borough.</p> <p>Well located in relation to existing employment sites in Syston.</p>	<p>Less accessible from the strategic road network and therefore less attractive to investors than alternative options.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
<p>Well related to the South Charnwood Priority Neighbourhood and providing significant opportunities to benefit deprived communities and tackle social exclusion.</p> <p>Good opportunity for integration with the existing Syston community.</p> <p>Opportunity to deliver a mixed use development including facilities and</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

services and enabling a close association between homes and jobs contributing to a more sustainable low carbon footprint.	
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## Impact on Environment

Advantages	Disadvantages
<p>There are two distinct landscape areas with medium and medium high capacity for development.</p> <p>No designated heritage sites or buildings in the immediate area, although potential cumulative impact due to the proximity of this option to the preferred option North East of Leicester.</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with development and access.</p>	<p>All options around Leicester Principal Urban Area are likely to have negative effects upon biodiversity, flora and fauna, although there may be scope for some mitigation of these effects.</p> <p>Potential significant impact on the settlement separation of Syston, Thurmaston and Barkby, however potential mitigated through masterplanning. Potential cumulative effects of development at north east Leicester which could cause complete coalescence.</p> <p>Area of very good quality agricultural land (grade II).</p>

## Transport Package

Advantages	Disadvantages
<p>Good potential for sustainable travel, located on a high frequency bus route and train links to the city with good accessibility to existing centres.</p>	<p>The strategic transport assessment shows that the traffic mitigation is uncertain and that further work will need to be undertaken to understand the impact of varying scales of development in this location.</p>

## Other Policy Considerations

Advantages	Disadvantages
<p>On the balance of the evidence available there are unlikely to be any strategic advantages.</p>	<p>Greatest market impact on the delivery of the preferred option North East of Leicester and therefore could reduce the delivery of housing in the plan period.</p> <p>Not sequentially preferable in terms of the urban concentration strategy which prioritises land within and adjoining the Leicester Principal Urban Area, compared to other options adjoining the Principal Urban Area.</p>

## Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>An appropriate urban area for development, infrastructure is already in place and there are good connections with Thurmaston and Leicester</p> <p>Support for the regeneration of Thurmaston</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on the environment including: poor air quality, coalescence, flooding, heritage, farmland, biodiversity</p> <p>Lack of facilities and services, and employment</p> <p>Not possible to mitigate traffic congestion, lack of parking, lack of sustainable travel</p> <p>Not in conformity with the Regional Plan, no demand for so much housing</p>

## Summary

This option has a number of advantages in supporting sustainable communities and economic regeneration and a mixture of advantages and disadvantages in terms environmental impacts, with the notable negative impact being upon settlement separation.

Although this option has good potential for sustainable travel, further work is needed to understand traffic impacts. This option could affect the rate at which housing is delivered by competing with the preferred option north east of Leicester. This option does not fit well with the urban concentration and regeneration strategy as it does not adjoin the Leicester Principal Urban Area.

## RESIDUAL HOUSING OPTION - NOT MEETING FULL RESIDUAL HOUSING REQUIREMENTS FOR PRINCIPAL URBAN AREA

### Support for Economic Regeneration

Advantages	Disadvantages
On the balance of the evidence available there are unlikely to be any strategic advantages.	Not meeting the housing requirements has the potential to result in an overall relative fall in economic activity which could disadvantage centres providing higher order retail, shops and services. Insufficient housing supply may be expected to restrict opportunity and inflate prices with resultant impact upon the local labour market and skills pool discouraging investment and the prospects for supporting regeneration.

### Support for Sustainable Communities

Advantages	Disadvantages
On the balance of the evidence available there are unlikely to be any strategic advantages.	Opportunities for providing accessible employment to residents in Priority Neighbourhoods would be constrained No scope to plan infrastructure improvements or deliver facilities and services related to new homes or enable a close association between new jobs and homes as part of mixed used developments contributing to a more sustainable low carbon footprint.

### Impact on Environment

Advantages	Disadvantages
This option would have less impact on the environment as fewer homes would be delivered in the Borough.	On the balance of the evidence available there are unlikely to be any strategic disadvantages.

### Transport Package

Advantages	Disadvantages
This option would result in a minimal increase in traffic generation as fewer homes would be delivered.	Limited potential to benefit from coordinated delivery of major infrastructure.

## Other Policy Considerations

Advantages	Disadvantages
On the balance of the evidence available there are unlikely to be any strategic advantages.	This option would not meet Charnwood's housing needs identified in the Leicester and Leicestershire Housing Requirements Study. This option is not in conformity with the East Midlands Regional Plan housing targets or the National Planning Framework.

## Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<i>Consultation responses raised the following:</i> Environment cannot accommodate the quantity of housing proposed No impact on attractiveness of the Borough to tourists Urban concentration should be reviewed and adjacent authorities should take their share of homes	<i>Consultation responses raised the following:</i> Not in conformity with the Regional Plan, the Core Strategy will be found unsound This strategy will leave the Borough open to haphazard development

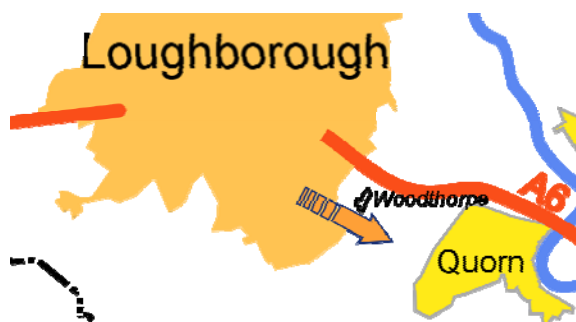
## Summary

This option has many significant disadvantages making it more difficult to support economic regeneration and sustainable communities, although it has limited environmental impacts.

This option would have the least impact on traffic generation but would not meet Charnwood's housing needs and would not be in conformity with strategic requirements and national planning policy.

## RESIDUAL HOUSING OPTION - SOUTH OF LOUGHBOROUGH

Up to 800 homes and associated employment and infrastructure



### Support for Economic Regeneration

Advantages	Disadvantages
<p>Close association between housing and mixed use development provides a vehicle for investment in infrastructure required to address market failure in the delivery of free standing employment sites.</p> <p>Potential to be attractive to investors due to direct access to the strategic road network.</p> <p>Potential to be serviced by a dedicated local centre and well connected to Shelthorpe and Loughborough to support higher order retail and service facilities.</p> <p>Could contribute to a strategic supply of employment land to assist in the delivery of urban renewal and support growth and economic recovery within the Borough.</p>	<p>Limited direct access to existing employment areas in north-east and west Loughborough.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
<p>Well related to the Shelthorpe part of the Loughborough East Priority Neighbourhood providing significant opportunities to benefit deprived communities and tackle social exclusion.</p> <p>Good opportunity for integration with existing south Loughborough community.</p> <p>Scope to deliver a mixed use</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

development including facilities and services (including support for the Grange Park housing development) and enabling a close association between homes and jobs contributing to a more sustainable low carbon footprint.	
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### Impact on Environment

Advantages	Disadvantages
<p>Landscape has a medium high capacity for development.</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with development and access.</p>	<p>All Loughborough and Shepshed options have significant negative effect on biodiversity; this option compared to others has less detrimental effects.</p> <p>Potential impact on heritage as close to number of a listed buildings and sites and may affect their setting.</p> <p>Potential significant impact on the settlement separation of Loughborough, Woodthorpe and Quorn, however potential mitigated through masterplanning.</p> <p>Area of very good quality agricultural land (grade II).</p>

### Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows that the traffic generated can be mitigated.</p> <p>Good potential for sustainable travel, located on a high frequency bus route with good accessibility to existing centres.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

### Other Policy Considerations

Advantages	Disadvantages
<p>Not likely to have a significant market impact on the delivery of the preferred option West of Loughborough and has the greatest potential to support housing delivery within the plan period.</p> <p>Sequentially preferable to alternative options in terms of the urban concentration strategy which priorities land within and adjoining the Sub-</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

Regional Centre.	
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### Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>Landscape is not as important as other areas and the impact can be mitigated</p> <p>Less important agricultural land and biodiversity</p> <p>Transport infrastructure is better and can cope</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on the environment including: coalescence, impact on heritage, loss of farmland and biodiversity</p> <p>Lack of facilities and services, and distance to town centre</p> <p>Increased traffic congestion</p>

### Summary

This option has many advantages in supporting sustainable communities and economic regeneration. This option has a number of environmental impacts, notably on settlement separation.

This option has a number of advantages in terms of transport, delivery and also fits well with the urban concentration and regeneration strategy.

## RESIDUAL HOUSING OPTION - SOUTH WEST OF LOUGHBOROUGH

Up to 800 homes and associated employment and infrastructure



### Support for Economic Regeneration

Advantages	Disadvantages
<p>Close association between housing and mixed use development provides a vehicle for investment in infrastructure required to address market failure in the delivery of free standing employment sites.</p> <p>Potential to be attractive to investors although less well placed than alternative sites around Loughborough due to the need to rely upon secondary connecting links to the strategic road network.</p> <p>Potential to be serviced by a dedicated local centre and well connected to Shelthorpe and Loughborough to support higher order retail and service facilities.</p> <p>Could contribute to a strategic supply of employment land to assist in the delivery of urban renewal and support growth and economic recovery within the Borough.</p>	<p>Limited direct access to existing employment areas in north-east Loughborough although potential for connections to west Loughborough.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
<p>Good opportunity for integration with existing south-west Loughborough community.</p> <p>Scope to deliver a mixed use development including facilities and services and enabling a close association between homes and jobs contributing to a more sustainable low</p>	<p>No direct physical relationship with priority neighbourhoods and therefore potentially less likely to offer any significant opportunities to benefit deprived communities or tackle social exclusion.</p>

carbon footprint.	
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## Impact on Environment

Advantages	Disadvantages
<p>Limited impact on settlement separation.</p> <p>Area of lower quality agricultural land (Grade III).</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with development and access.</p>	<p>Landscape has a medium low capacity for development.</p> <p>All Loughborough and Shepshed options have a significant negative effect on biodiversity; this option alongside others has the most detrimental effect.</p> <p>Potential impact on heritage as close to number of a listed buildings and sites and may affect their setting.</p>

## Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows the traffic generated can be mitigated.</p>	<p>Less opportunities for sustainable travel than the other options as it is on a medium frequency bus route and is less well connected to existing centres.</p>

## Other Policy Considerations

Advantages	Disadvantages
<p>Least market impact on the delivery of the preferred option west of Loughborough.</p> <p>Sequentially preferable in terms of the urban concentration strategy which priorities land within and adjoining the Sub-Regional Centre.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p> <p>There is currently no active promoter of this option and therefore it is uncertain whether it could be delivered within the plan period.</p>

## Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>Good access to the road network</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on environment including: significant landscape character, agricultural land, biodiversity, heritage, visual amenity, loss of access to the countryside and flooding</p> <p>Lack of facilities and services</p> <p>Increased traffic congestion and too far</p>

	from the railway station
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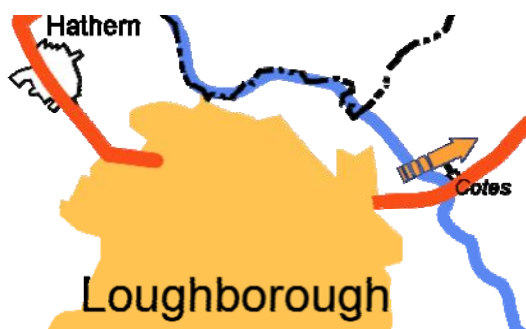
## Summary

This option has some advantages in terms of supporting economic regeneration and sustainable communities, although it is not as well related to the priority neighbourhoods. The option has a mixture of advantages and disadvantages in terms of environmental impacts, but most notably has a significant negative impact on the landscape and biodiversity.

This option will provide less opportunity for sustainable travel but has the potential to support housing delivery and it also fits well with the urban concentration and regeneration strategy.

## RESIDUAL HOUSING OPTION - EAST OF LOUGHBOROUGH

Up to 800 homes and associated employment and infrastructure



### Support for Economic Regeneration

Advantages	Disadvantages
<p>Close association between housing and mixed use development provides a vehicle for investment in infrastructure required to address market failure in the delivery of free standing employment sites.</p> <p>Potential to be serviced by a dedicated local centre and connected to Loughborough to support higher order retail and service facilities.</p> <p>Could contribute to a strategic supply of employment land to assist in the delivery of urban renewal and support growth and economic recovery within the Borough.</p>	<p>Less potential to be attractive to investors due to limited access to the strategic road network with links to M1 Motorway relying upon connections through Loughborough or via rural roads.</p> <p>Poorly located for access to existing employment areas in west Loughborough and although close to employment areas in north-east Loughborough, the wide river valley and existing highway access points acts as a barrier.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
<p>Scope to deliver a mixed use development including facilities and services and enabling a close association between homes and jobs contributing to a more sustainable low carbon footprint.</p>	<p>Although this location is reasonably close to the Loughborough East Priority Neighbourhood, the wide river valley limits the scope for the facilities and services provided to benefit deprived communities or tackle social exclusion.</p> <p>Although this location is reasonably close to the town centre and train station, there is poor integration with existing east Loughborough community due to the wide river valley.</p>

## Impact on Environment

Advantages	Disadvantages
Landscape has a medium high capacity for development.	<p>All Loughborough and Shepshed options have a significant negative effect on biodiversity; this option alongside others has the most detrimental effect.</p> <p>Potential significant impact on heritage due to the proximity to the Scheduled Ancient Monument at Cotes.</p> <p>Significant impact on settlement identity of Cotes, although limited impact on settlement separation of Cotes and Loughborough.</p> <p>Area of very good quality agricultural land (grade II).</p> <p>The Environment Agency states that there is potential for the option to be compromised by significant flood risk issues related to safe access and egress. Promoters are liaising with Environment Agency on the potential to mitigate.</p>

## Transport Package

Advantages	Disadvantages
The strategic transport assessment shows that the traffic generated can be mitigated.	Less opportunities for sustainable travel than the other options as it is on a medium frequency bus route and is less well connected to existing centres.

## Other Policy Considerations

Advantages	Disadvantages
Not likely to have a significant market impact on the delivery of the preferred option West of Loughborough and has potential to support housing delivery within the plan period.	Not sequentially preferable in terms of the urban concentration strategy which prioritises land within and adjoining the Sub-Regional Centre, compared to other options physically adjoining Loughborough and Shepshed.

## Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<i>Consultation responses raised the following:</i>	<i>Consultation responses raised the following:</i>

<p>Good access to the railway station and Loughborough town centre</p> <p>Least attractive landscape and no historic importance</p> <p>Development would balance the town to the east</p>	<p>Impact on the environment including: loss of agricultural land, heritage, biodiversity, flooding and access to the countryside, village identity</p> <p>Lack of services and facilities, impact on tourism, option is not an sustainable urban extension and will not deliver infrastructure needed</p> <p>Increased traffic congestion</p>
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## Summary

This option has a mixture of advantages and disadvantages in terms of supporting economic regeneration and a number of disadvantages in supporting sustainable communities and in terms of its environmental impact, notably the negative impact on biodiversity. This option would be poorly integrated with Loughborough, and there are unresolved flood risk issues.

This option will provide less opportunity for sustainable travel, but could help deliver housing required within the plan period. This option does not fit well with the urban concentration and regeneration strategy.

## RESIDUAL HOUSING OPTION - ADJOINING SHEPSHED

Up to 500 homes and associated infrastructure



### Support for Economic Regeneration

Advantages	Disadvantages
<p>Well connected to Shepshed and Loughborough and will to support higher order retail and service facilities and aid regeneration in Shepshed to assist in developing a viable and vital town centre.</p> <p>Well located in relation to existing employment areas in Shepshed and potential for connections with employment opportunities at west Loughborough.</p>	<p>Potential to contribute to the regeneration of Shepshed is constrained by limited by the scale of the development option.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
<p>Good opportunity for integration with the existing Shepshed community if delivered as part of a wider strategy for Shepshed.</p>	<p>No direct physical relationship with priority neighbourhoods and therefore potentially less likely to offer any significant opportunities to benefit deprived communities or tackle social exclusion by itself.</p> <p>Scale of development limits the scope of the option to deliver a mixed use development with facilities and services.</p>

### Impact on Environment

Advantages	Disadvantages
<p>Limited impact on settlement separation.</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with</p>	<p>There are a number of distinct landscape areas adjoining Shepshed, with medium and low capacity for development and an area to the east of Shepshed which have been appraised</p>

development and access.	<p>as having a high capacity for development.</p> <p>All Loughborough and Shepshed options have significant negative effect on biodiversity; this option compared to others has less detrimental effects.</p> <p>Potential impact on heritage as close to number of a listed buildings and sites may affect their setting.</p> <p>Area of very good and good/moderate quality agricultural land (mixture of grade II and grade III).</p>
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### Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows that the traffic generated can be mitigated.</p> <p>Good potential for sustainable travel, located on a high frequency bus route with good accessibility to existing centres.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

### Other Policy Considerations

Advantages	Disadvantages
<p>Sequentially preferable in terms of the urban concentration strategy which priorities land within and adjoining the Sub-Regional Centre.</p> <p>Smaller scale Greenfield proposal with the potential to maximise the use of previously developed sites within Loughborough and Shepshed in support of an urban concentration policy.</p> <p>Potential to support regeneration priorities at Shepshed identified in the Charnwood Regeneration Strategy</p>	<p>Greatest market impact on the delivery of the preferred option West of Loughborough; however the level of impact will depend on the market conditions.</p>

### Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>Good access and less pressure to the road network</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on the environment including: coalescence, visual impact, reduction in air quality, impact on heritage, loss of</p>

<p>Good access to services and facilities and support for regeneration of Shepshed</p> <p>The land is suitable for infill</p>	<p>farmland and access to the countryside</p> <p>Poor quality of life due to proximity of motorway</p> <p>No delivery of infrastructure and poor sustainable travel</p> <p>No access to employment</p>
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## Summary

This option has a mixture of advantages and disadvantages in supporting economic regeneration and sustainable communities. It does not include any new employment or significant infrastructure provision but is well integrated and related to existing employment and retail provision within Shepshed and may also aid regeneration at Shepshed. It has a number of negative environmental impacts but it may be possible to mitigate these with careful design and masterplanning subject to identifying a more specific location adjoining Shepshed.

This option has a number of advantages in terms of transport and it fits well with the urban concentration and regeneration strategy although it may impact on housing delivery but this is dependent on the market conditions.

## RESIDUAL HOUSING OPTION - CONCENTRATING DEVELOPMENT WITHIN AND ADJOINING LOUGHBOROUGH AND SHEPSHED

### Support for Economic Regeneration

Advantages	Disadvantages
<p>Potential to be attractive to investors due to accessibility of parts of the Sub Regional Centre to the strategic road network.</p> <p>Potential to support higher order retail and service facilities in Loughborough and Shepshed.</p> <p>Potential to be well located in relation to main employment areas in Loughborough and Shepshed.</p> <p>The consultation envisaged the allocation of up to 5 ha of employment land in association with housing; development on that scale could contribute to a strategic supply of employment land to assist in the delivery of urban renewal and support growth and economic recovery within the Borough.</p>	<p>The overall impact on economic regeneration is uncertain and will be dependent upon the exact location of sites.</p> <p>Free standing employment sites are unlikely to attract sufficient investment to secure essential infrastructure and should therefore be co-located with enabling development.</p>

### Support for sustainable communities.

Advantages	Disadvantages
<p>On the balance of the evidence available there are unlikely to be any strategic advantages.</p>	<p>The overall benefit in terms of priority neighbourhoods and opportunity for integration with the existing community is uncertain and will be dependent upon the exact location of sites.</p> <p>Provides limited opportunities to plan comprehensively for infrastructure.</p>

### Impact on Environment

Advantages	Disadvantages
<p>On the balance of the evidence available there are unlikely to be any strategic advantages.</p>	<p>The overall environmental impacts are uncertain and will be dependent upon the exact location of sites.</p>

### Transport Package

Advantages	Disadvantages
<p>On the balance of the evidence</p>	<p>Impact of transport is unknown as this</p>

available there are unlikely to be any strategic advantages.	<p>pattern of development has not been modelled. Mitigation measures normally funded by development being located in one location may be difficult to provide due to the potential spread of development.</p> <p>The overall benefit in terms of sustainable travel is uncertain and will be dependent upon exact locations.</p>
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### Other Policy Considerations

Advantages	Disadvantages
Potential to maximise the use of previously developed sites within Loughborough and Shepshed in support of an urban concentration policy.	Based on recent delivery this is likely to support housing delivery as there is market interest in bringing forward smaller sites, however, this may be difficult to demonstrate against the housing trajectory.

### Consultation Responses – Key Issues

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>Better access to major routes</p> <p>Good support for regeneration of Shepshed</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on the environment including: coalescence, visual impact, impact on heritage, loss of farmland and access to the countryside</p> <p>Lack of facilities and services</p> <p>Lack of certainty on locations</p>

### Summary

Many of the economic, social and environmental impacts and the potential for sustainable travel are unknown for this option. The ability to plan for infrastructure in a comprehensive way is limited because the patterns of development and its cumulative impacts cannot reasonably be foreseen. This option fits well with the urban concentration and regeneration strategy but it may be difficult to demonstrate deliverability.

## RESIDUAL HOUSING OPTION - SPREADING DEVELOPMENT WITHIN AND ADJOINING LOUGHBOROUGH, SHEPSHED AND SERVICE CENTRES

### Support for Economic Regeneration

Advantages	Disadvantages
<p>Sites located in Loughborough and Shepshed have the potential to be attractive to investors due to accessibility of parts of the Sub Regional Centre to the strategic road network.</p> <p>Potential to support retail and service facilities in Loughborough and Shepshed and the Service Centres.</p> <p>The distribution of employment land between the Service Centres provides an opportunity to redress the loss in traditional industries and affords a degree of flexibility for communities preparing Neighbourhood Plans.</p> <p>The consultation envisaged the allocation of up to 5 ha of employment land at Loughborough / Shepshed and 7 ha distributed among the Service Centres; development on this scale could contribute to a strategic supply of employment land to assist in the delivery of urban renewal and support growth and economic recovery within the Borough.</p>	<p>Small employment sites dispersed across the Service Centres are unlikely to be attractive to investors due to high infrastructure costs.</p> <p>Less potential to be well located in relation to main employment areas in Loughborough and Shepshed.</p> <p>The overall impact on economic regeneration is uncertain and will be dependent upon the exact location of sites.</p>

### Support for sustainable communities.

Advantages	Disadvantages
<p>On the balance of the evidence available there are unlikely to be any strategic advantages.</p>	<p>The overall benefit in terms of priority neighbourhoods and opportunity for integration with the existing community is uncertain and will be dependent upon the exact location of sites.</p> <p>Provides limited opportunities to plan comprehensively for infrastructure.</p>

### Impact on Environment

Advantages	Disadvantages
<p>On the balance of the evidence available there are unlikely to be any</p>	<p>The overall environmental impacts are uncertain and will be dependent upon</p>

strategic advantages.	the exact location of sites.
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### Transport Package

Advantages	Disadvantages
On the balance of the evidence available there are unlikely to be any strategic advantages.	Impact of transport is unknown as this pattern of development has not been modelled. Mitigation measures normally funded by development being located in one location may be difficult to provide due to the potential spread of development.  The overall benefit in terms of sustainable travel is uncertain and will be dependent upon exact locations.

### Other Policy Considerations

Advantages	Disadvantages
Potential to maximise the use of previously developed sites within Loughborough and Shepshed in support of an urban concentration policy.	Based on recent delivery this is likely to support housing delivery as there is market interest in bringing forward smaller sites, however, this may be difficult to demonstrate against the housing trajectory.

### Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>This option enables young people and families to remain in the villages</p> <p>Limits pressure on infrastructure including public transport</p> <p>Minimises the impact on any one area</p> <p>No settlement coalescence</p>	<p><i>Consultation responses raised the following:</i></p> <p>Does not accord with urban concentration</p> <p>Environmental constraints</p> <p>Service centres have had too much</p> <p>Lack of certainty which sites will be used and how infrastructure will be delivered</p>

### Summary

Many of the economic, social and environmental impacts and the potential for sustainable travel are unknown for this option. The ability to plan for infrastructure in a comprehensive way is limited. This option fits reasonably well with the urban concentration and regeneration strategy but it may be difficult to demonstrate deliverability.

## RESIDUAL HOUSING OPTION - CONCENTRATING DEVELOPMENT WITHIN AND ADJOINING SERVICE CENTRES

### Support for Economic Regeneration

Advantages	Disadvantages
<p>Potential to support retail and service facilities in the Service Centres.</p> <p>The distribution of employment land between the Service Centres provides an opportunity to redress the loss in traditional industries and affords a degree of flexibility for communities preparing Neighbourhood Plans.</p> <p>The consultation envisaged the allocation of up to 5 ha of employment land at Loughborough / Shepshed and 7 ha distributed among the Service Centres; development on this scale could contribute to a strategic supply of employment land to assist in the delivery of urban renewal and support growth and economic recovery within the Borough.</p>	<p>Small employment sites dispersed across the Service Centres are unlikely to be attractive to investors due to high infrastructure costs.</p> <p>Less potential to be well located in relation to main employment areas in Loughborough and Shepshed.</p> <p>The overall impact on economic regeneration is uncertain and will be dependent upon the exact location of site.</p>

### Support for sustainable communities.

Advantages	Disadvantages
<p>On the balance of the evidence available there are unlikely to be any strategic advantages.</p>	<p>The overall benefit in terms of priority neighbourhoods and opportunity for integration with the existing community is uncertain and will be dependent upon the exact location of sites.</p> <p>Provides limited opportunities to plan comprehensively for infrastructure.</p>

### Impact on Environment

Advantages	Disadvantages
<p>On the balance of the evidence available there are unlikely to be any strategic advantages.</p>	<p>The overall environmental impacts are uncertain and will be dependent upon the exact location of sites.</p>

### Transport Package

Advantages	Disadvantages
<p>On the balance of the evidence available there are unlikely to be any</p>	<p>Impact of transport is unknown as this pattern of development has not been modelled. Mitigation measures normally</p>

strategic advantages.	<p>funded by development being located in one location may be difficult to provide due to the potential spread of development.</p> <p>The overall benefit in terms of sustainable travel is uncertain and will be dependent upon the exact location of sites.</p>
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### Other Policy Considerations

Advantages	Disadvantages
On the balance of the evidence available there are unlikely to be any strategic advantages.	<p>Based on recent delivery this is likely to support housing delivery as there is market interest in bringing forward smaller sites, however, this may be difficult to demonstrate against the housing trajectory.</p> <p>Not as sequentially preferable in terms of the urban concentration strategy which prioritises land within and then adjoining the Sub-Regional Centre, compared to other options adjoining Loughborough.</p>

### Consultation Responses – Key Issues Raised

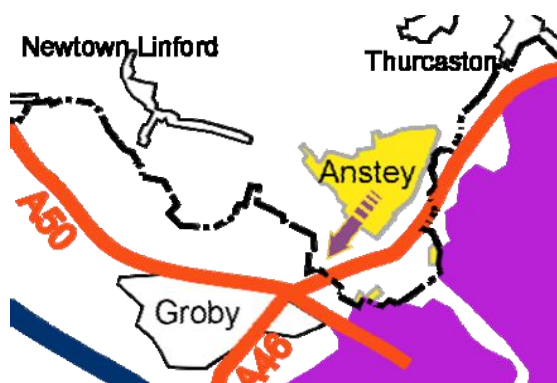
Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>Minimal impact on the historic environment.</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on environment including: coalescence, landscape character, flooding.</p> <p>Lack of facilities and services.</p>

### Summary

Many of the economic, social and environmental impacts and the potential for sustainable travel are unknown for this option. The ability to plan for infrastructure in a comprehensive way is limited. This option fits less well with the urban concentration and regeneration strategy but it may be difficult to demonstrate deliverability.

## ALTERNATIVE OPTION - SOUTH OF ANSTEY

Up to 500 homes and associated infrastructure



### Support for Economic Regeneration

Advantages	Disadvantages
Well located in relation to existing employment sites in Anstey.	Not of a scale to be serviced by a dedicated local centre but well related to the existing Anstey village centre with potential to support retail and other services and facilities. Less well related to existing employment sites.

### Support for Sustainable Communities

Advantages	Disadvantages
Good opportunity for integration with the existing Anstey community.	Reasonably close to priority neighbourhoods in Leicester City providing only limited opportunities to benefit deprived communities due to the access arrangements and scale of development. Limited opportunity to deliver a mixed use development with facilities and services to enable a close association between homes and jobs contributing to a more sustainable low carbon footprint due to the limited capacity of this location to accommodate growth and therefore dependent upon opportunities within the adjacent areas for services and employment.

### Impact on Environment

Advantages	Disadvantages
Landscape has a medium capacity for	All options around Leicester Principal

<p>development.</p> <p>Limited impact on settlement separation, although potential cumulative impacts as it forms part of landscape area where settlement separation is an issue.</p> <p>Area of good/moderate quality agricultural land (Grade III).</p> <p>The majority of the land is within the lowest flood risk zone with potential to mitigate risk associated with development and access.</p>	<p>Urban Area are likely to have negative effects upon biodiversity, flora and fauna, although there may be scope for some mitigation of these effects.</p>
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### Transport Package

Advantages	Disadvantages
<p>The strategic transport assessment shows that the traffic generated can be mitigated.</p> <p>Good potential for sustainable travel, located on a high frequency bus route to the city with good accessibility to existing centres.</p>	<p>On the balance of the evidence available there are unlikely to be any strategic disadvantages.</p>

### Other Policy Considerations

Advantages	Disadvantages
<p>Low market impact on the delivery of the preferred option North East of Leicester.</p>	<p>Will only deliver 500 homes and therefore would need to be combined with one of the other options to meet the housing requirements.</p> <p>Not sequentially preferable in terms of the urban concentration strategy which prioritises land within and adjoining the Leicester Principal Urban Area, compared to other options adjoining the Principal Urban Area.</p>

### Summary

This option has a mixture of advantages and disadvantages in relation to economic regeneration and sustainable communities and fewer negative environmental impacts.

This option has good potential for sustainable travel and housing delivery. This option does not fit well with the urban concentration and regeneration strategy as it does not adjoin the Leicester Principal Urban Area.

## ALTERNATIVE OPTION - WYMESWOLD AIRFIELD

This option was not considered as part of the 2012 Supplementary Consultation. It was presented as an alternative option to the identified preferred options in 2008 as part of the Core Strategy Further Consultation – at that time it was for up to 4,875 dwellings and associated employment and infrastructure.



NB: The above diagram is intended to be indicative and is an extract from the 2008 Core Strategy Further Consultation Document which considered 4,875 homes.

### Support for Economic Regeneration

Advantages	Disadvantages
On the balance of the evidence available there are unlikely to be any strategic advantages.	<p>Less potential to be attractive to investors due to limited access to the strategic road network with links to M1 Motorway relying upon connections through Loughborough or via rural roads.</p> <p>Remote from the jobs and higher order retail and service facilities in Loughborough.</p> <p>The distance from Loughborough means this option offers less potential for increasing skills and employability.</p>

### Support for Sustainable Communities

Advantages	Disadvantages
Scope to deliver a mixed use development including facilities and services and enabling a close association between homes and jobs, although travel patterns limit any contribution to a more sustainable low carbon footprint.	The separation and distance from the town prevents physical links and integration with the existing communities or the tackling of social exclusion issues.

## Impact on Environment

Advantages	Disadvantages
Development, although in an elevated location, would be on relatively flat land.	<p>All Loughborough and Shepshed options have a significant negative effect on biodiversity; this option alongside others has the most detrimental effect.</p> <p>Potential impact on heritage due to the proximity to Prestwold Hall and registered historic park and garden and Hoton.</p> <p>Significant impact on the settlement identify of Hoton, Wymeswold, Prestwold and Burton on the Wolds.</p> <p>Area of very good quality agricultural land (grade II).</p> <p>Potential significant flood risk issues in relation to the safe access and egress.</p>

## Transport Package

Advantages	Disadvantages
On the balance of the evidence available there are unlikely to be any strategic advantages.	<p>The Strategic Transport Assessment showed that the Wymeswold option had the worst impact of all the north Charnwood options in terms of overall impact, congestion and average trip length. As there was a slightly better performing option east of Loughborough at Cotes the Wymeswold option was eliminated from further consideration in the more detailed assessments.</p> <p>Worst for its potential to minimise the need to travel by car. It could be expected to have unsustainable patterns of travel due to its distance from the town and the difficulties of developing effective bus links.</p>

## Other Policy Considerations

Advantages	Disadvantages
Some redevelopment of previously developed land, although significant use of greenfield land around buildings, runways and dispersal areas.	Not currently being actively promoted and there is no known detailed work to bring the site to market. The lead in times for strategic developments suggests that this site is unlikely to

	<p>contribute to early delivery and may not be able to contribute positively to the housing requirement within the plan period.</p> <p>Not sequentially preferable in terms of the urban concentration strategy which prioritises land within and adjoining the Sub-Regional Centre, compared to other options adjoining Loughborough and Shepshed.</p>
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### Consultation Responses – Key Issues Raised

Advantages	Disadvantages
<p><i>Consultation responses raised the following:</i></p> <p>Wymeswold is a brownfield site and should be considered as a suitable alternative for housing and employment development.</p> <p>Opportunity to improve access to services and improve infrastructure in the Wolds.</p>	<p><i>Consultation responses raised the following:</i></p> <p>Impact on settlement identity of Wolds villages.</p> <p>Traffic and transport infrastructure concerns.</p>

### Summary

This option has a number of disadvantages in supporting economic regeneration, supporting sustainable communities and in terms of its environmental impact. This option would not be integrated with Loughborough, and there are unresolved flood risk issues.

This option will provide less opportunity for sustainable travel and has disadvantages in terms of delivery of houses, as there is not an active promoter for development of the area for housing. This option does not fit well with the urban concentration and regeneration strategy as it does not adjoin Loughborough.

## **SUMMARY OF THE OPTIONS**

### **Sustainable Urban Extension Options**

**North East of Leicester:** The Preferred Option for a Sustainable Urban Extension continues to perform well in terms of the evidence and its sustainability and is a sequentially preferable option located adjoining the Principal Urban Area, reflecting the strategy of Urban Concentration and Regeneration supported by Cabinet on the 15th December 2005 (minute 149 05/06 refers).

**West of Loughborough:** The Preferred Option for a Sustainable Urban Extension continues to perform well in terms of the evidence and its sustainability and is a sequentially preferable option located adjoining the Sub-Regional Centre, reflecting the strategy of Urban Concentration and Regeneration supported by Cabinet on the 15th December 2005 (minute 149 05/06 refers).

### **Strategic Employment Options**

**Watermead Corridor:** The regeneration of the Watermead Corridor and protection of the Country Park between Thurmaston and Birstall is likely to have a significant positive economic and social effect and is a Council priority set out in the Council's Corporate Plan and Regeneration Strategy. The provision of new and renewal of ageing employment in the locality also provides reasonable access to job opportunities for Birstall, Thurmaston and Syston as well as the South Charnwood Priority Area. The negative impacts of this option could be mitigated through careful design and masterplanning and working closely with partners. Further work is required on deliverability.

**Loughborough Science & Enterprise Park:** This is a Council priority set out in the Council's Corporate Plan and Regeneration Strategy. There are issues with proving deliverability and this option has a number of negative environmental impacts, although the potential negative impacts might be balanced with the unique opportunity to provide a science and enterprise park in a location that is well related to the University and preferred option for a Sustainable Urban Extension at West Loughborough and by limiting the nature of development that can take place through policy and careful masterplanning. Further work is required on deliverability.

### **Residual Housing Options**

**Direction for Growth North of Birstall:** A direction of growth north of Birstall provides an opportunity to create a new community with supporting infrastructure that would be in line with the urban concentration and regeneration strategy and would support economic regeneration, sustainable communities, sustainable travel patterns and housing delivery. Although the A46 would act as a significant barrier to integration and there would be some negative environmental impacts, many of these issues including the need to maintain separation between Birstall and Rothley could be mitigated through careful design and masterplanning.

**Direction for Growth North of Glenfield:** A direction for growth north of Glenfield is limited by the available land in this location and will therefore deliver a smaller scale

of development that will need to be combined with another option to meet the housing requirements and will not deliver significant supporting infrastructure. It is not well located or of a scale to support economic regeneration, sustainable communities or sustainable travel and would have a severe negative impact on settlement separation. There is also uncertainty that it will deliver homes within the plan period as there is no active promoter for its comprehensive development.

**Direction for Growth South and East of Syston:** Syston does not form part of Leicester Principal Urban Area and the option is therefore not in conformity with the Regional Plan. A direction for growth South and East of Syston has been considered due to the limited available options adjoining the Principal Urban Area and the need to identify alternatives if the locations adjoining were not suitable for development. This location provides an opportunity to create a new integrated community with supporting infrastructure which would support sustainable communities, economic regeneration and sustainable travel. However this option has both advantages and disadvantages in terms of environmental impacts including cumulative negative impacts due to its proximity to the preferred option north east of Leicester. In particular it would have a significant negative impact on settlement separation and a negative impact on housing delivery by competing with development further south, which it may not be possible to mitigate.

**Not Meeting Residual Housing Requirements for the Principal Urban Area:** A Core Strategy that does not fully meet the objectively assessed housing needs for the Borough would not meet the requirements of the National Planning Policy Framework or strategic policy set out in the Regional Plan. There is currently no agreement with other Councils, whose areas constitute the Principal Urban Area and the wider Housing Market Area, that the requirements identified for Charnwood can be met elsewhere. Without such an agreement the approach would be unlikely to be found sound at Examination. There is no agreement under the duty to co-operate with any other authority to meet the housing requirements outside Charnwood and therefore although this option has environmental and traffic generation benefits, it would not meet housing needs and it would therefore not support sustainable communities or economic regeneration and is unlikely to prevent further development in the Borough.

**Direction for Growth South of Loughborough:** A direction for growth south of Loughborough provides an opportunity to create a well integrated new community with supporting infrastructure that would be in line with the urban concentration and regeneration strategy and would support economic regeneration, sustainable communities, sustainable travel patterns and housing delivery. There are a number of negative environmental impacts associated with this option, most notably the coalescence of Loughborough and Woodthorpe and impact on the separation between Loughborough and Quorn. It may be possible to mitigate these issues through careful design and masterplanning.

**Direction for Growth South West of Loughborough:** A direction for growth south west of Loughborough provides an opportunity to create a well integrated new community with supporting infrastructure that would be in line with the urban concentration and regeneration strategy and has the potential to support housing delivery. It has advantages in terms of supporting economic regeneration and

sustainable communities but a number of negative environmental impacts. This location provides less opportunity to support sustainable travel. Most notably this option has significant negative impacts on the landscape and biodiversity that it may not be possible to mitigate.

**Direction for Growth East of Loughborough:** A direction for growth east of Loughborough provides an opportunity to create a new community with supporting infrastructure. Although this location would support housing delivery as it would not compete with the preferred option west of Loughborough. This location would have negative environmental impacts, most notable on biodiversity and there are unresolved issues of flood risk. Its location, separated from Loughborough by a wide river corridor, means it is dislocated from the town and not as well aligned to the urban concentration and regeneration strategy as other options. This dislocation from Loughborough makes it difficult for this development to support economic regeneration, sustainable communities and sustainable travel and it would be difficult to overcome these challenges.

**Direction for Growth Adjoining Shepshed:** A direction for growth adjoining Shepshed provides the opportunity for a housing development that would be in line with the urban concentration and regeneration strategy and would be well integrated and connected to the services and facilities and employment available in Shepshed and Loughborough. It has mixed support for economic regeneration and sustainable communities, its smaller scale means it would not provide significant new infrastructure but its location means it is well integrated into existing infrastructure and has the potential to support the Council's priority for regeneration at Shepshed set out in the Council's Corporate Plan and Regeneration Strategy, It has a number of negative environmental and market impacts. It may be possible to mitigate these issues through careful design, masterplanning and phasing.

**Concentrating Residual Development within and adjoining Loughborough and Shepshed:** This option would support urban concentration but many of the social and environmental impact are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.

**Spreading Residual Development within and adjoining Loughborough, Shepshed and Service Centres:** This option has some support for urban concentration but many of the social, environmental and economic impact are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.

**Concentrating Residual Development within and adjoining Service Centres:** This option is not sequentially preferable in terms of urban concentration and many of the social, environmental and economic impact are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.

### **Alternatives Proposed Through Consultation**

**South of Anstey:** Anstey does not form part of the Leicester Principal Urban Area and therefore this option is not in conformity with the Regional Plan. This location provides an opportunity to create a new integrated community that would support housing delivery and sustainable travel. However this option has both advantages and disadvantages in terms of supporting economic regeneration, sustainable communities and environmental impacts. A direction for growth south of Anstey is limited by the available land in this location and would therefore deliver a smaller scale of development that would need to be combined with another option to meet the housing requirements. Development at this scale will not deliver significant supporting infrastructure.

**Wymeswold Airfield:** This option does not perform well against the sustainability indicators and performs poorly in terms of an urban concentration and regeneration strategy. It would provide limited support for economic regeneration and sustainable communities due to its poor relationship with Loughborough. It also performs poorly in terms of sustainable travel. It has mixed environmental impacts and it may not be possible to prove that a strategy including this option is capable of being delivered.

## **Appendix 3**

### **Appendix K Strategic Housing Developments Charnwood Borough Council Cabinet Report 11th April 2013 Appendix D: Core Strategy Supplementary Consultation – Objective Assessment Conclusions informed by Interim Sustainability Appraisal**

*Note that the page numbers in this appendix run from 52 to 55, as these were the page numbers in the April 2013 Cabinet Report from which the appendix has been taken.*

## APPENDIX D: Core Strategy Supplementary Consultation – Objective Assessment Conclusions informed by Interim Sustainability Appraisal (2012)

Core Strategy Supplementary Consultation (2012)	
Location	Objective Assessment Conclusions
North of Birstall	A direction of growth north of Birstall provides an opportunity to create a new community with supporting infrastructure that would be in line with the urban concentration and regeneration strategy and would support economic regeneration, sustainable communities, sustainable travel patterns and housing delivery. Although the A46 would act as a significant barrier to integration and there would be some negative environmental impacts, many of these issues including the need to maintain separation between Birstall and Rothley could be mitigated through careful design and masterplanning.
North of Glenfield	A direction for growth north of Glenfield is limited by the available land in this location and will therefore deliver a smaller scale of development that will need to be combined with another option to meet the housing requirements and will not deliver significant supporting infrastructure. It is not well located or of a scale to support economic regeneration, sustainable communities or sustainable travel and would have a severe negative impact on settlement separation. There is also uncertainty that it will deliver homes within the plan period as there is no an active promoter for its comprehensive development.
South & East of Syston	Syston does not form part of Leicester Principal Urban Area and the option is therefore not in conformity with the Regional Plan. A direction for growth South and East of Syston has been considered due to the limited available options adjoining the Principal Urban Area and the need to identify alternatives if the locations adjoining were not suitable for development. This location provides an opportunity to create a new integrated community with supporting infrastructure which would support sustainable communities, economic regeneration and sustainable travel. However this option has both advantages and disadvantages in terms of environmental impacts including cumulative negative impacts due to its proximity to the preferred option north east of Leicester. In particular it would have a significant negative impact on settlement separation and a negative impact on housing delivery by competing with development further south, which it may not be possible to mitigate.

Core Strategy Supplementary Consultation (2012)	
Location	Objective Assessment Conclusions
Not meet the housing requirement for the Principal Urban Area	A Core Strategy that does not fully meet the objectively assessed housing needs for the Borough would not meet the requirements of the National Planning Policy Framework or strategic policy set out in the Regional Plan. There is currently no agreement with other Councils, whose areas constitute the Principal Urban Area and the wider Housing Market Area, that the requirements identified for Charnwood can be met elsewhere. Without such an agreement the approach would be unlikely to be found sound at Examination. There is no agreement under the duty to co-operate with any other authority to meet the housing requirements outside Charnwood and therefore although this option has environmental and traffic generation benefits, it would not meet housing needs and it would therefore not support sustainable communities or economic regeneration and is unlikely to prevent further development in the Borough.
South of Loughborough	A direction for growth south of Loughborough provides an opportunity to create a well integrated new community with supporting infrastructure that would be in line with the urban concentration and regeneration strategy and would support economic regeneration, sustainable communities, sustainable travel patterns and housing delivery. There are a number of negative environmental impacts associated with this option, most notably the coalescence of Loughborough and Woodthorpe and impact on the separation between Loughborough and Quorn. It may be possible to mitigate these issues through careful design and masterplanning.
South West of Loughborough	A direction for growth south west of Loughborough provides an opportunity to create a well integrated new community with supporting infrastructure that would be in line with the urban concentration and regeneration strategy and has the potential to support housing delivery. It has advantages in terms of supporting economic regeneration and sustainable communities but a number of negative environmental impacts. This location provides less opportunity to support sustainable travel. Most notably this option has significant negative impacts on the landscape and biodiversity that it may not be possible to mitigate.
East of Loughborough	A direction for growth east of Loughborough provides an opportunity to create a new community with supporting infrastructure. Although this location would support housing delivery as it would not compete with the preferred

Core Strategy Supplementary Consultation (2012)	
Location	Objective Assessment Conclusions
	option west of Loughborough. This location would have negative environmental impacts, most notable on biodiversity and there are unresolved issues of flood risk. Its location, separated from Loughborough by a wide river corridor, means it is dislocated from the town and not as well aligned to the urban concentration and regeneration strategy as other options. This dislocation from Loughborough makes it difficult for this development to support economic regeneration, sustainable communities and sustainable travel and it would be difficult to overcome these challenges.
Adjoining Shepshed	A direction for growth adjoining Shepshed provides the opportunity for a housing development that would be in line with the urban concentration and regeneration strategy and would be well integrated and connected to the services and facilities and employment available in Shepshed and Loughborough. It has mixed support for economic regeneration and sustainable communities, its smaller scale means it would not provide significant new infrastructure but its location means it is well integrated into existing infrastructure and has the potential to support the Council's priority for regeneration at Shepshed set out in the Council's Corporate Plan and Regeneration Strategy. It has a number of negative environmental and market impacts. It may be possible to mitigate these issues through careful design, masterplanning and phasing.
Concentrate additional development in Loughborough & Shepshed	This option would support urban concentration but many of the social and environmental impact are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.
Spread additional development across the Borough	This option has some support for urban concentration but many of the social, environmental and economic impact are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.
Concentrate additional development in	This option is not sequentially preferable in terms of urban concentration and many of the social, environmental and economic impact are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it

Core Strategy Supplementary Consultation (2012)	
Location	Objective Assessment Conclusions
Service Centres	may not be possible to prove that a strategy including this option is capable of being delivered.
South of Anstey	Anstey does not form part of the Leicester Principal Urban Area and therefore this option is not in conformity with the Regional Plan. This location provides an opportunity to create a new integrated community that would support housing delivery and sustainable travel. However this option has both advantages and disadvantages in terms of supporting economic regeneration, sustainable communities and environmental impacts. A direction for growth south of Anstey is limited by the available land in this location and would therefore deliver a smaller scale of development that would need to be combined with another option to meet the housing requirements. Development at this scale will not deliver significant supporting infrastructure.
Wymeswold Airfield	This option does not perform well against the sustainability indicators and performs poorly in terms of an urban concentration and regeneration strategy. It would provide limited support for economic regeneration and sustainable communities due to its poor relationship with Loughborough. It also performs poorly in terms of sustainable travel. It has mixed environmental impacts and it may not be possible to prove that a strategy including this option is capable of being delivered.

## **Appendix 4**



SA of the strategic spatial strategy options in light of the revocation of the East Midlands Plan

### Spatial Strategy Options Group A: Principal Urban Area compared with no Principal Urban Area split

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
<b>Environment:</b>			
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑/↓?	↑/↓?	<p>Under either of these options, large-scale housing and employment development would occur. Given the capacity of the urban areas to accommodate development, greenfield land would be required to meet the identified development needs of the Borough. The scale of development and its largely greenfield location could lead to habitat loss and species disturbance under either option.</p> <p>Neither option is entirely constrained by designated biodiversity sites, but non-designated biodiversity assets and ecological networks could potentially be affected by large-scale development under either option. New development may offer opportunities to incorporate biodiversity enhancements, e.g. if green infrastructure is created as part of the development proposals.</p> <p>An overall potentially mixed but uncertain effect on this objective is therefore likely for both options.</p>
2: To maintain and enhance townscape and landscape character	↑/↓?	↑/↓?	<p>There are a number of locations around the north of Leicester that have been identified as having medium or medium high capacity to accommodate development. Similarly, Loughborough has large areas of land that surround it that have medium capacity to accommodate development in landscape terms, and some areas with high capacity. The effects would very much depend upon where in relation to these settlements development is proposed.</p> <p>Option A1 would result in large-scale housing and employment development in Charnwood, with the majority focussed on greenfield land, including urban</p>

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
			<p>extensions. The scale of development and its largely greenfield location could potentially lead to adverse impacts on the landscape, particularly where large-scale development is directed to areas of higher landscape sensitivity.</p> <p>Option A2 would result in most development coming forward outside of the PUA and is therefore likely to be on greenfield land in less built-up areas. It could therefore also have negative effects on the landscape, particularly where it is directed to areas of higher landscape sensitivity.</p> <p>New development offers opportunities to incorporate high quality landscaping and townscape design, which could deliver some positive effects.</p> <p>Overall, for both options there could be potentially mixed but currently uncertain effects – the specific effects of potential development locations would need to be considered at the more detailed location specific level.</p>
3: To increase the vibrancy and viability of settlements	↑/↓	↑/↓	<p>The overall scale of housing and employment development proposed under both options would be the same and would help to stimulate the growth of communities and provide new housing (much of which will be affordable in accordance with Draft Core Strategy policy CS3 and so will reduce the extent to which younger people are driven out of communities by high house prices).</p> <p>Under Option A1, most of the new housing development would be focussed in or adjacent to urban areas, particularly Leicester, which is where the greatest range and choice of jobs, services and facilities are concentrated. On the other hand, Option A2 would be better placed to support the vibrancy and viability of Loughborough, Shepshed, the Service Centres and rural communities, where service provision is most under stress.</p>

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
			Overall a mixed (both positive and negative) effect on this objective is likely for both options.
4: To conserve and enhance the historic and cultural environment	↑/↓?	↑/↓?	<p>The PUA/non-PUA option would result in large-scale housing and employment development in Charnwood, which could potentially affect the setting of heritage assets in the Borough. Depending on the exact location, scale and design of the development adverse effects on those assets could be experienced. For example, Conservation Areas and listed buildings tend to be concentrated in existing settlements, and there are other heritage assets and characteristics that constrain development.</p> <p>Under Option A2, most of the development would come forward outside of the PUA and effects on heritage assets will depend on the exact location of the development. However, it is recognised that the heritage interest is spread throughout the Borough, albeit with much concentrated within or in close proximity to existing settlements; therefore the potential for development to affect heritage assets still remains. Wherever development is proposed there is likely to be an effect on the Borough's heritage interest. Some of these assets, such as Garendon registered park and garden, are located close to non-PUA areas, and could be more compromised under Option A1.</p> <p>An overall potentially mixed (both positive and negative) but currently uncertain effect on this objective is therefore likely for both options.</p>
5: To protect and improve surface and	0	0	The large scale development needed in Charnwood will inevitably result in increased demand for water abstraction and treatment in the Borough. The

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
ground water quality and resources			<p>capacity at the various sewage treatment works within the Borough varies. However, information from Severn Trent Water<sup>8</sup> indicates that there is sufficient capacity available at sewage treatment works in the Borough to accommodate the level of development.</p> <p>Given this context, there is unlikely to be a significant difference between the two options, with both having a likely negligible effect.</p>
6: To improve local air quality			<p>The large-scale housing and employment development needed in Charnwood is likely to result in an increase in vehicle traffic in the Borough and could therefore have an adverse impact on local air quality.</p> <p>Option A1 is likely to result in further emissions from traffic in the Loughborough Syston, and Leicester AQMAs. However, focussing the majority of the new development in areas which are adjacent to the larger urban centres, particularly Leicester, means that it is more likely to be well-connected to sustainable transport links which could reduce the likely air quality impacts of the development proposed.</p> <p>Under Option A2, the majority of development would be delivered outside of the PUA and therefore could be more likely to be in proximity of Loughborough AQMA and may be less well connected via public transport, meaning that levels of car use might be higher. This could result in more as well as longer, journeys by car some of which would be through these AQMAs, as well as Syston and Leicester AQMAs for those commuting into the PUA.</p> <p>Therefore, the overall effects of both options are likely to be significant negative,</p>

<sup>8</sup> Information received by Charnwood Borough Council from Severn Trent Water February 2013.

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
			particularly under Option A2, but with a minor positive effect as well for Option A1 to represent the opportunities to access public transport alternatives to the car. There is some uncertainty attached in both cases.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑/↓	↓?	<p>The large-scale development needed in Charnwood will result in increased greenhouse gas emissions from vehicle traffic and buildings. Under Option A1 most new development would be in locations that are adjacent to urban areas and so more likely to be well-linked by sustainable transport modes, thereby reducing the extent of the likely increase in traffic-related greenhouse gas emissions. This option may offer opportunities for incorporating efficient renewable energy supplies such as combined heat and power.</p> <p>Under Option A2 development could be more dispersed, resulting in higher emissions from transport due to longer car journeys, and also offering less potential for incorporating some renewable sources of energy in larger-scale development proposals, such as combined heat and power.</p> <p>An overall mixed (both positive and negative) effect on this objective is likely under Option A1. Under Option A2, there would be fewer opportunities for securing public transport and renewable energy, and therefore the effects are likely to be minor negative only with respect to this objective, albeit with a significant degree of uncertainty.</p>
8: To reduce vulnerability to flooding	↑/↓	↑/↓	Under both options, significant new development on greenfield land could have a negative impact on flood risk by increasing the area of impermeable surfaces, particularly where development could be directed towards areas of flood zones 2 and 3. However, it is recognised that new development would have to comply with national policy on flood risk, which directs development to locations within the borough at the lowest risk of flooding, applying the Sequential Test and if necessary the Exception Test, and requires mitigation measures to be in place

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
			<p>where development is proposed in flood risk areas. It is also recognised that new development could offer good opportunities to incorporate flood risk mitigation measures such as SuDS.</p> <p>An overall mixed (both positive and negative) effect on this objective is therefore likely under both options.</p>
9: To reduce waste and conserve mineral resources	↑/↓?	↑/↓?	<p>Development of the scale proposed under these options will inevitably lead to increased waste generation; however the impacts on waste generation will depend largely on the practices used within the development sites rather than on the spatial distribution of development.</p> <p>Development under both options would also lead to increased use of aggregates for construction, although again this will not be affected by the particular locations of development sites, and the extent to which recycled and secondary aggregates may be used is uncertain.</p> <p>The overall effects on this objective for both options are therefore potentially mixed (minor positive and minor negative) but are currently uncertain.</p>
10: To protect soil resources and quality and make efficient use of land and buildings	↓?	↓?	<p>Option A1 would result in large-scale development on greenfield land. This could have a negative impact as a result of the loss of soils, particularly where development takes place on high quality agricultural land. Development on greenfield land also represents a less efficient use of land than where development comes forward within urban areas, as opportunities to re-use existing land and buildings are likely to be more limited.</p> <p>Given the constraints on delivering development within the existing urban areas, Option A2 would also be likely to require significant greenfield land to be developed, and as much of the land outside the flood risk zones associated with</p>

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
			<p>the River Soar is either Grade 2 or 3, so it too would result in the potential loss of high quality agricultural land.</p> <p>The precise effects are uncertain, but for both options are considered to be potentially minor negative.</p>
<b>Social:</b>			
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑?	↑?	<p>New development within close proximity of priority neighbourhoods could have positive effects by steering new homes, facilities, jobs etc. close to those neighbourhoods.</p> <p>Under both options, development could be steered towards priority neighbourhoods as there are two within the PUA (Syston and Thurmaston) as well as two in Loughborough (east and west) and one in Mountsorrel. Therefore, a potential but uncertain minor positive effect is likely for both options.</p>
12: To increase healthy lifestyles	↑	?	<p>Option A1 would direct a significant proportion of new development to locations which are adjacent to the Principal Urban Area north of Leicester, which means that it is more likely that residents will be able to make use of active modes of travel such as walking and cycling in place of car travel. An overall minor positive effect on this objective is therefore likely.</p> <p>Under Option A2 a much greater proportion of development would take place outside of the PUA and although its location is uncertain, if it is less concentrated on the urban areas it may be likely to offer fewer opportunities for walking and cycling. Overall the effect on this objective from the 'trend-based' option is therefore uncertain.</p> <p>The delivery of new development could have a positive effect on healthy lifestyles where it takes place within close proximity of the most deprived areas</p>

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
			of the Borough, where life expectancy is generally lowest (i.e. as a result of delivering new healthcare facilities and infrastructure to facilitate active travel). There are two priority neighbourhoods at Syston and Thurmaston in the PUA; however there are others in Loughborough and Mountsorrel; therefore delivering more development outside of the PUA could also have positive effects although this is uncertain depending on its exact location.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	↑/↓	Both options should aim to meet objectively assessed total housing needs for the Borough and therefore both would have a significant positive effect on this objective. However, only Option A1 would deliver the appropriate proportion of housing to meet the housing needs of the Leicester PUA. Under Option A2 the proportion for Leicester PUA would not meet identified needs; therefore a mixed (significant positive and minor negative) effect is likely overall.
14: To increase access to a wide range of services and facilities	↑?	↑?	<p>Option A1 could have a significant positive effect on this SA objective as it focuses the majority of the new development in locations which are adjacent to the existing urban areas where access to existing services and facilities is easier. However, it will be necessary to ensure that new services and facilities are provided to meet the increase in demand that will result from the population growth that the overall development strategy will lead to, in order to avoid existing services and facilities becoming overloaded. Therefore, the likely significant positive effect is currently uncertain.</p> <p>Under Option A2, development is less likely to be focused on the PUA as the majority would come forward elsewhere. If it is more dispersed could result in difficulties in access to services and facilities, particularly for those without a car. However, it would be more likely to sustain services and facilities outside the PUA, for example in Service Centres, maintaining access for those who use them. Overall, a minor positive effect, albeit with uncertainty, is therefore likely.</p>
15: To increase	0	0	Both options are likely to allow for the inclusion of open space in areas of

SA Objectives	SA effect		SA Commentary
	Option A1: Split between PUA and non-PUA	Option A2: No split	
access to the countryside, open space and semi urban environments (e.g. parks)			identified deficiency. Effects on access to semi-urban environments such as parks will depend on specific proposals for development locations and therefore both options are considered to have a negligible effect on this objective.
<b>Economy:</b>			
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	↑?	<p>It is assumed that the same amount of employment land would be provided under both options. It is also assumed that provision for up to a 77ha expansion of the Science and Enterprise Park (which should have particularly positive effects) would apply to both options.</p> <p>Under Option A1, the employment land would be provided in locations that are mainly in close proximity of the Borough's urban areas and well linked by roads and sustainable transport links. This would encourage investment into Charnwood and boost the culture of enterprise and innovation and a significant positive effect is likely.</p> <p>It is less certain where the employment land would be located under the Option A2, although presumably it too would be well located to the transport network, at least with respect to roads. A similar significant positive effect, albeit uncertain, would be likely on this objective.</p>
17: To reduce disparities in economic performance and improve skills and employability	↑	↑	Both options should have a positive effect on the range of job opportunities in Charnwood and could result in increased opportunities for work-based learning and skills development. The expansion of the Science and Enterprise Park (which is assumed to take place under both options) should have particularly positive effects due to its links with the University and the potential for opportunities to be offered there to enhance students' learning.

## Spatial Strategy Options Group B: Overall distribution

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
<b>Environment:</b>					
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑/↓?	↑/↓?	↑/↓?	↑/↓?	<p>Under all of these options, large-scale housing and employment development would occur. Given the capacity of the urban areas to accommodate development, greenfield land would be required to meet the identified development needs of the Borough. This could lead to habitat loss and species disturbance under all options.</p> <p>It should be possible to accommodate the scale and distribution of development under these options without significantly affecting designated biodiversity sites. However, non-designated biodiversity/geodiversity assets could potentially be affected h. New development may offer opportunities to incorporate biodiversity enhancements, e.g. if green infrastructure is created as part of the development proposals.</p> <p>Option B1 would result in almost all new development being focussed within or adjoining Loughborough, Shepshed and Leicester and so would require larger, or a greater number of, SUEs. There are a number of biodiversity designations around Loughborough, both national and local, although fewer</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>are located in the areas to the north of Leicester where development would also be focussed. As a result this option would be likely to place pressure on the overall biodiversity resource; however the new development could be designed so as to include biodiversity enhancements.</p> <p>Option B2, which represents the spatial strategy in the pre-submission Core Strategy, would result in the uncertain mixed effects identified in the SA Report under Policy CS1.</p> <p>Option B3 would result in less development coming forward in and around Loughborough, Shepshed and Leicester, and more in the service centres and rural areas. The effects are uncertain as they will depend on the exact location of development in relation to biodiversity sites, but are likely to be mixed overall.</p> <p>The effects of Option B4, a stand-alone new settlement, would depend very much on where such a development would take place. A new settlement is likely to result in a significant area of land take which could result in habitat loss/disturbance. On the other hand, it could be planned for an area that is of low biodiversity interest. The biodiversity resource is richest to the west of the River Soar and (to a lesser extent) south of</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					the River Wreake, which is also the most densely urbanised part of the Borough. Development of a new settlement in these locations would be most likely give rise to significant effects on biodiversity. East of the River Soar and north of the River Wreake has fewer biodiversity designations, but on the other hand is more rural and therefore less well linked to the existing urban development. The development of a new settlement offers the opportunity to 'design in' biodiversity (through green infrastructure) from the start. Overall the likely effect is uncertain, because it is so location dependent, but it is recognised that both positive and negative effects could occur.
2: To maintain and enhance townscape and landscape character	↑/↓?	↑/↓?	↑/↓?	?	Under Option B1, large-scale housing and employment development would occur in Charnwood, with the vast majority focussed in and around urban areas (including urban extensions). The scale of development and its largely greenfield location could potentially lead to adverse impacts on the landscape. However, there are a number of locations around the north of Leicester that have been identified as having medium or medium high capacity to accommodate development. Similarly, Loughborough has large areas of land that surround it that have medium capacity to accommodate development in landscape terms, and some areas with high capacity.

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>Option B2 would direct more development towards Loughborough than north of Leicester. In landscape terms, the ability of the landscape surrounding parts of Loughborough to accommodate new development is not dissimilar to that north of Leicester, so the effects would be similar.</p> <p>Option B3 would concentrate less development around Loughborough, Shepshed and north of Leicester and involve more development coming forward elsewhere in the Borough. Even under this option, there would potentially be sufficient land around Loughborough of medium or higher landscape capacity to accommodate development for it to have a similar effect to Options B1 and B2, although with greater uncertainty as detailed landscape capacity studies have not been undertaken for all the areas that could be affected.</p> <p>Under Option B4, a new settlement could theoretically be located in a part of the Borough that has the highest capacity to accommodate new development, although as a new settlement this would need to be some distance from the larger urban areas in the Borough. The landscape sensitivity analysis did not cover the whole Borough, and therefore it is</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					difficult to predict what effect it would have on the landscape without a precise location being defined.
3: To increase the vibrancy and viability of settlements	↑/↓?	↑?	↑/↓?	↑/↓?	<p>The overall scale of housing and employment development proposed under all four options would be the same and would help to stimulate the growth of communities and provide new housing (much of which will be affordable and so will reduce the extent to which younger people are driven out of communities by high house prices).</p> <p>Focussing almost development on Leicester, Loughborough and Shepshed under Option B1 would help the vibrancy and viability of these settlements but at the expense of the Service Centres and rural communities.</p> <p>Option B2 provides for a balance of development that still sees a significant proportion of development going to the main urban areas, but also a significant proportion to the Service Centres, with a small amount for rural areas. This would offer some development for most communities in Charnwood, commensurate with their role and function.</p> <p>Option B3 would offer more for the Service Centres and Rural Communities, but at the expense of the larger urban areas where most of the jobs, services and facilities exist, which</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>could increase travel patterns.</p> <p>The effects of Option B4 are likely to be significantly negative as this option involves the development of an entirely new stand-alone settlement, so opportunities to improve the vitality and viability of existing settlements through new development would not exist. The creation of a stand-alone settlement, though, would offer opportunities for some self-containment.</p>
4: To conserve and enhance the historic and cultural environment	↑/↓?	↑/↓?	↑/↓?	↑?	<p>Options B1 and B2 would result in most development being focussed in urban areas, which could potentially affect the setting of heritage assets in the Borough, particularly because Conservation Areas and listed buildings tend to be concentrated in existing settlements, and there are other heritage assets and characteristics that constrain development within close proximity to larger settlements such as Garendon registered park and garden to the west of Loughborough.</p> <p>Under Option B3, development would be more dispersed with less of the development coming forward in the main urban areas. However, around half of the development would be in urban areas still and there are also likely to be many listed buildings and other heritage assets in the service centres.</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					The effects of Option B4 will depend largely on the location of the new settlement and could, in theory, be located so as to avoid heritage interest. Development away from the main urban areas may be less likely to be in close proximity to existing heritage assets that could be affected by development. A minor positive but uncertain effect is therefore likely from that option.
5: To protect and improve surface and ground water quality and resources	0	0	0	0	<p>The large scale development needed in Charnwood will inevitably result in increased demand for water abstraction and treatment in the Borough, regardless of its spatial distribution. The capacity at the various sewage treatment works within the Borough varies. However, information from Severn Trent Water<sup>9</sup> indicates that there is sufficient capacity available at sewage treatment works in the Borough to accommodate the level of development.</p> <p>Given this context, there is unlikely to be a significant difference between the four options, with all having a likely negligible effect.</p>

<sup>9</sup> Information received by Charnwood Borough Council from Severn Trent Water February 2013.

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
6: To improve local air quality	↑/↓?	↑/↓?	↓?	↓?	<p>Focussing most development in the main urban areas under Options B1 and B2 is likely to result in further emissions from traffic in the Loughborough, Syston, and Leicester AQMAs. However, focussing the majority of the new development in areas which are adjacent to the larger urban centres means that it is more likely to be well-connected to sustainable transport links which could reduce the likely air quality impacts of the development proposed.</p> <p>Under Option B3, development would be more dispersed, with less development closer to the AQMAs. However, there may be less of an opportunity to provide viable public transport links, which could result in more as well as longer, journeys by car some of which would be through AQMAs, particularly those commuting into Leicester.</p> <p>Under Option B4, effects would depend to some extent on the location of the new settlement in relation to the AQMAs, which is not yet known. However, because the new settlement would be separate from existing urban areas, journey lengths may be more likely to be made by car and may be longer, as it is unlikely that such a stand-alone new settlement would be self-contained given the number and choice of jobs, services and facilities in, for example, Leicester. Such journeys are</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>likely to be through the AQMAs with limited public transport alternatives.</p> <p>Therefore, while all options could have a significant effect on air quality and the AQMAs from traffic emissions, Options B1 and B2 offer greater opportunities to incorporate public transport alternatives to the car integrated into the PUA and larger settlements so the effects of those options would be mixed overall.</p>
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑/↓	↑/↓	↑/↓	↑/↓	<p>The large-scale development needed in Charnwood will result in increased greenhouse gas emissions from vehicle traffic and buildings, regardless of how it is distributed. Under Options B1 and B2, most development would be focussed in and around urban areas where opportunities to walk and cycle may be better and journey lengths shorter, thus reducing the extent of greenhouse gas emissions from traffic.</p> <p>Under Option B3, development would be more dispersed, potentially resulting in higher emissions from transport.</p> <p>Under Option B4, a new stand-alone settlement is expected to be completely separate from existing urban areas and levels of car use may therefore be particularly high, although this will depend on the particular location of the settlement and</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>the incorporation of sustainable transport links which are not yet known. On the other hand, this option could offer significant potential for incorporating energy efficiency and renewable energy technologies.</p> <p>An overall mixed (both positive and negative) effect on this objective is likely under all options although the potential negative effects would be significant under Options B3 and B4.</p>
8: To reduce vulnerability to flooding	↑/↓	↑/↓	↑/↓	↑/↓	<p>Under all four options, significant new development on greenfield land could have a negative impact on flood risk by increasing the area of impermeable surfaces, particularly where development could be directed towards areas of flood zones 2 and 3 (although this cannot be determined until particular development locations are known).</p> <p>There is significant floor risk associated with the River Soar and the River Wreake, but it is recognised that new development would have to comply with national policy on flood risk, which directs development to locations with the lowest risk of flooding. There is sufficient land to accommodate development under all these options in accordance with flood risk policy.</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					An overall mixed (both positive and negative) effect on this objective is therefore likely under all options.
9: To reduce waste and conserve mineral resources	↑/↓?	↑/↓?	↑/↓?	↑/↓?	<p>Development of the scale proposed under all four options will inevitably lead to increased waste generation, regardless of the spatial distribution. The impacts on waste generation will depend largely on the practices used within the development sites rather than on the spatial distribution of development.</p> <p>All new development would be required to comply with Draft Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduces waste, provides for the suitable storage of waste and allows for convenient waste collections.</p> <p>Development under all options would also lead to increased use of aggregates for construction, although again this will not be affected by the particular locations of development sites, and it is uncertain the extent to which recycled and secondary aggregates may be used.</p> <p>The overall effects of the proposal on this objective for all options are potentially mixed (minor positive and negative) but uncertain.</p>
10: To protect	↓?	↓?	↓?	↓?	Given the capacity of the urban areas to accommodate

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
soil resources and quality and make efficient use of land and buildings					development, greenfield land would be required to meet the identified development needs of the Borough under all of the options. Therefore, all options could have a negative effect in terms of soil loss. In all cases, effects will be uncertain depending on the quality of soils in the particular areas that are developed. The development of an entirely new settlement, as opposed to development within and around urban areas, also represents a less efficient use of land as opportunities to re-use existing land and buildings are likely to be more limited.
<b>Social:</b>					
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑?	↑?	↑/↓?	↓?	<p>Directing new development within close proximity of areas of deprivation could have positive effects by steering new homes, facilities, jobs etc. towards those areas. There are areas of deprivation in the south of Charnwood, at Syston and Thurmaston, as well as Mountsorrel and Loughborough further north.</p> <p>Therefore, Options B1 and B2 could have a minor positive effect by steering more development towards urban areas, including those more deprived areas.</p> <p>Option B3 would steer more development towards Loughborough (where there are two priority neighbourhoods)</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>but away from the more deprived areas of the south of Charnwood; therefore likely effects could be both positive and negative.</p> <p>The effects of Option B4 will be uncertain, but is unlikely to positively address areas of deprivation as it would be a standalone new settlement.</p>
12: To increase healthy lifestyles	↑	↑	?	?	<p>Options B1 and B2 would direct most of the new development to locations which are adjacent to the main urban areas of Charnwood and the Principal Urban Area north of Leicester, which means that it is more likely that residents will be able to make use of active modes of travel such as walking and cycling in place of car travel, and will also have closer access to health and sports facilities. The delivery of new development could have a particularly positive effect on healthy lifestyles where it takes place within close proximity of the most deprived areas of the Borough, where life expectancy is generally lowest (i.e. as a result of delivering new healthcare facilities and infrastructure to facilitate active travel). Some of the most deprived areas of Charnwood are located at Syston and Thurmaston in the PUA as well as Loughborough and Mountsorrel; therefore delivering most development in urban areas is more likely to benefit those areas in particular. An overall minor positive effect on this</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>objective is therefore likely for those two options.</p> <p>The distribution of development under Option B3 is less concentrated on the urban areas and so would be likely to offer fewer opportunities for walking and cycling. However, approximately half of the new development would still be close to urban areas; therefore effects will depend on the exact location of development, Overall the effect on this objective from this objective is uncertain.</p> <p>The location of the new settlement to be provided under Option B4 is unknown; however it would located separately from existing urban areas and so opportunities for walking and cycling are likely to be very limited. On the other hand, it could be designed from the start to encourage walking, cycling, and also include health and sports facilities. Overall the effect on this objective from this objective is uncertain.</p>
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑/↓?	↑	↑/↓?	↑/↓?	<p>All four options should aim to meet objectively housing needs for the Borough and therefore all would have a significant positive effect on this objective.</p> <p>Under all options, it is likely that developments would be of a scale that would allow for a range of types and tenure of housing, including affordable and social housing, albeit with</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>some uncertainty.</p> <p>Only under Option B2 would the housing needs of both Leicester PUA and the housing needs of the wider Borough be met. Under Option B1 too much would be likely to be concentrated in the major settlements at the expense of smaller settlements. Under Option B3 the housing needs of Leicester PUA would not be met.</p> <p>Whilst Option B4 would meet total housing needs, these would not be in locations where the need is identified, in particular Leicester PUA, although some uncertainty applies.</p>
14: To increase access to a wide range of services and facilities	↑/↓?	↑?	↑/↓?	↑/↓?	<p>Options B1 and B2 could have significant positive effects on this SA objective as they focus the majority of the new development in locations which are adjacent to the existing urban areas where access to existing services and facilities is easier. However, it will be necessary to ensure that new services and facilities are provided to meet the increase in demand that will result from the population growth that the overall development strategy will lead to, in order to avoid existing services and facilities becoming overloaded.</p> <p>For Option B1 a minor negative effect is also given in recognition that the lack of development allowed for in</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>Service Centres and rural areas could put pressure on the services and facilities of these types of settlement.</p> <p>Under Option B3, development would be more dispersed and it is difficult to tell where it will come forward. However, a greater proportion of housing would come forward in the Service Centres where the range of existing services and facilities is likely to be more limited. It will be important to ensure that new services are provided to avoid those becoming overloaded, although it is possible that services in the larger settlements would still prove more attractive to use. With less development being focussed on urban areas, this could result in difficulties in access to services, particularly for those without a car. A mixed effect with uncertainty attached is therefore likely.</p> <p>There is currently a lack of information about exactly where the new settlement proposed under Option B4 would be located, although as a stand-alone development it would be separate from existing services and facilities which may result in difficulties in access, particularly for those without a car. Therefore, it would be essential to ensure that an appropriate range of new services and facilities are provided as part of the new settlement. A significant negative effect is given with</p>

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					respect to access to existing services and facilities, partially offset by a minor positive effect in recognition that a new settlement of 8,000 dwellings would allow for some services and facilities to be incorporated, although not a full range and choice. There is considerable uncertainty over these effects.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑?	↑?	↑?	↑/↓?	<p>All options offer the opportunity to create new parks and open spaces, with Options B1 to B3 all likely to deliver, through development, new greenspace in areas of deficiency. Effects on access to semi-urban environments such as parks will depend on specific proposals for development locations.</p> <p>Option B4 is likely to be able to incorporate new greenspace at the design stage, but it is unlikely to help address areas of existing deficiency.</p>
<b>Economy:</b>					
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑/↓	↑	↑?	↑/↓?	<p>It is assumed that the same amount of employment land would be provided under all four options. It is assumed that provision for up to a 77ha expansion of the Science and Enterprise Park would apply to all options, which should have particularly positive effects.</p> <p>Under Options B1 and B2, the employment land would be provided in locations that are mainly in close proximity of the</p>



SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
					<p>Borough's urban areas and well linked by roads and sustainable transport links. This would encourage investment into Charnwood and boost the culture of enterprise and innovation. However, under Option B1, there would be little scope to provide for employment development outside the main settlements, which means that the Service Centres and rural settlements may have constrained opportunities.</p> <p>It is less certain where the employment land would be located under options B3 although presumably it too would be well located to the transport network, at least with respect to roads. A significant positive effect, albeit uncertain, would be likely on this objective for this option.</p> <p>The new settlement option B4, would allow for completely new employment land to be developed, which could be attractive to some investors. On the other hand, access to the strategic road and rail network could be an issue, and also some investors may wish to be close to established transport connections and markets.</p>
17: To reduce disparities in economic performance and	↑?	↑?	↑?	?	Options B1 to B3 should have a positive, albeit uncertain, effect on the range of job opportunities in Charnwood and could result in increased opportunities for work-based learning and skills development. All three options would allow for

SA Objectives	SA effect				SA Commentary
	Option B1: Strong urban concentration and regeneration	Option B2: Urban concentration and regeneration	Option B3: Trend based distribution	Option B4: Stand-alone new settlement	
improve skills and employability					<p>development closer to the larger settlements of Loughborough and Leicester, particularly Options B1 and B2.</p> <p>The expansion of the Science and Enterprise Park should have particularly positive effects due to its links with the University and the potential for opportunities to be offered there to enhance students' learning.</p> <p>The effects of Option B4 are uncertain since it is not known how well any new settlement will be located to centres of learning or opportunities to improve skills through work-based opportunities, nor what would be provided within the new settlement.</p>

### Spatial Strategy Options Group C: Sustainable urban extensions versus piecemeal development

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
<b>Environment:</b>			
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑/↓?	↑/↓?	<p>Under either of these options, large-scale housing and employment development would occur and the scale of development could lead to habitat loss and species disturbance. Where large-scale urban extensions are delivered (Option C1) there may be more extensive loss of or disturbance to habitats in those areas, but a smaller number of development locations would be required, so it may be possible to select sites to minimise biodiversity impacts. Taking a more piecemeal approach (Option C2) would involve developing in more individual locations. Although individual development sites could also be chosen to minimise biodiversity impacts and individual site impacts are likely to be less pronounced than a larger development, the cumulative impacts could be as pronounced.</p> <p>Both options could be accommodated without directly affecting designated habitats, but non-designated biodiversity/geodiversity assets could also potentially be affected by development under either option. The effects will depend on the exact location of development in relation to those assets which is not yet known. It is also recognised that new development may offer opportunities to incorporate biodiversity enhancements, e.g. if green infrastructure is created as part of the development proposals. Under the smaller/piecemeal development approach (Option C2), it may be more difficult to design in biodiversity enhancements than where a large-scale urban extension is being delivered under Option C1 (for example large SUEs may offer better opportunities for incorporating entirely new parks and open spaces). However, this is uncertain until specific development proposals come forward.</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
			An overall potentially mixed but uncertain effect on this objective is therefore likely for both options.
2: To maintain and enhance townscape and landscape character	↑/↓?	↑/↓?	<p>The SUE option would result in a smaller number of larger-scale developments than under the piecemeal development option. While individual development sites may therefore be more prominent in the landscape, they may be able to be focussed in areas of lower landscape sensitivity. However, it is noted that the Landscape Character Assessment identifies very few areas around Shepshed, Loughborough and north of Leicester that have a high capacity to accommodate development, although there are some smaller areas of land to the east of Shepshed and to the west of the M1, and to the south east of Loughborough, south of the A6.</p> <p>The piecemeal development option (C2) would involve smaller-scale developments which may therefore be less prominent in the landscape, particularly as a significant proportion of development would be likely to be located within and adjoining the urban areas. However, more individual development sites would be required which could make it more difficult to avoid development in the more sensitive landscape areas of the Borough, and the cumulative effects could be as significant as a smaller number of larger developments.</p> <p>Overall, for both options there could be potentially mixed but currently uncertain effects – the specific effects of potential development locations would need to be considered at the more detailed location specific level. Given that there are few areas with high capacity to accommodate development, it is considered that there will be some negative effects on the landscape, although good design and landscaping will help to mitigate</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
			these.
3: To increase the vibrancy and viability of settlements			<p>Both options are likely to have mixed (both positive and negative) effects on the vibrancy and vitality of settlements in Charnwood. The overall scale of housing and employment development proposed under both options would be the same and would help to stimulate the growth of communities and provide new housing (much of which will be affordable in accordance with Draft Core Strategy policy CS3 and so will reduce the extent to which younger people are driven out of communities by high house prices).</p> <p>Option C1 would involve large-scale SUEs which are likely to function as relatively self-contained neighbourhoods. However, there may be opportunities for new services/facilities to be provided as part of the SUEs that could contribute to the vibrancy and viability of adjacent existing settlements. SUE development is also likely to mean that the incorporation of sustainable transport links to mitigate potential congestion problems around urban areas is more viable.</p> <p>Smaller/more piecemeal development under option C2 would focus new development in more locations so the benefits of new housing and employment opportunities may be more widely felt and there might be opportunities to contribute to the regeneration of more areas. However, this type of development is more likely to result in congestion because it may not be viable to incorporate public transport links and new services and facilities into smaller-scale development. This approach may mean that more affordable housing is provided in rural areas where it is most needed, although a lot of the development under this option would still take place in urban areas.</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
			<p>Overall a mixed (both positive and negative) effect on this objective is likely for both options, but the positive effect of larger SUEs is likely to be more significant.</p>
<p>4: To conserve and enhance the historic and cultural environment</p>	<p>↑/↓?</p>	<p>↑/↓?</p>	<p>Both options would result in large-scale housing and employment development in Charnwood, which could potentially affect the setting of heritage assets in the Borough. Depending on the exact location, scale and design of the development adverse effects on those assets could be experienced. Conservation Areas and listed buildings tend to be concentrated in existing settlements, and there are other heritage assets and characteristics that constrain development within close proximity to larger settlements such as Garendon registered park and garden to the west of Loughborough. Therefore, the SUE option (C1) may be slightly more likely to result in adverse effects, although even under the piecemeal development option (C2) most development would be around urban areas.</p> <p>As the heritage interest is spread throughout the Borough, albeit with much of it concentrated within or in close proximity to existing settlements, effects on heritage assets will depend on the exact location of the development. Wherever development is proposed there is likely to be an effect on the Borough's heritage interest. However, it may be possible to achieve positive effects, for example by introducing appropriately designed development where land was previously derelict and so was adversely affecting the setting of heritage assets, particularly because all development will need to comply with Draft Core Strategy policy CS14: Heritage which aims to conserve and enhance cultural heritage in Charnwood.</p> <p>An overall potentially mixed (both positive and negative) but currently</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
			uncertain effect on this objective is therefore likely for both options.
5: To protect and improve surface and ground water quality and resources	0	0	<p>The large scale development needed in Charnwood will inevitably result in increased demand for water abstraction and treatment in the Borough. The capacity at the various sewage treatment works within the Borough varies. However, information from Severn Trent Water<sup>10</sup> indicates that there is sufficient capacity available at sewage treatment works in the Borough to accommodate the level of development.</p> <p>Given this context, there is unlikely to be a significant difference between the two options, with both having a likely negligible effect.</p>
6: To improve local air quality	↑/↓?	↓?	<p>The large-scale housing and employment development needed in Charnwood is likely to result in an increase in vehicle traffic in the Borough and could therefore have an adverse impact on local air quality. If development comes forward mainly in large-scale SUEs (Option C1), it is likely to be well-connected to urban areas and is it is likely that the SUEs would incorporate sustainable transport links as part of the development. This may help to minimise increases in vehicle traffic and the resulting poor air quality. However, AQMAs have been declared at Loughborough, Syston and Leicester. Therefore urban extensions at those towns could result in an increase in vehicle traffic in those areas.</p> <p>Taking a smaller-scale piecemeal approach to development (Option C2) would also result in increased vehicle traffic in the surrounding area, which could be a particular issue where development comes forward near to the AQMAs at Loughborough, Syston and Leicester. It is less likely that small-scale development would involve the provision of new sustainable transport links.</p>

<sup>10</sup> Information received by Charnwood Borough Council from Severn Trent Water February 2013.

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
			<p>Therefore, the overall effects of both options are likely to be significant negative although for Option C1 a minor positive is also given to represent the greater opportunities that SUEs are likely to give to deliver public transport alternatives to the car.</p>
<p>7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions</p>	<p>↑/↓</p>	<p>↓?</p>	<p>The large-scale development needed in Charnwood will result in increased greenhouse gas emissions from vehicle traffic and buildings. Emissions from buildings will depend largely on the specific design of development; however SUEs may offer better opportunities for incorporating some renewable energy generation such as district heating systems.</p> <p>If development comes forward mainly in large-scale SUEs (Option C1), it is likely to be well-connected to urban areas and is it is likely that the SUEs would incorporate sustainable transport links as part of the development. This may help to minimise increases in vehicle traffic and the resulting greenhouse gas emissions.</p> <p>Taking a smaller-scale piecemeal approach to development (Option C2) would also result in increased vehicle traffic and associated emissions. In addition, it is less likely that small-scale development would involve the provision of new sustainable transport links, so levels of car use and associated emissions would depend on existing links in the area.</p> <p>An overall mixed (both positive and negative) effect on this objective is likely under the SUE option. Under the piecemeal development option, there would be fewer opportunities for securing public transport and renewable energy, and therefore the effects are likely to be minor negative with respect to this objective, albeit with a significant degree of uncertainty.</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
8: To reduce vulnerability to flooding	↑/↓	↑/↓	<p>Under both options, significant new development on greenfield land could have a negative impact on flood risk by increasing the area of impermeable surfaces, particularly where development could be directed towards areas of flood zones 2 and 3. However, it is recognised that new development would have to comply with national policy on flood risk, which directs development to locations within the borough with the lowest risk of flooding. It is also recognised that new development could offer good opportunities to incorporate flood risk mitigation measures such as SuDS.</p> <p>An overall mixed (both positive and negative) effect on this objective is therefore likely under both options.</p>
9: To reduce waste and conserve mineral resources	↑/↓?	↑/↓?	<p>Development of the scale proposed under these options will inevitably lead to increased waste generation; however the impacts on waste generation will depend largely on the practices used within the development sites rather than on whether the development comes forward mainly as SUEs or on a piecemeal basis.</p> <p>Development under both options would also lead to increased use of aggregates for construction, although again this will not be affected by the particular size and location of development sites, and the extent to which recycled and secondary aggregates may be used is uncertain.</p> <p>The overall effects on this objective for both options are therefore potentially mixed (minor positive and minor negative) but are currently uncertain.</p>
10: To protect soil resources and quality and make	↓?	↓?	<p>The SUE option would result in large-scale development on greenfield land, which could have a negative impact as a result of the loss of soils, particularly where development takes place on high quality agricultural</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
efficient use of land and buildings			<p>land. Development on greenfield land also represents a less efficient use of land than where development comes forward within urban areas, as opportunities to re-use existing land and buildings are likely to be more limited.</p> <p>Given the constraints on delivering development within the existing urban areas, the piecemeal option would also be likely to require significant greenfield land to be developed, and as much of the land outside the flood risk zones associated with the River Soar is either Grade 2 or 3, so it too would result in the potential loss of high quality agricultural land.</p> <p>The precise effects are uncertain, but for both options are considered to be potentially minor negative.</p>
<b>Social:</b>			
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	?	<p>Delivering development through SUEs is more likely to result in the provision of new supporting infrastructure such as doctor's surgeries, schools, employment land etc. alongside the new housing.</p> <p>Such development can help to reduce social exclusion; therefore Option C1 would have a positive effect. The effects of Option C2 are uncertain as although smaller developments can contribute to investment in new facilities, the scale means that this is less likely to occur consistently.</p>
12: To increase healthy lifestyles	↑	?	<p>Under the SUE option most of the new development will be directed to locations which are adjacent to the main urban areas of Charnwood and the Principal Urban Area north of Leicester, which means that it is more likely that residents will be able to make use of active modes of travel such as walking and cycling in place of car travel. It is also likely that walking and cycle routes, leisure and recreation facilities, would be integrated into the SUE development. An overall minor positive effect on</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
			<p>this objective is therefore likely.</p> <p>Under the piecemeal development option, development would be on a smaller scale so walking and cycle routes, leisure and recreation facilities are less likely to be incorporated as part of the development. While a significant amount of the development is still expected to come forward within and adjoining the urban areas, meaning that opportunities to use active modes of travel are still expected, this is likely to be less frequent than under the SUE option. Overall the effect on this objective from the piecemeal option is therefore uncertain and will depend largely on the location of the development.</p>
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	↑	<p>Both options should aim to meet objectively assessed housing needs for the Borough and therefore both would have a positive effect on this objective, regardless of whether the development comes forward in SUEs or as smaller piecemeal development. However, SUEs would offer greater opportunities to deliver a range of types and tenures of housing, including affordable and social housing as part of the overall development package, and therefore is more likely to give rise to a significant positive effect.</p>
14: To increase access to a wide range of services and facilities	↑?	↑/↓?	<p>Development coming forward in SUEs (Option C1) will be larger scale and it is likely that a range of services and facilities will be provided as part of the SUE to serve the local population. Where development takes place on a smaller, piecemeal basis (option C2), it is less likely that new services and facilities will be provided alongside as much of the new housing, and it will be necessary to ensure that the population growth does not result in existing services and facilities becoming overloaded.</p> <p>SUE development is likely to mean that people are more easily able to access the wide range of services and facilities in the urban areas, although even under the piecemeal development option a significant</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
			amount of development is still expected to come forward in and around urban areas but in a less well planned and comprehensive way. Therefore, the potential significant positive (Option C1) and mixed minor positive and minor negative effects (Option C2) are uncertain.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑?	?	Effects on access to semi-urban environments such as parks will depend mainly on specific proposals for development locations. However, where development comes forward mainly within large-scale SUEs there may be good opportunities to incorporate parks and other green infrastructure into the development, and a potential positive effect is therefore likely. Piecemeal development is less likely to provide opportunities to address greenspace deficiency in a planned way and an uncertain effect is likely.
<b>Economy:</b>			
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	↑?	<p>It is assumed that the same amount of employment land would be provided under both options and that provision for up to a 77ha expansion of the Science and Enterprise Park (which should have particularly positive effects) would apply to both options.</p> <p>Under the SUE option employment land is likely to be provided alongside the new housing development as part of the development. This may help to facilitate sustainable commuting patterns, enabling people to access jobs on foot or by bicycle. Under the piecemeal development option, development is likely to take place on a smaller scale and so employment land is less likely to be provided alongside the housing development.</p> <p>Under the SUE option the employment land would be provided in locations that are mainly in close proximity of the Borough's urban areas and well linked by roads and sustainable transport links. This would encourage investment into Charnwood and boost the culture of enterprise and</p>

SA Objectives	SA effect		SA Commentary
	Option C1: Sustainable Urban Extension	Option C2: Smaller/ piecemeal development	
			<p>innovation.</p> <p>It is less certain where the employment land would be located under the 'piecemeal development option, although it is noted that a significant proportion of that smaller development would also adjoin urban areas. A similar significant positive effect, albeit uncertain, would therefore be likely on this objective.</p>
17: To reduce disparities in economic performance and improve skills and employability	↑	↑	Both options should have a positive effect on the range of job opportunities in Charnwood and could result in increased opportunities for work-based learning and skills development.

## **Appendix 12**

### **Draft Charnwood Core Strategy SA Report Executive Summary (December 2013)**

*Note that the page numbers in this appendix run from 1-25 as per the page numbers of the SA Report Executive Summary when it was published.*



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# **Draft Charnwood Core Strategy**

## **Sustainability Appraisal Report Executive Summary**

Prepared by LUC and Charnwood Borough Council  
December 2013

**Project Title:** Draft Charnwood Core Strategy: Sustainability Appraisal Report Executive Summary

**Client:** Charnwood Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal
V1	2013/11/19	1 <sup>st</sup> Draft to Charnwood Borough Council	Taran Livingston	Jeremy Owen	Jeremy Owen
V2	2013/12/19	Final for issue	Taran Livingston/ Jeremy Owen/ Charnwood Borough Council	Jeremy Owen/ Charnwood Borough Council	Jeremy Owen



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# Draft Charnwood Core Strategy

## Sustainability Appraisal Report Executive Summary

Prepared by LUC and Charnwood Borough Council  
December 2013

Planning & EIA  
Design  
Landscape Planning  
Landscape Management  
Ecology  
Mapping & Visualisation

LUC LONDON  
43 Chalton Street  
London NW1 1JD  
T 020 7383 5784  
F 020 7383 4798  
[london@landuse.co.uk](mailto:london@landuse.co.uk)

Offices also in:  
Bristol  
Glasgow  
Edinburgh



FS 566056  
EMS 566057

Land Use Consultants Ltd  
Registered in England  
Registered number: 2549296  
Registered Office:  
43 Chalton Street  
London NW1 1JD  
LUC uses 100% recycled paper

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# 1 Introduction and Background

- 1.1 This Executive Summary of the Sustainability Appraisal Report (SA) of the Charnwood Local Plan Core Strategy covers the period from 2004 up to the submission of the document in 2013 and is split into two parts:

**Part 1:** Describes how reasonable alternatives were identified for testing the development strategy: Reasonable alternatives were identified having regard to higher level plans and to government policy that were applicable at each stage in the preparation of the Core Strategy. Part 1 explains the approach taken to: urban concentration; dividing development requirements between the Principal Urban Area and Non-Principal Urban Area; urban capacity; and the overall approach to focussing development in Sustainable Urban Extensions.

**Part 2:** Describes how the sustainability appraisal of reasonable alternatives has informed the development strategy and other policies within the Core Strategy. There have been a number of key stages in the preparation of the Core Strategy. This Executive Summary sets out briefly the background policy context and evidence base that applied at the time of each stage, the reasons for the choices made and why alternatives were rejected. Part 2 also deals with how options for topic based policies were considered. Part 2 broadly follows the chronology of events during the development of the Core Strategy.

- 1.2 This Executive Summary should be read alongside:

- Draft Charnwood Core Strategy Sustainability Appraisal Report (March 2013).
- Charnwood Core Strategy Sustainability Appraisal Supplementary Report (October 2013).

## Background

- 1.3 During each stage in the preparation of the Charnwood Core Strategy the amount of development and its broad distribution has been informed by higher level plans. This strategic context has not been static during the period since 2004. **Table 1.1** below shows the key stages in the preparation of the Core Strategy and Sustainability Appraisal.

**Table 1.1: Summary of Key Stages in Preparation of the Core Strategy and Sustainability Appraisal Stages**

Core Strategy DPD – iterations	SAs of each iteration
<b>Stage 1: Options consultation</b>	
<b>Issues Papers (2004)</b>	<b>SA Scoping Report 2005</b> Charnwood Local Development Framework SA/SEA Final Scoping Report, October 2005
<b>Issues and Options (2005)</b> Core Strategy Issues and Options, June 2005	
<b>Preferred Options (2006)</b> Charnwood 2021 Planning for Our Next generation, Core Strategy Preferred Options, February 2006	<b>SA Report 2006</b> Core Strategy DPD Preferred Options SA report, February 2006

<b>Core Strategy DPD – iterations</b>	<b>SAs of each iteration</b>
<b>Science Park Preferred Options (2006)</b> Charnwood 2021: Science Park Preferred Option 2006	<b>Science Park Preferred Options SA Report (2006)</b> Charnwood 2021: Local Development Framework for Charnwood Science Park DPD SA Report February 2006
<b>Alternative Strategies (2007)</b> Planning for Our Next Generation Alternative Strategies, September 2007	<b>SA Report 2007</b> Core Strategy 2021: Sustainability Appraisal Report: Main Report, October 2007
<b>Stakeholder workshops (2008-2012)</b> The workshops were held to inform the preparation of specific policy areas (renewable energy, gypsy & travellers, green infrastructure, affordable housing, retail and town centres and the Watermead regeneration area).	The workshops were not accompanied by formal SA Reports, but did have some SA work prepared to help inform the discussions.
<b>Core Strategy Further Consultation Document (2008)</b> Charnwood 2026 Planning for Our Next generation – Further Consultation, October, 2008	<b>SA Report 2008</b> Charnwood 2026 LDF, Core Strategy DPD – Further Consultation report – SA, September 2008
<b>Core Strategy Supplementary Consultation (2012)</b> Planning for Growth. Core Strategy Supplementary Consultation, June 2012	<b>SA Report 2012</b> Core Strategy Supplementary Consultation, Interim SA Report, June 2012
<b>Stage 2: Pre-Submission Draft Core Strategy</b>	
<b>Pre-Submission Draft Core Strategy (2013)</b> Charnwood Local Plan 2006 to 2028 Core Strategy Pre-Submission Draft, June 2013	<b>SA Report 2013</b> SA Report for the Draft Core Strategy, March 2013 SA Supplementary Report, October 2013 SA Executive Summary, November 2013

- 1.4 In addition to a changing policy framework, legislation in 2008 changed the nature of plan preparation removing the requirement for formal consultation on a 'preferred options' stage. Further advice at that time in the form of PPS 12 espoused the inclusion of strategic allocations of land within Core Strategies where these were essential to the delivery of the strategy. Further changes to legislation in 2011 with the introduction of the Localism Act, the introduction of the National Planning Policy Framework in March 2012 (and the draft guidance in 2013) and the Growth and Infrastructure Act in 2013 have all had to be taken into account. This changing landscape has presented significant challenges during the period of plan preparation.

## 2 Part 1: The Development Strategy and Identification of Reasonable Alternatives

### Urban Concentration

- 2.1 The Core Strategy DPD (Preferred Options) SA Report (2006) concluded that the approach of urban concentration should be followed as this was in line with Regional and County policies at that time. An option for a dispersed approach to development was appraised in the 2006 SA Report as part of an option that considered locating development in Service Centres. That alternative was subsequently rejected because development would be remote from Leicester and Loughborough, people would be less likely to use public transport and they would not have as good access to services and facilities. The reasonable alternatives for accommodating strategic levels of growth in 2006 were those which conformed to the strategy of urban concentration. These alternative options are set out in Part 2 of this document (see paragraph 3.3).
- 2.2 The approach of urban concentration and regeneration was central to the strategy being developed through the emerging East Midlands Regional Plan. Reasonable alternatives for accommodating development in the 2008 Further Consultation were based on urban concentration and regeneration. Reasonable alternatives to the approach of urban concentration and regeneration were sustainability appraised through the preparation of the Regional Plan.
- 2.3 An appraisal of more dispersed patterns of development was undertaken as part of the 2012 Supplementary Consultation which again considered options with higher scales of development in Service Centres. The East Midlands Regional Plan, which was part of the development plan at the time, maintained an overall strategy of urban concentration and regeneration. Options which did not conform to this overall strategy were rejected at this stage.
- 2.4 Following the revocation of the Regional Plan the overall approach of urban concentration and regeneration (the spatial approach taken in the Pre-submission Draft Core Strategy) was revisited to test whether it remained the most appropriate overall strategy. The Charnwood Core Strategy Sustainability Appraisal Supplementary Report (October 2013) appraised four options for dealing with the overall distribution of development. This included the possibility of a new settlement.
- 2.5 The Charnwood Core Strategy SA Supplementary Report (October 2013) found that the strategy for urban concentration and regeneration would result in more positive sustainability effects, particularly in relation to improved accessibility and reduced car use. It would also offer more flexibility than other options considered as it would still allow for housing and other development needs to be met outside urban areas. The Supplementary Report 2013 concluded that urban concentration and regeneration remains the most sustainable option for the Core Strategy, regardless of the revocation of the Regional Plan.

### Development Requirements Split Between the Leicester Principal Urban Area and Non Principal Urban Area

- 2.6 The reasonable alternatives that were appraised in the 2006 Preferred Options SA Report were those considered to be in conformity to the (then) emerging east Midlands Regional Plan and the Joint Leicestershire, Leicester and Rutland Structure Plan.
- 2.7 The Structure Plan defined a 'Central Leicestershire Policy Area' (CLPA) as a way of directing new housing and employment development towards Leicester. The southern half of Charnwood fell within the CLPA.

- 2.8 The strategy that recognised a north/south split for distributing development was maintained through the East Midlands Regional Plan. The south was referred to in the published Regional Plan as the Principal Urban Area (PUA) and the north as the Non Principal Urban Area.
- 2.9 The reasonable alternatives for accommodating growth (as set out in Part 2) were those which conformed to the strategic policies at that time. Development requirements were therefore split between the south and the north of the Borough. The PUA/Non PUA split was carried forward into the 2008 and 2012 Core Strategy consultations.
- 2.10 Following the revocation of the Regional Plan the Charnwood Core Strategy SA Supplementary Report (October 2013) considered whether the strategic approach to distributing development requirements remained appropriate. It appraised the approach of having a 'PUA split' against a reasonable alternative of not having such an approach. The Charnwood Core Strategy SA Supplementary Report (October 2013) found that a 'PUA split' in housing provision provides a more sustainable approach to the distribution of housing as it addresses housing need where it arises, development would take place where public transport provision is better, a wider range of jobs, services and facilities are concentrated and journey lengths / levels of car use are likely to be lower. The Supplementary Report 2013 concluded that taking this spatial approach in the Pre-submission Draft Core Strategy remains the most sustainable, regardless of the revocation of the Regional Plan.

## Urban Capacity

- 2.11 The 2006 Preferred Options SA Report appraised options which sought to maximise use of urban capacity for mixed use development. This approach was preferred, although the number of urban capacity sites was not enough to meet the strategic requirements for housing and employment development. As a result, further directions for growth on greenfield sites were needed.
- 2.12 The approach of maximising urban capacity was carried forward and reasonable options in the 2008 Further Consultation and 2012 Supplementary Consultation were those which were considered to maximise urban capacity.
- 2.13 The reappraisal of the overall distribution of development undertaken in the Charnwood Core Strategy SA Supplementary Report (October 2013) also tested options with less focus on urban capacity. This appraisal concluded that maximising urban capacity remains the most appropriate option when considered against the alternatives because the approach would result in more positive sustainability effects, particularly in relation to improved accessibility and reduced car use.

## Focussing Development within Sustainable Urban Extensions

- 2.14 The strategy to focus development in Sustainable Urban Extensions was set out through the East Midlands Regional Plan. The 2008 Further Consultation SA Report appraised the approach of accommodating development through different sizes of SUEs along with reasonable alternatives. This SA Report concluded that accommodating development needs through larger SUEs was a better approach when considered against a number environmental, social and economic objectives.
- 2.15 Following the revocation of the Regional Plan the strategy to plan for Sustainable Urban Extensions was reappraised to test whether it remained the most appropriate overall strategy. The Charnwood Core Strategy SA Supplementary Report (October 2013) appraised the approach against an approach of smaller, piecemeal development. The Charnwood Core Strategy SA Supplementary Report (October 2013) found that development through sustainable urban extensions would incorporate services and facilities as well as sustainable transport links, and involve the co-location of residential and employment development. The Supplementary Report 2013 concluded that taking this spatial approach in the Pre-submission Draft Core Strategy remains the most appropriate, regardless of the revocation of the Regional Plan.

## Part 1 Conclusion

- 2.16 Reasonable alternatives for the overall development strategy have been identified throughout the preparation of the Charnwood Core Strategy, having regard to strategic policy in the Structure Plan or East Midlands Regional Plan that applied at a given time. Only those alternative options that conformed with strategic plans were considered to be reasonable.
- 2.17 Following the revocation of the Regional Plan, the Charnwood Core Strategy SA Supplementary Report (October 2013) concluded that the overall spatial development strategy in the Pre-submission Draft Core Strategy remains the most appropriate, when considered against the reasonable alternatives, regardless of the revocation of the Regional Plan.

### 3 Part 2: Influence of Sustainability Appraisal on the Development Strategy and Topic Based Policies

#### 2004 'Issues and Questions' and 2005 'Issues and Options' Consultations

- 3.1 The 2004 *'Issues and Questions'* and 2005 *'Issues and Options'* consultations were published as part of the (then) new frontloaded LDF process in order to gather early evidence on the options available for growth. They were not accompanied by Sustainability Appraisal. The SA work at the time of the Issues and Options 2005 was focused on defining the scope of the SA and creating a SA Framework for the appraisal work, which was set out in the SA Scoping Report 2005. The Issues and Options document and consultation responses to it provided the basis of the Core Strategy Preferred Options Report 2006. A full SA commentary on the Issues and Options 2005 as well as the 2006 Preferred Options was covered in the SA Report 2006.

#### Core Strategy Preferred Options (2006)

##### Strategic Context

- 3.2 The Regional Spatial Strategy (RSS) provided a broad development strategy up to 2021. A review of the RSS for the East Midlands – the East Midlands Plan – had just started which would eventually see a new plan period to 2026. The Structure Plan set out planning policy for Leicestershire, Leicester and Rutland up to 2016.

**Table 3.1: Core Strategy Preferred Options 2006 Development Requirements**

	South Charnwood	North Charnwood	Total
<b>Housing (dwellings)</b>	811	1,844	2,655
<b>Employment (Hectares)</b>	38-50	85-90	122 - 139

##### Spatial Strategy

- 3.3 The reasonable alternative spatial options for meeting the housing and employment requirements set out in the table above were considered in the 2006 SA Report. The options were identified as broad directions for growth at that time, without boundaries defining the extent of the option being expressed (see **Figure 1**). The 2008 Further Consultation SA Report appraised locations with specific boundaries (see paragraph 3.31).

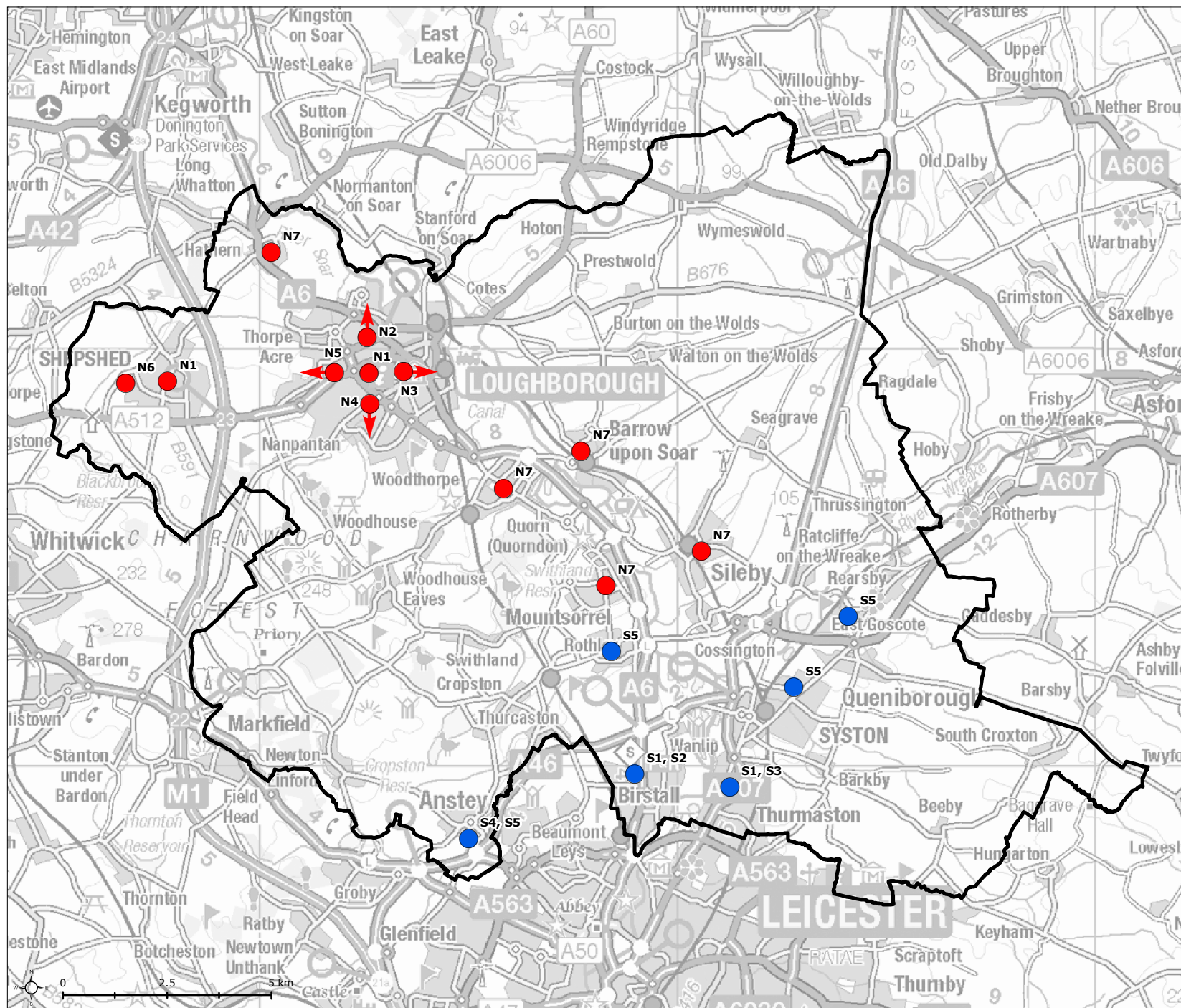
Figure 1

**Spatial Development Options considered as part of Core Strategy Preferred Options 2006**

Charnwood Borough boundary

**Spatial development option**

- North Charnwood
- South Charnwood



Map Scale @ A4: 1:130,000



**Table 3.2: Preferred Options (2006)**

Option	Location
<b>South Charnwood</b>	
S1	Maximise use of urban capacity potential within the Leicester Principal Urban Area, including Birstall and Thurmaston
S2	Adjoining Birstall
S3	Adjoining Thurmaston/ Leicester
S4	Adjoining Glenfield/ Leicester
S5	Within and adjoining the Service Centres of Anstey, East Goscote, Rothley and Syston
<b>North Charnwood</b>	
N1	Maximise use of urban capacity potential for mixed use developments in Loughborough / Shepshed
N2	North of Loughborough
N3	East of Loughborough
N4	South Loughborough
N5	West of Loughborough
N6	Adjoining Shepshed
N7	Within and adjoining the Service Centres of Barrow upon Soar, Hathern, Mountsorrel, Quorn and Sileby

### *Sustainable Urban Extensions*

- 3.4 For south Charnwood the reasonable alternatives selected as preferred options (within the Preferred Options Consultation SA Report in 2006) were a combination of S1: maximising urban capacity, S2: adjoining Birstall and S3: adjoining Thurmaston. On balance these options were considered to have scope to reduce car use and congestion, and are well related to existing education, health, shopping and other facilities locally and in Leicester. Environmental effects, such as landscape, settlement identity, loss of agricultural land, impact on archaeological interests north of Birstall and at Hamilton (which would need investigation), and flood risk were identified but considered generally less than other options and/or could be mitigated.
- 3.5 For north Charnwood the options selected through the Preferred Options Consultation in 2006 were a combination of N1: maximising urban capacity, N4: South of Loughborough and N5: West of Loughborough (supplemented by part of N6 eastern Shepshed). These options were selected because they were considered to have the best scope to reduce car use and reduce congestion, employment development in the south and west of the town would help to address housing employment imbalances across the town, development would be close to areas of relative deprivation and would provide the opportunity for a country park for Loughborough and Shepshed residents. The 2006 SA report recognised that there were a range of environmental effects in terms of nature conservation, landscape, soil resources, flood risk and heritage (including Garendon Park) but indicated that these could need further investigation or would need to be safeguarded or measures put in place to reduce negative effects.

### Reasons for Rejecting SUE Options in 2006

- 3.6 S4: Adjoining Glenfield was rejected because of a range of environmental considerations and because of the limited size of the area within the borough to accommodate development requirements.
- 3.7 S5: See below under Service Centres.
- 3.8 N2: North of Loughborough was rejected because of flood risk, the fact it was less well served by public transport than other options, the loss of settlement identity of Hathern and adding to a locational imbalance between employment and housing in Loughborough. Parts of N2: North Loughborough were later considered as part of an option for 'West Loughborough' in 2008 and 2012 SA Reports.
- 3.9 N3: East of Loughborough was rejected because it too was less well served by public transport than other options with a range of associated negative social, economic and environmental effects. Furthermore, development would have to 'jump' the floodplain causing spread of urban form into an area with a rural character. Other key points for rejecting N3 related to significant negative effects upon nature conservation, flood risk and versatile agricultural land and adding to a locational imbalance between employment and housing in Loughborough.
- 3.10 N6: Adjoining Shepshed was rejected because of the impact on the Charnwood Forest Landscape, that development would be relatively remote from Loughborough, and that it was less likely that people would choose alternatives to the private car. This lack of access to public transport also had a range of associated negative social, economic environmental effects. East of Shepshed formed part of the preferred development.
- 3.11 N7: See below under Service Centres.

### *Loughborough Science and Enterprise Park*

- 3.12 Five reasonable alternative options were considered for a Loughborough Science Park as part of the 2006 SA Report.
- West of Loughborough South A512 (Science Park).
  - West of Loughborough North A512 (Science Park).
  - South Loughborough (Science Park).
  - Cotes (Science Park).
  - Wymeswold Airfield (Science Park).
- 3.13 The Loughborough Science Park 2006 Preferred Options SA Report selected West Loughborough South A512 as a preferred option because of its location adjoining the existing Science Park. The SA noted that the site provides the potential to create a development of national significance with significant benefits for the regional economy. This site south of the A512 is the only site to offer these advantages principally because it is the only location which adjoins the existing Loughborough Science Park and has the best links with the University. The site has excellent transport communication with access to the motorway with Junction 23 of the M1 being close by. It is in close proximity to the two largest urban settlements within the Borough, Loughborough and Shepshed, where there are opportunities to use alternatives to the private car. The SA recognised the sensitive environment at the West Loughborough South A512 option but identified mitigation measures.

### *Service Centres*

- 3.14 The Settlement Hierarchy Assessment (2005) recognised that certain towns and villages functioned as 'Service Centres', and therefore, in broad terms could be considered sustainable locations for some growth. There are seven towns and larger villages which are classed as 'Service Centres' in Charnwood.
- 3.15 The 2006 Preferred Options SA Report appraised options for development within Service Centres as part of reasonable alternative options S5 and N7 within the overall spatial strategy. The 2006 SA Report did not consider a specific figure for development within Service Centres. Ultimately, the Service Centres were rejected as a means of accommodating development to meet the overall development requirements because they are more remote from Leicester and Loughborough and

so people would be less likely to use alternatives to the private car which would have a range of associated negative social, environmental and economic effects.

#### *Small Villages and Hamlets*

- 3.16 The Settlement Hierarchy Assessment (2005) identified a range of small villages and hamlets at the bottom of the settlement hierarchy for Charnwood. The 2006 Preferred Options SA Report did not appraise any reasonable options for development within Other Settlements / Small Villages and Hamlets. This was considered by the 2008 Further Consultation SA Report.

### **Topic Based Policies**

#### *Employment*

- 3.17 The 2006 Preferred Options SA Report appraised an approach for the amount and distribution of employment development supported by evidence at that time against the alternative option of business as usual. The business as usual option was rejected because it would not support the Core Strategy focussing on urban concentration. The amount of employment land was informed by the Leicestershire, Leicester and Rutland Structure Plan. This was later superseded by more up to date evidence.

#### *Regeneration*

- 3.18 The 2006 Preferred Options SA Report appraised two reasonable alternative approaches to regeneration. One was a business as usual (at that time) approach based on Structure Plan policies. It was rejected as it primarily focussed on land use issues rather than taking a spatial approach and did not respond to specific issues in Charnwood. The second approach focussed regeneration on those areas in Loughborough and Shepshed suffering from high and concentrated levels of deprivation, with a priority also being given to areas in Anstey, Syston, Thurmaston and Mountsorrel.

#### *Affordable Housing*

- 3.19 The 2006 Preferred Options SA Report did not appraise any options concerning affordable housing. This was considered by the 2008 Further Consultation SA Report.

#### *Loughborough University/ Student Housing in Loughborough*

- 3.20 The 2006 Preferred Option SA Report appraised an option to link new academic development at Loughborough University with a requirement for additional purpose built student accommodation. This was compared with a business as usual approach. The 2006 SA Report concluded that linking academic development with a requirement for purpose built student accommodation had more positive sustainability effects, notably around impacts on the local community.
- 3.21 Following consultation responses to 2006 Further Consultation Report the option to link academic development to new student accommodation was abandoned because there were a number of practical problems with implementation.

#### *Leisure and Recreation*

- 3.22 The 2006 Preferred Options SA Report compared the proposed policy approach in the document with a business as usual approach (at that time, the application of existing Local Plan and Structure Plan policies). The Draft Core Strategy Policy in 2006 identified a series key green space projects associated with areas of growth, with Loughborough University and with neighbourhoods in east Loughborough. The Draft Policy was the preferred option as it took account of changes in provision and changes to population, and made provision to address gaps in green space provision.

#### *Managing Travel Demand and Widening Transport Choice*

- 3.23 In the 2006 Preferred Options SA Report and in the 2008 Further Consultation Report the options considered for transport were based upon national planning policies at the time. Options considered varying the emphasis on restraining the use of the private car. The SA appraisal rejected the business as usual approach as experience had shown a relatively slow pace of change in travel habits and supported an approach based on the then national guidance.

### *Managing Environmental Resources*

- 3.24 The 2006 Preferred Options SA Report appraised a 'Merton Style'<sup>1</sup> policy requiring renewable energy installation to reduce CO<sub>2</sub> emissions by 10% and a range of criteria for minimising pollution and minimising flooding. A business as usual approach based upon Structure Plan and Local Plan policies was also appraised. The Draft Core Strategy policy was considered to support sustainability objectives and was therefore preferred over the alternative.

### *Retailing and Town Centres*

- 3.25 The 2006 Preferred Options SA Report did not appraise different options for retailing or town centres. This was considered by the 2008 Further Consultation SA Report.

### **Key Sustainability Appraisal Conclusions from 2006**

- 3.26 The 2006 Preferred Option SA Report conclusions helped the Council to decide that the most appropriate spatial strategy should include:
- Employment development adjoining Birstall and south Loughborough.
  - Mixed use development in the form of Sustainable Urban Extensions adjoining Thurmaston, West of Loughborough and eastern Shepshed.
  - A Science Park to the west of Loughborough and south of the A512.
- 3.27 The 2006 Preferred Option SA Report also supported the spatial approach to Regeneration which influenced later iterations of the Core Strategy (i.e. focussing regeneration on those areas in Loughborough and Shepshed suffering from high and concentrated levels of deprivation, with a priority also being given to areas in Anstey, Syston, Thurmaston and Mountsorrel).

## **Core Strategy Alternative Strategies (2007)**

- 3.28 Consultation on a set of alternative strategies was undertaken in 2007. The consultation was intended to test whether there should be a priority growth based on social, economic or environmental factors. No sustainability appraisal report was published although the alternative strategies were assessed against the SA Framework. This internal SA report did not identify any preference for a particular strategy and, in effect, the options consulted upon in 2007 were used to develop the Core Strategy Further Consultation 2008.

## **Core Strategy Further Consultation (2008)**

### **Context**

- 3.29 The draft Regional Plan (Secretary of State Proposed Changes) was published in July 2008, after the Core Strategy Preferred Options Report 2006 and significantly increased the housing requirement for Charnwood.
- 3.30 The draft Regional Plan required the Council to make provision for a minimum of 19,300 homes between 2001 and 2026. After commitments were taken into account, the Council estimated that 9,965 more homes would be needed between 2008 and 2026 to meet this requirement. The Draft Regional Plan also proposed 195 dwellings per year as a sustainable urban extension to the Leicester PUA. Over the plan period this equated to 4,875 dwellings in total.

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<sup>1</sup> After London Borough of Merton

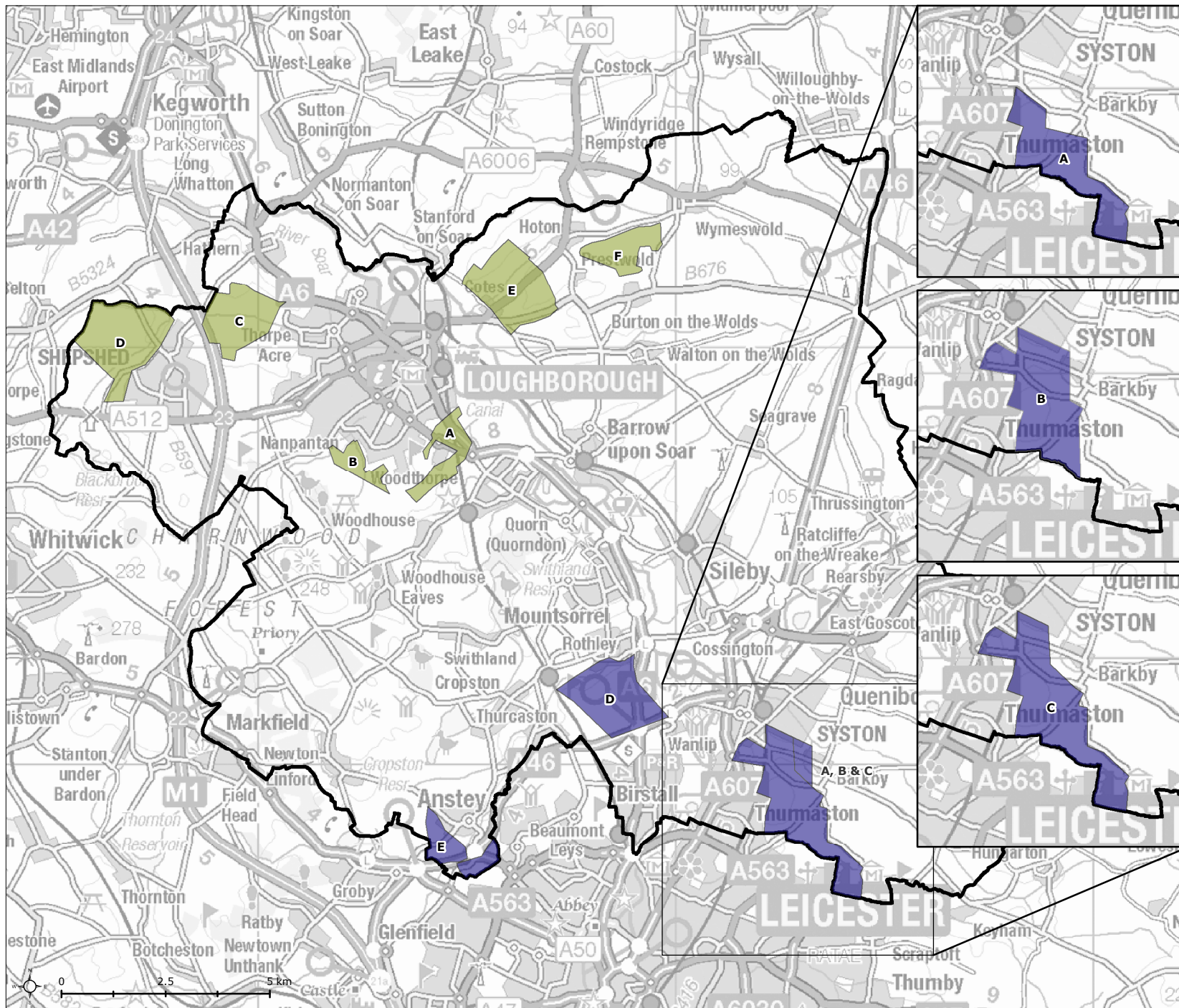


Figure 2

**Spatial Development Options considered as part of Core Strategy Further Consultation 2008**

- Spatial development option**
- Charnwood Borough boundary
  - Leicester Principal Urban Area
  - Sub-Regional Centre of Loughborough and Shepshed

Map Scale @ A4: 1:130,000



**Table 3.3: Core Strategy Further Consultation (2008)**

Option	Location	Scale of development
<b>South Charnwood</b>		
A	East of Thurmaston/North of Hamilton	4,875 homes & employment
B	East of Thurmaston/South of Syston	4,875 homes & employment
C	East of Thurmaston, south of Syston and north of Hamilton	4,875 homes & employment
D	North of Birstall	4,000 homes & employment
E	South of Anstey/North of Glenfield	2,462 homes & employment
<b>North Charnwood</b>		
A	South of Loughborough	2,100 homes & employment
B	South West of Loughborough	1,240 homes & employment
C	West of Loughborough	4,875 homes & employment
D	West of Shepshed	4,875 homes & employment
E	East of Loughborough - Cotes	4,875 homes & employment
F	East of Loughborough - Wymeswold Airfield	4,875 homes & employment

- 3.31 A 2008 Further Consultation SA Report was published that included the SA matrices for all the spatial and policy options, including the appraisal of locations with specific boundaries as shown in **Figure 2**. The SA conclusions were generally summarised within the relevant sections of the 2008 Further Consultation Report itself (i.e. the Core Strategy document), and the conclusions regarding the spatial options for North and South Charnwood were re-presented in Appendix 1 of the 2008 Further Consultation Report.

### **Spatial Strategy**

- 3.32 In the south of Charnwood, Option A: east of Thurmaston/North of Hamilton was identified as the best performing option in the 'sustainability appraisal conclusions' published within the Core Strategy Further Consultation Report 2008. The Further Consultation Report stated that there was sufficient land available in this location to accommodate an urban extension large enough to support new infrastructure, such as a secondary school, which [the Further Consultation Report considered] is needed to create a sustainable community. Of the reasonable alternatives considered, this option was identified as having the least landscape impact, the most potential to bring about changes that would benefit the existing community (in particular the priority neighbourhood within Thurmaston), would be well-related to the city and its services, facilities and employment and to the local shopping centres and supermarkets at Hamilton and Thurmaston.
- 3.33 In total, three options were considered around Thurmaston/Hamilton. A preferred option was selected which had less impact on settlement identity and landscape than the two rejected alternatives.
- 3.34 In the north of Charnwood, Option C: West Loughborough was identified as the preferred option because it provides an opportunity to continue to protect important landscapes and biodiversity

areas around Loughborough and Shepshed whilst being closely related to the services and facilities in both Loughborough and Shepshed as well as the University, Science Park and the employment areas to the north of Loughborough and east of Shepshed. This location was identified as providing an opportunity to integrate new development with the existing community of Loughborough, and supporting and consolidating the provision of local services and facilities, which could bring benefits to the existing residents including those in the west Loughborough priority neighbourhood. This included securing public access to the Garendon Historic Park and Gardens, although the potentially significant negative effect on its setting was highlighted in the SA.

## **Reasons for Rejecting SUE Options in 2008**

### *South Charnwood*

- 3.35 Option D: North Birstall did not perform as well as options around Thurmaston because of its detachment from Birstall and Leicester and because the location could not accommodate the scale of development required.
- 3.36 Option E: North of Glenfield / South of Anstey did not perform as well as options around Thurmaston/Hamilton across a range of sustainability objectives and because the location could not accommodate an urban extension of sufficient scale to deliver a range of services and facilities.

### *North Charnwood*

- 3.37 Option A: South of Loughborough was rejected for environmental reasons; notably upon settlement identity because of its relationship with Quorn and Woodthorpe, but also because of the loss of versatile agricultural land. There was also a constraint on the amount of development that could be accommodated in this location and which as a result meant it would be unlikely to deliver the range of services and facilities that are required to deliver a sustainable urban extension.
- 3.38 Option B: South west Loughborough was rejected for environmental reasons; notably the impact on the sensitive landscape of the Charnwood Forest and because of impacts on biodiversity. There was also a constraint on the amount of development that could be accommodated in this location which as a result meant it would not deliver a range of services and facilities.
- 3.39 Option D: West Shepshed was rejected because of its relative remoteness to higher order services and facilities in Loughborough and because of its landscape impact.
- 3.40 Option E: East Loughborough at Cotes was rejected because the separation caused by the river valley limits scope for physical links and integration with existing communities and for tackling social exclusion. There were major concerns about the deliverability of the option which would require significant road improvements across a floodplain. Option E was also rejected for a number of environmental reasons including impact on biodiversity, loss of versatile agricultural land, settlement identity and impact on heritage.
- 3.41 Option F: East of Loughborough at Wymeswold was put forward as an option by consultation responses to the 2006 Preferred Options Core Strategy. It had not been appraised before 2008. Option F was rejected for a number of reasons; a free-standing settlement was contrary to the urban concentration strategy that was set out in the Regional Plan, the development would be a significant distance from higher order services and employment opportunities in Loughborough and there were major concerns about the deliverability of the option as it would require significant road improvements across a floodplain.

### *Development within Service Centres*

- 3.42 The 2008 Further Consultation Report consulted upon three reasonable alternative options for housing and employment development within the Service Centres. One option allowed for development within limits to development of Service Centres and two alternative options, one that supplemented this with employment development of 2ha and a second that supplemented this with development of up to 500 dwellings and 2ha of employment land. The preferred approach in 2008 was the option that allowed for up to 500 dwellings and 2ha of employment land as this had more social and economic positive effects.

### *Development within Other Settlements / Small Villages and Hamlets*

- 3.43 The 2008 Further Consultation SA Report appraised three reasonable alternative options for housing and other development within the settlements below Service Centres in the hierarchy. These included an option which allowed affordable housing and community or employment development within limits (but did not allow for market housing) and two alternatives that supplemented this by allowing small scale market housing to different degrees. The preferred option was that which allowed affordable housing and community or employment development because there was considered to be a risk that allowing market housing would exacerbate the dormitory role of these smaller settlements.

### *Employment Development*

- 3.44 The 2008 Further Consultation SA Report assessed four reasonable alternatives for distribution of employment land. These included no employment provision, employment provision focussed on urban areas, employment focussed on SUE locations or distributed across existing settlements. The SA conclusions were included in the Core Strategy Further Consultation Report 2008 and stated that a distributed employment strategy may help smaller settlements but will be less likely to attract inward investment, whereas mixed use developments (SUEs) performed best for many of the SA objectives including supporting ambitions for zero carbon development and was the preferred option. Concentrating employment provision in urban areas was considered more likely to realise inward investment but the opportunity to support the ambition for mixed use SUEs and to plan comprehensively for zero carbon development would be weakened. No provision was not considered appropriate because it would adversely affect the Borough's economy and well-being of the population.

### *Gypsy, Travellers and Showpeople*

- 3.45 The 2008 Further Consultation SA Report appraised four reasonable alternative options concerning gypsy, traveller and show people provision. The options covered a range of approaches including not making specific allocations, relying on criteria based policies and making specific allocations. Those options which proposed allocations sought to make provision in SUEs or to identify allocations through a separate Site Allocations DPD.
- 3.46 The preferred option in the 2008 Further Consultation Report was to provide permanent sites within SUEs. The primary reason was to enable greater access to services and facilities and to enable the creation of socially inclusive and balanced communities.

### *Affordable Housing*

- 3.47 The 2008 Further Consultation SA Report appraised two reasonable alternatives to providing affordable housing. One was to seek the same percentage of provision across the Borough, whilst an alternative proposed varying the requirement according to the viability of sub areas. Although both options would not affect many of the SA objectives, varying the requirement for affordable housing performed better overall, as it would allow affordable housing to be delivered in areas of high need so that it is appropriate to the needs of each community.

### *Student Housing and Houses in Multiple Occupation*

- 3.48 The 2008 Further Consultation SA Report considered three reasonable alternative options for the distribution of student housing across Loughborough. These options included a focus for purpose built student accommodation on the university campus, on the town centre or having no specific focus. The preferred option was to focus purpose built student accommodation on the town centre as well as the university campus because this would contribute to activity within the town centre and as a result its vitality and viability.

### *Leisure and Recreation*

- 3.49 The 2008 Further Consultation SA Report considered an option for an integrated approach to green infrastructure and compared this with the alternative of having a series of separate policies dealing with biodiversity, landscape and recreation policies. The integrated approach to green infrastructure was preferred in the 2008 Further Consultation Report because it was considered to be most likely to result in net increases in green infrastructure.

### *Sustainability of New Buildings*

- 3.50 The 2008 Further Consultation SA Report re-appraised the Merton style approach (this was Regional Plan policy at the time). An alternative approach to follow a Merton style approach but one which sought higher standards in sustainable urban extensions or where there were specific locational opportunities to deliver higher standards was also appraised. This latter approach was preferred in the 2008 Further Consultation SA Report because it was considered to be the most appropriate for reducing contributions to climate change.

### *Large Scale Renewable Energy Installations*

- 3.51 The 2008 Further Consultation SA Report considered a criteria-based approach for considering renewable energy developments and an alternative option which positively promoted new renewable energy installations. The 2008 Further Consultation SA Report did not select a preference but noted that a positive approach to new renewable energy could have significant landscape impacts, particularly for large-scale wind energy.

### *Managing Travel Demand and Widening Transport Choice*

- 3.52 In the 2006 Preferred Options SA Report and the 2008 Further Consultation Report the options considered for transport were based upon national planning policies at the time. Options considered varying the emphasis on restraining the use of the private car. The 2008 Further Consultation SA Report recognised that a balanced approach was required to secure integrated land use and transport solutions that reduce car dependency.

### *Retailing and Town Centres*

- 3.53 The 2008 Further Consultation SA Report considered two reasonable alternative options for the management of retail uses within key frontages within Loughborough Town Centre. A further set of options was also considered which related to the distribution of comparison retail space across Charnwood.
- 3.54 The preferred approach in 2008 was to encourage some diversification of uses within Loughborough Town Centre, to limit levels of vacancy and to encourage town centre activity throughout the day and night time.
- 3.55 The preferred approach for comparison floorspace was to focus it towards Loughborough Town Centre where it is most accessible by a variety of non car modes of transport. The preferred approach also enabled some support for District Centres in Charnwood.

### **Key Sustainability Appraisal Conclusions from 2008**

- 3.56 The 2008 Further Consultation SA Report conclusions helped to decide that the most appropriate spatial strategy included:
- Locations at West Loughborough and North East of Leicester for strategic allocations of sustainable urban extensions. (The developments to the south Loughborough and north of Birstall previously proposed in 2006 were no longer required.)
  - A Loughborough Science Park south of the A512 in Loughborough.
- 3.57 In addition, the 2008 SA influenced the preparation of the Draft Core Strategy Pre-Submission version by identifying preferred approaches to gypsy, traveller and show people, affordable housing and the sustainability of new buildings and large scale renewable energy installations although all have been modified because of more up to date evidence.
- 3.58 The 2008 SA appraised a development at Wymeswold Airfield (proposed as an alternative option through the 2006 Preferred Options Consultation) but rejected it as an alternative option due to its performance.
- 3.59 The preferred approach for managing student housing provision selected in 2008 is different to that identified in the Draft Core Strategy Pre-Submission Version which deals with Houses in Multiple Occupation, but broadly relates to an option appraised in 2008.
- 3.60 Options relating to the distribution of employment development and for retailing and town centres were considered in the 2008 Further Consultation Report. Those options closely related the

evidence that was available at that time which has subsequently been superseded. These issues were appraised against new evidence in the sustainability appraisal work carried out in 2011.

- 3.61 Alternative options for the distribution of development in Service Centres and villages and hamlets considered in the 2008 Further Consultation SA Report were also superseded as housing requirements and government policy changed after 2008.

## Core Strategy Supplementary Consultation (2012)

### Context

- 3.62 Since the publication of the Core Strategy Further Consultation Report in 2008 there were a number of changes in circumstances:



- **The Adoption of the East Midlands Regional Plan in 2009**, which increased the Council's annual housing number to 790 dwellings a year and increased the scale of development required within or adjoining the Leicester Principal Urban Area to 6,600 between 2006 and 2026.
- **Changes in national planning policy** including the intention to abolish Regional Plans and the introduction of the National Planning Policy Framework, a presumption in favour of sustainable development, the Duty to Co-operate in relation to sustainable development and high profile requirements for a five year housing supply.
- **Advancing master plans** for the two locations around north east Leicester and west Loughborough, which resulted in the lowering of the capacity of both sites to accommodate development.
- **New transport evidence** which concluded that in the longer term, a full western distributor road would offer better potential to accommodate growth than other transport options and provides better synergy with other existing and planned developments.
- **Other new evidence** including:
  - 6 Cs Green Infrastructure Strategy 2010.
  - Charnwood Open Spaces, Sport and Recreation Study 2010.
  - Affordable Housing Economic Viability Assessment 2011.
  - Leicester and Leicestershire Housing Requirements Project 2011.
  - Charnwood Landscape Sensitivity and Capacity Appraisal Summary 2012.
- **Revised Charnwood Sustainability Appraisal Framework**, which identified 17 new objectives to replace the original 27 objectives.

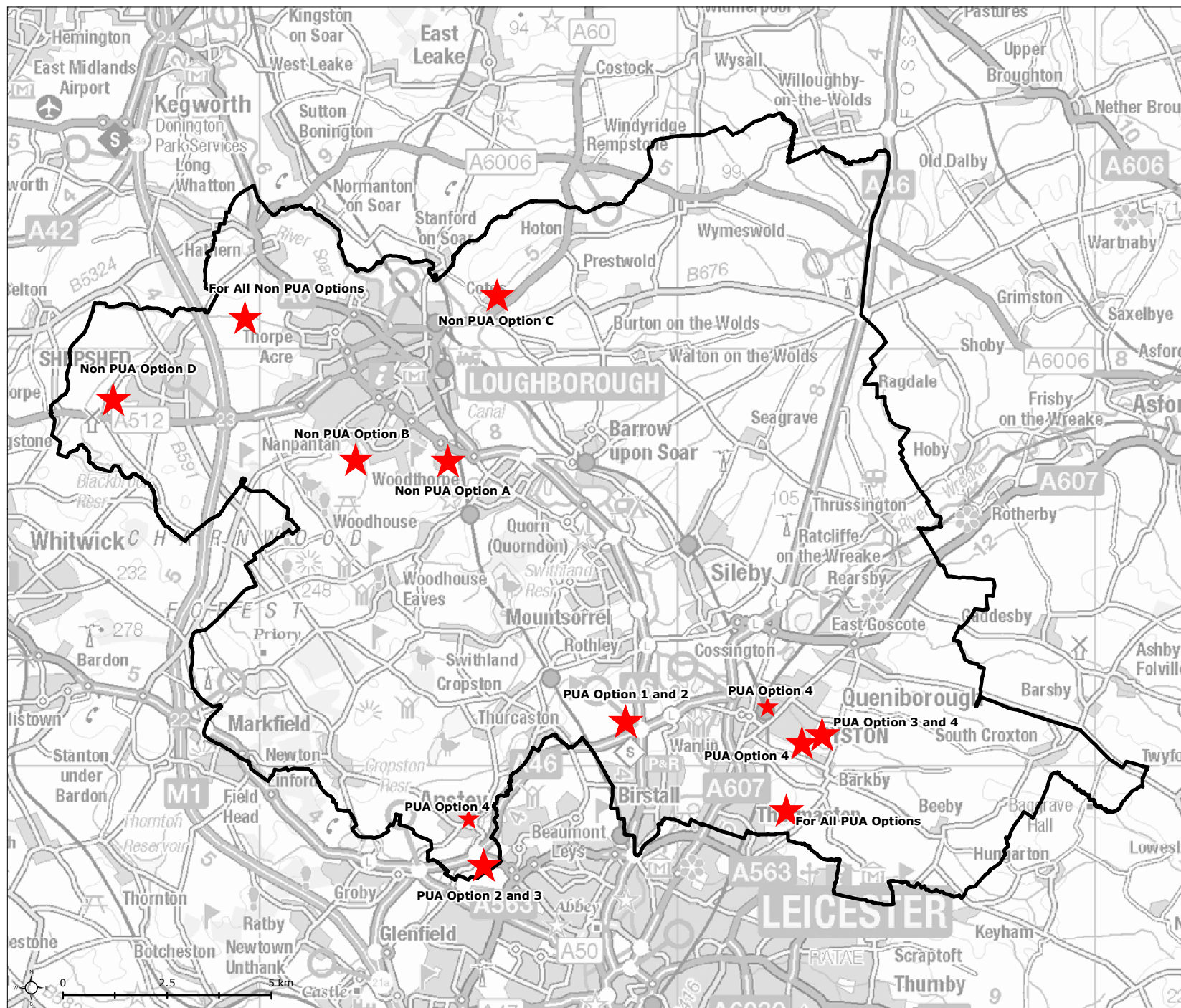
- 3.63 The Core Strategy Supplementary Consultation SA Report 2012 considered the changes in circumstance since the Further Consultation SA Report in 2008, and concluded that they did not affect the selection of West of Loughborough and North East of Leicester as locations for sustainable urban extensions.

- 3.64 To support the growth options set out in the East Midlands Regional Plan, a set of reasonable spatial options were identified for the Core Strategy Supplementary Consultation 2012, as shown in **Figure 3** and **Table 3.4** below.

Figure 3

**Spatial Development Options considered as part of Core Strategy Supplementary Consultation 2012**

-  Charnwood Borough boundary
-  Spatial development option



Map Scale @ A4: 1:130,000



**Table 3.4: Core Strategy Supplementary Consultation (2012)**

Option	Location	Scale of development
<b>South Charnwood</b>		
PUA 1	North of Birstall	up to 2,000 homes & 15 hectares of employment north of Birstall
PUA 2	North of Birstall and North of Glenfield	up to 1,500 homes & 15 hectares of employment north of Birstall up to 500 homes north of Glenfield
PUA 3	North of Glenfield and South & East of Syston (Additional development identified within and adjoining Anstey & Syston including a direction for growth south & east of Syston)	up to 500 homes north of Glenfield up to 1,500 homes and 10 hectares of employment south and east of Syston
PUA 4	South & East of Syston (Additional development identified within and adjoining Anstey & Syston including a direction for growth south & east of Syston)	up to 2,000 homes and 10 hectares of employment south and east of Syston
PUA 5	Not meet the housing requirement for the Principal Urban Area	N/A
<b>North Charnwood</b>		
Non-PUA A	South of Loughborough	up to 800 homes and 5 hectares of employment south of Loughborough up to 200 homes and 7 hectares of employment in Service Centres
Non-PUA B	South West of Loughborough	up to 800 homes and 5 hectares of employment south west of Loughborough up to 200 homes and 7 hectares of employment in Service Centres
Non-PUA C	East of Loughborough	up to 800 homes and 5 hectares of employment east of Loughborough up to 200 homes and 7 hectares of employment in Service Centres
Non-PUA D	Adjoining Shepshed	up to 500 homes and 5 hectares of employment south of Loughborough up to 200 homes and 7 hectares of employment in Service Centres

Option	Location	Scale of development
Non- PUA E	Concentrate additional development in Loughborough & Shepshed	At least 1,113 homes and up to 5 hectares of employment at Loughborough & Shepshed  up to 200 homes and 7 hectares of employment in Service Centres
Non- PUA F	Spread additional development across the Borough	At least 813 homes and up to 5 hectares of employment at Loughborough & Shepshed  up to 500 homes and 7 hectares of employment in Service Centres
Non- PUA G	Concentrate additional development in Service Centres	At least 313 homes and up to 5 hectares of employment at Loughborough & Shepshed  up to 1,000 homes and 7 hectares of employment in Service Centres

## Spatial Strategy

### *South Charnwood*

- 3.65 PUA Option 1 is a preferred option for additional development in south Charnwood because it would be in line with the urban concentration and regeneration strategy, and because it supports the delivery of housing. While PUA option 1 had significant negative effects on three objectives relating to improving air quality, protecting soil resources and quality and efficient use of land, overall, PUA Option 1 has fewer significant negative effects than PUA options 2-4. In terms of development north of Birstall, although the A46 would act as a significant barrier to integration and there would be some negative environmental impacts, many of these issues including the need to maintain separation between Birstall and Rothley and landscape impacts could be mitigated through careful design and masterplanning.

### *North Charnwood*

- 3.66 Non PUA Option D is the preferred option because it would be in line with the urban concentration and regeneration strategy and the regeneration needs of Shepshed as identified in the Council's Regeneration Strategy. While it has a number of potential negative environmental effects (including on biodiversity, landscape and heritage), all of the options had some of these effects in common because they all included the SUE at West Loughborough. In addition, it may be possible to mitigate these issues through careful design, masterplanning and phasing.

## Reasons for Rejecting Growth Options in 2012

### *South Charnwood*

- 3.67 PUA Option 2 was not preferred because whilst this option fits well with the urban concentration strategy, it has environmental disadvantages in relation to reduced separation of Anstey from Leicester and a significant landscape impact. PUA Option 2 has a greater degree of uncertainty about housing and infrastructure delivery, when compared to PUA Option 1, due to the lack of developer promotion and the potential scale of housing that could be built north of Glenfield.
- 3.68 PUA Option 3 was not preferred because it did not fit well with the urban concentration strategy and it has disadvantages in relation to separation of Anstey to Leicester, and Syston and Thurmaston. The option would have a negative impact on housing delivery because new housing built at South and East Syston would compete with development further south, and this may not be possible to mitigate.

- 3.69 PUA Option 4 was not preferred because it did not fit well with the urban concentration strategy and it has disadvantages in relation to the separation between Syston and Thurmaston. Overall, there were more significant negative environmental effects than for PUA Option 1. The option would have a negative impact on housing delivery because new housing built at South and East Syston would compete with development further south, and this may not be possible to mitigate.
- 3.70 PUA Option 5 was rejected because its social and economic effects are less positive than for other options, and because it would not fully meet the objectively assessed housing needs for the Borough (and therefore would not meet the requirements of the National Planning Policy Framework). There is no agreement under the duty to co-operate with any other authority to meet the housing requirements outside Charnwood.

#### *North Charnwood*

- 3.71 Non PUA Option A was rejected because of the significant negative effect upon coalescence of Loughborough, Woodthorpe and Quorn.
- 3.72 Non PUA Option B was rejected because of its significant negative effects on landscape character and biodiversity.
- 3.73 Non PUA Option C was rejected because it has unresolved flood risk issues associated with access arrangements to development east of Loughborough and because of significant negative effects on biodiversity. Non PUA Option C has significant negative effects on the historic environment (including a Scheduled Monument). In addition, it is not as well aligned to the urban concentration and regeneration strategy as other Non PUA options as it is not physically connected to urban area. Dislocation from the urban area means that Non PUA Option C has less positive social effects as the remaining Non PUA options.
- 3.74 Non PUA Option E would support urban concentration but many of the social and environmental effects are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.
- 3.75 Non PUA Option F has some support for urban concentration but many of the social, environmental and economic impacts are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.
- 3.76 Non PUA Option G is not sequentially preferable in terms of the urban concentration strategy and many of the social, environmental and economic impacts are unknown. The ability to plan for infrastructure in a comprehensive way is limited and it may not be possible to prove that a strategy including this option is capable of being delivered.

#### *Development within Service Centres*

- 3.77 Since 2008 there has been significant ad hoc development in Service Centres, primarily due to a shortage of 5 year land supply. This informed reasonable alternative options that were appraised in the 2012 Supplementary Consultation SA Report. The alternatives proposed a range of growth from 200 to 1,000 dwellings and 7ha of employment land across all seven Service Centres.
- 3.78 The 2012 Supplementary Consultation SA Report also appraised options for distributing this development within the Service Centres. Option 1 was for a single development figure for all seven Service Centres, without specifying how much should be in each Service Centre. Option 2 was to supplement option 1 with an assessment of the capacity of each Service Centre to accommodate growth which would be used to develop a Site Allocations DPD. Option 3 was to specify the amount of housing to be delivered within each of the seven Service Centres, with identification of sites through the Site Allocations DPD.
- 3.79 Option 1 was chosen as the preferred option. Although it had broadly similar environmental, social and economic effects as the other Service Centre Options, it was considered to perform slightly better than them in terms of the environmental effects, and would give greater scope for housing provision to be considered through Neighbourhood Plans.
- 3.80 The preferred approach in the Draft Core Strategy (2013) includes 200 houses and 7 ha identified for Service Centres which reflects the level of development already completed and committed in these locations (Policy CS1 identifies a requirement for 3,170 homes in the Service Centres between 2006 and 2028).

### *Development within Other Settlements / Small Villages and Hamlets*

- 3.81 The preferred approach in the Draft Core Strategy (2013) related to the least restrictive approach of the options consulted upon in the Further Consultation Report 2008, allowing for Market housing within the limits to development in response to the National Planning Policy Framework.

### *Employment Development*

- 3.82 The publication of the Leicester and Leicestershire HMA Employment Land Study 2013 had the effect of superseding the 2008 strategy for employment development. Early findings from the more recent employment informed the reasonable alternative options appraised in the 2012 Supplementary Planning Consultation, all of which included both housing and employment within them.
- 3.83 The approach to employment land provision in the Draft Core Strategy (2013) is to primarily locate employment land within the Sustainable Urban Extensions. Employment development at Watermead is considered below and the Science and Enterprise Park is supported by the findings of the 2006 Science Park Sustainability Appraisal.

### *Regeneration (including Watermead)*

- 3.84 Specific aspects of the policy approach regarding Watermead were subject to SA and consulted upon as part of stakeholder workshops in 2011. Policy options covered approaches to visitor facilities, levels of public access and redevelopment of different parts of the Watermead and Thurmaston area.
- 3.85 The overall principle of employment development at Watermead was revisited through a specific SA in 2012. This appraisal concluded that the inclusion of a policy in the Core Strategy that would seek to promote the regeneration of the Watermead Corridor would be likely to have greater economic and social benefits than no policy at all.
- 3.86 The Draft Core Strategy (2013) follows, in general, the principles of the preferred approach to regeneration which was appraised in the Preferred Options SA Report 2006. This approach is to have Loughborough, Shepshed and Thurmaston (Watermead) as the main focus of regeneration. Detailed proposals have changed in that time to respond to new evidence and other strategies namely Loughborough Town Centre Masterplan, Shepshed Community Plan, River Soar and Grand Union Canal Strategy.

### **Key Sustainability Appraisal Conclusions from 2012**

- 3.87 The 2012 Supplementary Consultation SA Report conclusions helped the Council to decide that the most appropriate spatial strategy should include:
- West Loughborough and North east of Leicester as sites for sustainable urban extensions.
  - Directions for Growth at North Birstall and Shepshed.
  - A Watermead Regeneration Corridor.
  - 200 additional homes within Service Centres.

### **Draft Core Strategy Pre-Submission (2013)**

- 3.88 The Draft Core Strategy Pre-Submission DPD included the development strategy arrived at through the 2008 and 2012 Consultations and SA work. It also included topic based policies which were appraised against the SA Framework.
- 3.89 As described above, following the 2012 Supplementary Consultation, and drawing on the SA findings, a development allocation to the south of Loughborough was not selected for the 2013 Draft Core Strategy because of the potential for coalescence of Loughborough, Woodthorpe and Quorn. A development allocation adjoining Shepshed reflects the priorities identified in the Council's Regeneration Strategy 2012.
- 3.90 The appraisal of employment land provision and development in Service Centres that was undertaken in the 2012 Supplementary Consultation SA Report largely superseded earlier SA

work, and the 2013 SA Report reflected the findings of the 2012 SA work, with the potential for some mixed negative and positive effects on environmental objectives, but a number of significant positive effects in relation to social and economic objectives due to the regeneration aims and meeting the needs of Service Centres.

#### *South Charnwood*

- 3.91 The Draft Core Strategy Pre-Submission DPD included three policies for development in South Charnwood, one relating to the North East of Leicester Sustainable Urban Extension (CS19), one relating to the North of Birstall direction of growth (CS20) and one relating to the Watermead regeneration corridor (CS21). This preferred approach was informed by all the SA work undertaken to date.

#### *North Charnwood*

- 3.92 The Draft Core Strategy Pre-Submission DPD included three policies for development in the North of Charnwood, one relating to the West of Loughborough Sustainable Urban Extension (CS22), one relating to the Science and Enterprise Park (CS23) and one relating to the Shepshed direction of growth (CS24). This preferred approach was informed by all the SA work undertaken to date.

#### *Gypsy and Traveller*

- 3.93 The Draft Core Strategy follows a similar approach as outlined in 2008, but includes specific reference to making provision for transit sites through a Site Allocations DPD. The approach was supported by the 2008 Further Consultation SA Report.

#### *Affordable Housing*

- 3.94 The 2013 Draft Core Strategy is informed by the stakeholder options consulted upon through stakeholder workshops. The Draft Core Strategy includes an approach of varying affordable housing requirements for different housing submarkets within Charnwood. This broad approach was supported by the 2008 Further Consultation SA Report.

#### *Student Housing and Houses in Multiple Occupation*

- 3.95 The policy in the Draft Core Strategy does not propose a focus for new purpose built student accommodation but seeks to manage Houses in Multiple Occupation through a criteria-based approach.

#### *Leisure and Recreation*

- 3.96 The Draft Core Strategy includes a range of policies which deal with open space, sport and recreation and with green infrastructure having regard to deficiencies and future requirements. These were based on updated evidence and supported by national guidance.

#### *Sustainability of New Buildings*

- 3.97 Since 2008 further work had been done to examine the viability of different standards in the sustainability of new buildings, and there had also been engagement with stakeholders including the development industry. Best practice had also changed, which suggested that expressing standards as CO<sub>2</sub> reduction was more appropriate than a CO<sub>2</sub> reduction to be met through renewable energy.
- 3.98 Following viability appraisal and stakeholder engagement the Draft Core Strategy includes an approach which encourages (rather than requires) a reduction in CO<sub>2</sub> emission of new buildings, where this is viable. The approach was supported by the 2008 Further Consultation SA Report.

#### *Large Scale Renewable Energy Installations*

- 3.99 Since 2008 further evidence concerning the potential for renewable energy in Charnwood has been prepared. Stakeholder consultation was also carried out in 2012 over the potential for specific targets for renewable energy.
- 3.100 Following this further work the Draft Core Strategy includes specific targets for renewable energy.

### *Managing Travel Demand and Widening Transport Choice*

- 3.101 The Draft Core Strategy is based upon up-to-date national planning policy and reflects the most recent transport evidence prepared in partnership with the City and County Councils. The approach was supported by the 2008 Further Consultation SA Report.

### *Retailing and Town Centres*

- 3.102 In 2011 further evidence was prepared concerning the health and function of existing Local and District Centres. Further stakeholder workshops were held examining the different options for accommodating retail needs around Loughborough Town Centre, and for distributing forecast retail needs across Charnwood. Each set of options was accompanied by a short sustainability appraisal which formed part of the workshop material. The overall distribution of retail floorspace across the Borough was appraised in 2011; options included different proportions of retail floorspace divided between Loughborough Town Centre and the rest of the Borough. Different locations around Loughborough Town Centre for accommodating the identified need for new floorspace were also appraised.
- 3.103 The Charnwood Retail and Town Centre Study was published in 2013. It updated forecasts for new retail floorspace and examined the potential for development around key parts of Loughborough Town Centre. The approach to retailing and town centres was informed by the sustainability appraisals carried out in 2011, evidence from the Retail and Town Centre Study 2013 and by further evidence prepared to assess the health and function of existing Local and District Centres.

### **Key Sustainability Appraisal Conclusions**

- 3.104 Whilst there are differences in the way that options are described when compared to the 2006 Preferred Options SA Report, the final development strategy is similar to that informed by the SA findings in 2006, with the exception that it does not propose development south of Loughborough but does include development adjoining Shepshed.
- 3.105 The 2013 Draft Core Strategy SA Report concluded that the Draft Core Strategy would be likely to have a wide range of positive and significant positive effects on the SA objectives, although a number of potential negative impacts are also associated with the scale and location of development proposed.
- 3.106 The 2013 Draft Core Strategy SA Report noted a tension between the protection of the high environmental quality of the Borough and the need to encourage socially diverse and economically robust communities by providing a balance of housing types and employment opportunities. The conclusions of the SA Report with respect to those parts of the Borough where the focus of development will take place are described below.
- 3.107 Overall, the likely sustainability effects of the three South Charnwood policies were mixed in relation to the environmental objectives but were largely positive in relation to the social and economic SA objectives, because they allow for new high quality development, employment development and the provision of community services and facilities within the strategic housing development planned, and the regeneration of Watermead Corridor. There were a small number of potentially significant negative effects identified in relation to air quality and the efficient use of land and soil.
- 3.108 The sustainability effects of the policies for North Charnwood were considered to be largely positive in relation to social and economic SA objectives, because of the provision that the options make for new housing and employment opportunities. Potential significant positive effects were identified in relation to housing provision, access to services and facilities, open space, encouraging a sustainable economy, and improving skills and employability. However, negative effects were found to occur in relation to environmental SA objectives due to the potential for new development to affect sensitive receptors. These included potentially significant negative effects on landscape character, settlement viability, cultural heritage and historic environment (most notably in relation to Garendon historic park and garden), and efficient use of land and soil.
- 3.109 The 2013 Draft Core Strategy SA Report noted the extensive safeguards included within individual policies in the Draft Core Strategy that seek to ensure no significant adverse environmental effects will arise in practice. The SA Report also recognised that new development may offer

opportunities to incorporate environmental enhancements (e.g. for biodiversity or the setting of historic assets). It concluded that the environmental policies will help in the planning, design and management of development to ensure that the environmental effects are acceptable, although not always easy to achieve.

- 3.110 Subsequent SA work carried out in October 2013 confirmed that the spatial strategy that defines a Principal Urban Area/Non-Principal Urban Area split, provides for urban concentration and regeneration but with some scope for development elsewhere such as the Service Centres, and planned sustainable urban extensions rather than piecemeal development, remains the most sustainable strategy for Charnwood Borough.

**Appendix 13**

Detailed SA Matrices for the Core Strategy Policies (Pre-Submission Draft (June 2013) taking into account Main Modifications (April and July 2015))

## Development Strategy

### Policy CS1: Development Strategy

Note that this SA matrix refers to the broad development strategy for Charnwood Borough as set out in policy CS1, and that the development locations referred to in the policy (such as the sustainable urban extensions and the strategic housing developments) are appraised separately for their specific effects on the SA objectives (see the appraisal matrices for Core Strategy policies CS19, CS20, CS21, CS22 and CS23).

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑/↓?	This policy allows for large-scale housing and employment development in Charnwood, with the majority to be focussed on greenfield land (i.e. the sustainable urban extensions that are proposed to the north east of Leicester and to the north of Birstall). This scale of development and its largely greenfield location could lead to habitat loss and species disturbance. While there are no designated European sites within Charnwood, there are two within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC). However, the HRA work that was undertaken for the Pre-Submission Draft Core Strategy concluded that the growth proposed in Charnwood (as described in this overarching development strategy) would not result in any significant effects on the European designated sites within close proximity of the Borough (there are none located within Charnwood). Charnwood also contains 17 SSSIs which cover over 4% of the Borough, over 200 Local Wildlife Sites, three Local Nature Reserves and five Regionally Important Geological Sites. These and other non-designated biodiversity/geodiversity assets could potentially be affected by the large-scale development proposed in the Borough; however the effects of the specific development locations referred to in the development strategy on biodiversity and geodiversity are considered as part of the SA of the more specific Core Strategy policies. It is also assumed that all development will need to comply with Core Strategy policy CS13: Biodiversity and Geodiversity

SA Objectives	SA effect	SA Commentary
		<p>which aims to protect biodiversity assets in the Borough from the potential adverse impacts of development, and it is recognised that new development may offer opportunities to incorporate biodiversity enhancements, e.g. if green infrastructure is created within the sustainable urban extensions. An overall potentially mixed but uncertain effect on this objective is therefore likely, and the specific effects of the development locations described in this policy are considered separately.</p>
<p>2: To maintain and enhance townscape and landscape character</p>	<p>↑/↓?</p>	<p>This policy allows for large-scale housing and employment development in Charnwood, with the majority to be focussed on greenfield land (i.e. the sustainable urban extensions that are proposed to the north east of Leicester, the west of Loughborough and to the north of Birstall). This scale of development and its largely greenfield location could potentially lead to adverse impacts on the landscape, particularly where large-scale development is directed to areas of high landscape sensitivity. For example, the development strategy directs around 4,500 new homes and up to 13ha of employment land to the sustainable urban extension to the north east of Leicester, which falls within the southern part of the High Leicestershire Landscape Character Area – this area is noted as having a generally rural character which has already been affected by recent development on the northern fringe of Leicester, with houses built within the last ten years on the north facing valley side being highly intrusive in long distance views<sup>185</sup>. Further large-scale development in such sensitive areas could therefore have negative effects. However, the effects of the specific development locations referred to in this policy on the landscape are considered as part of the SA of the more specific Core Strategy policies and it is assumed that all development will need to comply with Core Strategy policy CS11: Landscape and Countryside which aims to conserve and enhance local landscape character. In addition, it is recognised that new development (which will need to be of high quality design in accordance with Core Strategy policy CS2) could have the potential to enhance the appearance of the landscape and</p>

<sup>185</sup> Charnwood Borough Council (July 2012) Borough of Charnwood Landscape Character Assessment

SA Objectives	SA effect	SA Commentary
		townscape where it is appropriately sited and designed. An overall potentially mixed but currently uncertain effect on this objective is therefore likely, and the specific effects of the development locations set out in this policy are considered separately.
3: To increase the vibrancy and viability of settlements	↑/↓	<p>This policy could have mixed (both positive and negative) effects on the vibrancy and vitality of settlements in Charnwood. On one hand, the large-scale new housing and employment development proposed should be of high quality as it will be required to comply with Core Strategy policy CS2: High Quality Design, and it should therefore enhance the sense of place and levels of satisfaction in local communities. In addition, the scale of housing and employment development proposed should enhance the vibrancy of Charnwood, stimulating the growth of communities and providing new housing (much of which will be affordable in accordance with Core Strategy policy CS3 and so will reduce the extent to which younger people are driven out of communities by high house prices). However, the policy proposes large-scale new development in locations where congestion is already a problem (for example the policy allows for a sustainable urban extension of approximately 3,000 homes to the west of Loughborough which already suffers from significant congestion issues<sup>186</sup>) and the new development could compound these problems and adversely affect the quality of the area. However, it is recognised that effects of this nature could potentially be mitigated by the inclusion of sustainable transport links within the new development, in line with Core Strategy policy CS17: Sustainable Transport. In addition, most of the new housing development is focussed in or adjacent to urban areas, which means that the proportion of the affordable housing to be provided will be much higher in urban areas than in rural areas. However, it is rural areas where high house prices are causing the most significant problems and addressing the issue more in urban areas than in rural areas means that younger people in particular may continue to be priced out of Charnwood's rural communities. An overall mixed</p>

<sup>186</sup> Leicestershire County Council (April 2011) Local Transport Planning in Leicestershire 2011-2026: Leicestershire Local Transport Plan 3

SA Objectives	SA effect	SA Commentary
		(both positive and negative) effect on this objective is therefore likely, and the effects of the specific development locations referred to in the development strategy on the vibrancy and vitality of settlements are considered as part of the SA of the more specific Core Strategy policies.
4: To conserve and enhance the historic and cultural environment	↑/↓?	This policy allows for large-scale housing and employment development in Charnwood, which could potentially affect the setting of heritage assets in the Borough. Charnwood contains three Registered Parks and Gardens, 771 statutory listed buildings, 38 designated conservation areas and 21 Scheduled Monuments and five of these listed buildings, two Scheduled Monuments and two conservation areas (at Shelthorpe and Shepshed) are listed as being at risk <sup>187</sup> . Depending on the exact location, scale and design of the development described in this policy, adverse effects on those assets could be experienced; however it may also be possible to enhance the setting of heritage assets through high quality and appropriate design. In particular there is the potential for either positive or negative effects on the 'at risk' Shepshed Conservation Area as the development strategy provides for the development of approximately 1,200 homes within and adjoining Shepshed. However, the effects of the specific development locations referred to in the development strategy on the historic and cultural environment are considered as part of the SA of the more specific Core Strategy policies and it is assumed that all development will need to comply with Core Strategy policy CS14: Heritage which aims to conserve and enhance cultural heritage in Charnwood. An overall potentially mixed (both positive and negative) but currently uncertain effect on this objective is therefore likely, and the specific effects of the development locations set out in this policy are considered separately.
5: To protect and improve surface and ground water quality and	↑?	The large-scale housing and employment development proposed in Charnwood through this policy, will inevitably result in increased demand for water abstraction and treatment in the Borough. The effects of the growth proposed in this sense are considered separately under the more specific Core Strategy

<sup>187</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

SA Objectives	SA effect	SA Commentary
resources		<p>policies, as capacity at the various sewage treatment works within the Borough varies. However, information from Severn Trent Water<sup>188</sup> indicates that there is sufficient capacity available at sewage treatment works in the Borough to accommodate the level of development proposed at the strategic sites that are described in this overarching policy. None of the Core Strategy policies directly address the issue of water resources and water quality, and instead focus on the water environment in relation to flood risk. While policy CS2 aims to ensure that new development is of high quality design and is resilient to the effects of climate change, which is likely to include measures to minimise water consumption and increase the re-use and recycling of water, this is not specified in the policy. An earlier SA recommendation has now been addressed and policy CS16 now makes reference to preserving water quality and quantity too. An overall negligible effect on this SA objective is likely, although there is some uncertainty attached.</p>
6: To improve local air quality	↓?	<p>The large-scale housing and employment development proposed in Charnwood through this policy is likely to result in an increase in vehicle traffic in the Borough and could therefore have an adverse impact on local air quality. While transport modelling work that has been undertaken for Charnwood<sup>189</sup> indicates that even based on a 'do' nothing' scenario, there is likely to be an increase in traffic in the Borough of 16% by 2026, the modelling also suggests that the development strategy for the Borough is likely to result in a further 2.7% increase on top of that. It was also concluded that NO<sub>x</sub> emissions from traffic would be 2% higher under the development strategy than the predicted situation in 2026 without the development strategy. This is of particular concern in light of the four AQMAs that have been declared in Charnwood, two of which (Loughborough and Syston) are associated with emissions from traffic<sup>190</sup>. The Loughborough AQMA covers large parts of the town, and this</p>

<sup>188</sup> Information received by Charnwood Borough Council from Severn Trent Water February 2013.

<sup>189</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

<sup>190</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
		<p>policy directs significant development to Loughborough (in the sustainable urban extension to the west of the town). In addition, the development strategy focuses development within fairly close proximity of the Syston AQMA (the SUE to the north east of Leicester and the direction of growth to the north of Birstall). However, this policy focusses the majority of the new development in Charnwood in areas which are adjacent to the larger urban centres, which means that it is more likely to be well-connected to sustainable transport links which could reduce the likely air quality impacts of the development proposed. It is also recognised that new development in the Borough will need to comply with Core Strategy policy CS17: Sustainable Transport, which requires developments to provide sustainable transport links. Indeed, the transport modelling for Charnwood took into account the mitigation that is proposed as part of the Core Strategy (both public transport and highway improvements) and concluded that the mitigation package should fully mitigate the environmental impacts of the development strategy in relation to NO<sub>x</sub> emissions from traffic in comparison to the 'do nothing' 2026 scenario (although there will still be an increase from 2008 base levels). The potential minor negative effect on this objective is therefore uncertain, as provided the appropriate mitigation is implemented, effects may be reduced to negligible.</p>
<p>7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions</p>	<p>↑ / ↓</p>	<p>The large-scale housing and employment development proposed in Charnwood through this policy is expected to result in increased greenhouse gas emissions from vehicle traffic and buildings. Transport modelling that was undertaken for Charnwood<sup>191</sup> concluded that, without mitigation, the development strategy for the Borough would result in 1% higher levels of carbon emissions from transport than the likely level in 2026 based on a 'do nothing' scenario (although in both cases, levels would be lower than the 2008 base year). However, this policy focuses most new development in locations that are adjacent to urban areas (e.g. the sustainable urban extensions to the north east of Leicester and the west of Loughborough) and so are more likely to be well-</p>

<sup>191</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		<p>linked by sustainable transport modes, thereby reducing the extent of the likely increase in traffic-related greenhouse gas emissions. It is also recognised that new development will need to comply with Core Strategy policy CS17: Sustainable Transport, which requires developments to provide sustainable transport links. Indeed, the transport modelling for Charnwood took into account the mitigation that is proposed as part of the Core Strategy (both public transport and highway improvements) and concluded that the mitigation package should mitigate around 60% of the environmental impacts of the development strategy in relation to carbon emissions from traffic in comparison to the 'do nothing' 2026 scenario. It is also recognised that new development could offer good opportunities to incorporate renewable energy generation, which would help to mitigate the increase in emissions from new development - this is particularly likely given that development will also need to comply with policy CS16: Sustainable Construction and Energy which encourages developments to exceed Building Regulations for carbon emissions by prioritising measures that reduce the need for energy and secure residual need for energy through low carbon or renewable sources. An overall mixed (both positive and negative) effect on this objective is therefore likely.</p>
<p>8: To reduce vulnerability to flooding</p>	<p>↑ / ↓</p>	<p>This policy proposes large-scale new development in Charnwood, much of which is directed towards greenfield land (i.e. the sustainable urban extensions to the north east of Leicester and to the north of Birstall). This could have a negative impact on flood risk by increasing the area of impermeable surfaces, particularly where development is in areas of high flood risk (e.g. within the floodplain of the River Soar which runs through the Borough from north to south). While the sustainable urban extension proposed to the north east of Leicester is outside of flood zones 2 and 3, the sustainable urban extension to the west of Loughborough is in an area of flood zones 2 and 3. The exact location of some of the development proposed in the policy is unknown, and therefore so is its proximity to high flood risk areas. However, the impacts of the development locations on flood risk are considered in more detail as part of the SA of the more specific spatial policies. It is also recognised that new development could</p>

SA Objectives	SA effect	SA Commentary
		offer good opportunities to incorporate flood risk mitigation measures such as SuDS, particularly as development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which directs development to locations within the borough at the lowest risk of flooding, applying the Sequential Test and if necessary the Exception Test, and requires mitigation measures to be in place where development is proposed in flood risk areas. An overall mixed (both positive and negative) effect on this objective is therefore likely, and the specific effects of the development locations described in this policy are considered separately.
9: To reduce waste and conserve mineral resources	↑/↓?	Development of the scale proposed under this policy will inevitably lead to increased waste generation, regardless of its location, particularly as much of the development is steered towards greenfield land where opportunities for reusing existing building materials will be less than on a brownfield site. However, the impacts of the development strategy on waste generation will depend largely on the practices used within the development sites rather than on the spatial distribution of development and it is recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. Development of this scale will also lead to increased use of aggregates for construction, although again this will not be affected by the particular locations of development sites, and it is uncertain the extent to which recycled and secondary aggregates may be used. As such, the overall effects of the proposal on this objective are potentially mixed (minor positive and negative) but currently uncertain.
10: To protect soil resources and quality and make efficient use of land and buildings	↓?	This policy directs much of the large-scale development proposed in Charnwood to greenfield land, e.g. at the sustainable urban extensions to the north east of Leicester and the west of Loughborough. This could have a negative impact as a result of the loss of soils, particularly where development takes place on high quality agricultural land. Development on greenfield land also represents a less efficient use of land than where development comes forward within urban areas,

SA Objectives	SA effect	SA Commentary
		as opportunities to re-use existing land and buildings are likely to be more limited. However, the effects of the various development locations are considered as part of the SA of the other more specific policies and will depend on the specific location and construction techniques used in the new development, and the potential minor negative effect is therefore currently uncertain.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	0	This policy is not expected to have a direct effect on poverty, social exclusion, crime or community safety in Charnwood.
12: To increase healthy lifestyles	↑	This policy could have a minor positive effect on health as it refers to safeguarding services and facilities in service centres, other settlements and small villages and hamlets, which is taken to include healthcare facilities. In addition, the fact that the policy directs most of the new development to locations which are adjacent to the main urban areas of Charnwood and the Principle Urban Area north of Leicester means that it is more likely that residents will be able to make use of active modes of travel such as walking and cycling in place of car travel. An overall minor positive effect on this objective is therefore likely.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	This policy is likely to have a significant positive effect on housing as it allows for the development of a total of 13,940 new homes in Charnwood, which meets the identified need for between 655 and 885 new homes per year in the Borough <sup>192</sup> . It is assumed that this housing will be of high quality in line with the requirements of Core Strategy policy CS2: High Quality Design and will conform to Core Strategy policy CS3: Strategic Housing Needs which

<sup>192</sup> GL Hearn and JG Consulting (September 2011) Leicester and Leicestershire Housing Requirements Project

SA Objectives	SA effect	SA Commentary
		determines the proportion of new housing which will be affordable. This will help to meet the identified local need for affordable housing which is a particular local issue in Charnwood – the latest Strategic Housing Market Assessment has shown that 22% of the housing provision in Charnwood between 2011 and 2036 should be affordable housing in order to meet the backlog of need <sup>193</sup> ). An overall significant positive effect on this objective is therefore likely.
14: To increase access to a wide range of services and facilities	↑?	This policy could have a minor positive effect on this SA objective as it refers to safeguarding services and facilities in service centres, other settlements and small villages and hamlets. It also focuses the majority of the new development in locations which are adjacent to the existing urban areas where access to existing services and facilities will be better than in rural areas. However, it will be necessary to ensure that new services and facilities are provided to meet the increase in demand that will result from the population growth that the overall development strategy will lead to, in order to avoid existing services and facilities becoming overloaded. This issue is considered in the appraisals of the more specific Core Strategy policies which allocate the new development, and an overall minor positive effect is likely although some uncertainty is attached.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	0	This policy is not expected to have a direct effect on access to the countryside and open space. Effects on access to semi-urban environments such as parks will depend on the specific proposals for the various development locations, which are considered under other more specific Core Strategy policies.
<b>Economy:</b>		
16: To encourage a sustainable	↑	This policy should have a significant positive effect on the economy as it allocates up to 152ha of new employment land in Charnwood, which will help to

<sup>193</sup> Leicester and Leicestershire Strategic Housing Market Assessment Report, GL Hearn, 2014.

SA Objectives	SA effect	SA Commentary
economy supported by efficient patterns of movement attractive to investors		meet the identified need for 12,000 new jobs in the Borough between 2011 and 2031, and this employment land is provided in locations which are mainly in close proximity of the Borough's urban areas and are well linked by roads and sustainable transport links. This should encourage investment into Charnwood and boost the culture of enterprise and innovation. The provision for up to a 77ha expansion of the Science and Enterprise Park should have particularly positive effects (although the specific effects are considered separately under Core Strategy policy CS23: Loughborough University and Science and Enterprise Park).
17: To reduce disparities in economic performance and improve skills and employability	↑	This policy should have a positive effect on the range of job opportunities in Charnwood and could result in increased opportunities for work-based learning and skills development. The expansion of the Science and Enterprise Park should have particularly positive effects due to its links with the University and the potential for opportunities to be offered there to enhance students' learning (again, the specific effects are considered separately under Core Strategy policy CS23: Loughborough University and Science and Enterprise Park).

### Policy CS2: High Quality Design

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	0	This policy is not expected to have a direct effect on biodiversity. The effects of new development on Charnwood's habitats and species will depend largely on its specific nature and location, which is determined by other Core Strategy policies, rather than the design standards required of new developments.
2: To maintain and enhance townscape and	↑	This policy is likely to have a significant positive effect on Charnwood's landscape and townscape character, as its primary aim is to ensure that new development is of high quality and contributes to improving the sense of place

SA Objectives	SA effect	SA Commentary
landscape character		and enhancing its surroundings. It specifically states that development should respect and enhance the character of the area, having regard to landscape. The policy also states that development should add to the quality of an area, not just in the short term but over the whole lifespan of the development, which means that the positive effects should be experienced in the long-term.
3: To increase the vibrancy and viability of settlements	↑	This policy should have a positive effect on the vibrancy and viability of settlements in Charnwood as it requires new developments to provide attractive, well-managed and safe public spaces (which is taken to include facilities such as areas of open space). This should encourage community interaction and increase neighbourhood satisfaction levels. The policy should also help to improve the overall attractiveness of settlements and enhance the sense of place, as its overall aim is to ensure that new development is of high quality design and fits in well with its surroundings, enhancing the built environment where possible. The measures in the policy to ensure that new development provides well-defined and legible streets and spaces that are easy to get around for all should have a positive effect on avoiding congestion. An overall significant positive effect on this objective is therefore likely.
4: To conserve and enhance the historic and cultural environment	↑	This policy encourages new development to respect and enhance local character and to add to the overall quality of the surrounding area. This should help to ensure that new development does not have adverse impacts on the setting of heritage assets such as listed buildings and conservation areas. The policy also specifies that new development should achieve architectural excellence where possible, which will have a positive effect on the cultural environment.
5: To protect and improve surface and ground water quality and resources	↑?	While this policy does not make direct reference to water quality and resources, it should have a positive effect on this objective as it aims to ensure that new development is of high quality design and is resilient to the effects of climate change – this is likely to include measures to minimise water consumption and increase the re-use and recycling of water. However, because this is not specified in the policy, the potential positive effect is currently uncertain.
6: To improve local air quality	↑?	This policy specifies that new developments will be required to reduce their impacts on climate change – this could have a positive effect on local air quality

SA Objectives	SA effect	SA Commentary
		if it includes the incorporation of sustainable transport measures which could result in reduced vehicle traffic. This is potentially particularly beneficial in Charnwood, where there are four AQMAs within the District, two of which (Syston and Loughborough) are associated with emissions from traffic <sup>194</sup> . However, because this is not specified in the policy, the potential positive effect is currently uncertain.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑	This policy specifies that new developments will be required to reduce their impacts upon and be resilient to the effects of climate change in accordance with Core Strategy policy CS16; therefore a positive effect on this objective is likely.
8: To reduce vulnerability to flooding	↑?	This policy specifies that new developments will be required to reduce their impacts upon and be resilient to the effects of climate change, which is taken to include the incorporation of measures to manage flood risk (although the policy does not specify this). Given that large areas of Charnwood Borough are within flood zones 2 and 3 (e.g. the floodplain of the River Soar which runs through the Borough from north to south) <sup>195</sup> , the management of flood risk through high quality and sustainable design in new developments could be particularly beneficial. A potential but uncertain minor positive effect is therefore likely.
9: To reduce waste and conserve mineral resources	0	This policy is not expected to have a direct effect on waste and minerals.
10: To protect soil	0	This policy is not expected to have a direct effect on soil and the efficient use of

<sup>194</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

<sup>195</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

SA Objectives	SA effect	SA Commentary
resources and quality and make efficient use of land and buildings		land.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	This policy specifies that new developments will be required to provide safe public spaces, which should have a positive effect on reducing crime and increasing community safety. A minor positive effect on this objective is therefore likely.
12: To increase healthy lifestyles	↑?	The provision of attractive and safe public spaces within new developments could have a positive effect on healthy lifestyles in Charnwood if this were to include the development of parks and other green infrastructure, which can help to facilitate active outdoor activities. However, this potential positive effect is currently uncertain as it will depend on the nature of the public spaces provided which is unknown until specific development proposals come forward.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	This policy aims to ensure that all new development, including housing development, is of high quality design, something that is particularly important in light of a 2007 assessment <sup>196</sup> which judged the design quality of the majority of new housing developments in the East Midlands to be either poor or average. A minor positive effect on this objective is therefore likely as the policy should help to increase the quality of Charnwood's housing stock.
14: To increase access to a wide range of services and facilities	↑	This policy requires new development to provide well-defined and legible streets and spaces that are easy to get around for all, including those with disabilities, which should help to increase access to services and facilities for all. A positive effect on this objective is therefore likely.
15: To increase	↑?	This policy requires new developments to provide well managed, attractive and

<sup>196</sup> CABE (2007) Housing Audit: Assessing the Design Quality of New Housing in the East Midlands, West Midlands and the South West.

SA Objectives	SA effect	SA Commentary
access to the countryside, open space and semi urban environments (e.g. parks)		safe public spaces – while it is not specified in the policy, if this were to include open space such as urban parks, a positive effect on this objective would be likely, particularly in light of the deficiencies in open space and green infrastructure that have been identified in Charnwood <sup>197</sup> .
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	This policy specifies that new development will be required to protect the amenity of people who work nearby, which should ensure that new development will not cause disruption to nearby employment sites; thereby having a minor positive effect on the local economy. The policy also requires new development to provide well-defined and legible streets and spaces that are easy to get around for all, including those with disabilities, which should help to increase the accessibility of jobs. An overall minor positive effect on this objective is therefore likely.
17: To reduce disparities in economic performance and improve skills and employability	0	This policy is not expected to have a direct effect on economic performance, skills development or employability in Charnwood.

## Meeting our Housing Needs

### Policy CS3: Strategic Housing Needs

SA Objectives	SA effect	SA Commentary
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<sup>197</sup> Charnwood Borough Council (2013) Open Spaces, Sport & Recreation Study

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	0	This policy will not have a direct effect on biodiversity. While the development of 13,940 new homes in Charnwood could result in habitat loss or species disturbance, the effects of the new housing development itself on biodiversity have been considered separately, under the more specific policies which allocate areas where housing will be delivered (e.g. those for the sustainable urban extensions). It is also assumed that all new development (including that of affordable housing) will conform to Core Strategy Policy CS13: Biodiversity and Geodiversity which aims to protect biodiversity from the potential impacts of new development. This policy focuses on determining the proportion of the new houses that will be affordable, which will not in itself affect biodiversity in Charnwood.
2: To maintain and enhance townscape and landscape character	?D	Most of this policy will not have a direct effect on the landscape. While the development of 13,940 new homes in Charnwood could affect the character of the local landscape as a result of visual intrusion or impacts on tranquillity, effects will depend on the particular location of the housing development and have been considered separately, under the more specific policies which allocate areas where housing will be delivered (e.g. those for the sustainable urban extensions). However, part of the policy allows for the development of housing at 'rural exceptions sites', where development would not normally be acceptable outside of the settlement limits, in order to achieve the delivery of affordable rural housing. In such circumstances, negative effects on the landscape may result from development outside of the normal development boundary although this is uncertain as effects will depend on the specific location, scale and design of housing that comes forward at rural exceptions sites. It is also assumed that all new development (including that of affordable housing) will conform to Core Strategy Policy CS11: Landscape and Countryside which requires new developments to protect landscape character.

SA Objectives	SA effect	SA Commentary
3: To increase the vibrancy and viability of settlements	↑	This policy aims to ensure that new development incorporates an appropriate level of affordable housing, in both urban and rural areas. This should have a significant positive effect on the vibrancy and viability of settlements by providing the opportunity for younger people to remain in the borough, particularly in rural areas where house prices are highest <sup>198</sup> , without being forced out to more affordable locations. The policy specifically aims to deliver affordable housing in an integrated fashion with market housing, which will contribute to the creation of mixed communities. An overall positive effect on this objective is therefore likely.
4: To conserve and enhance the historic and cultural environment	0	This policy will not have a direct effect on the historic and cultural environment. While the development of 13,940 new homes in Charnwood could affect the setting of heritage assets, the effects of new housing development itself on the historic and cultural environment have been considered separately, under the more specific policies which allocate the housing (e.g. those for the sustainable urban extensions). It is also assumed that all new development (including that of affordable housing) will conform to Core Strategy Policy CS14: Heritage which aims to conserve and enhance Charnwood's historic assets. This policy focuses on determining the proportion of the new houses that will be affordable, which will not in itself affect the Borough's historic and cultural environment.
5: To protect and improve surface and ground water quality and resources	0	This policy will not have a direct effect on water quality and quantity. While the development of 13,940 new homes in Charnwood could affect water quality and quantity by increasing demand for water abstraction and waste water treatment, the effects of the new housing development itself on the water environment have been considered separately, under the more specific policies which allocate the housing (e.g. those for the sustainable urban extensions). This policy focuses on determining the proportion of the new houses that will be affordable, which will not in itself affect water quality and quantity.
6: To improve local air quality	0	This policy will not have a direct effect on air quality. While the development of 13,940 new homes in Charnwood could affect air quality by increasing vehicle

<sup>198</sup> Leicester and Leicestershire Strategic Housing Market Assessment 2007/8: Final main report.

SA Objectives	SA effect	SA Commentary
		traffic in the local area, potentially exacerbating the existing air quality issues in the Borough where there are four declared AQMAs <sup>199</sup> , the effects of the new housing development itself on air quality have been considered separately, under the more specific policies which allocate the housing (e.g. those for the sustainable urban extensions). This policy focuses on determining the proportion of the new houses that will be affordable, which will not in itself affect air quality.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	0	This policy will not have a direct effect on Charnwood's vulnerability or contribution to climate change. While the development of 13,940 new homes in Charnwood could affect levels of greenhouse gas emissions by increasing vehicle traffic in the local area and increasing the level of domestic emissions, the effects of the new housing development itself on climate change will depend on its specific design and location and have been considered separately, under the more specific policies which allocate the housing (e.g. those for the sustainable urban extensions). It is also assumed that all new development (including that of affordable housing) will conform to Core Strategy Policy CS16: Sustainable Construction and Energy which encourages developments to, where viable, exceed Building Regulations for carbon emissions by prioritising measures that reduce the need for energy and secure residual need for energy through low carbon or renewable sources. This policy focuses on determining the proportion of the new houses that will be affordable, which will not in itself affect Charnwood's contribution to climate change.
8: To reduce vulnerability to flooding	0	This policy will not have a direct effect on Charnwood's vulnerability to flooding. While the development of 13,940 new homes in Charnwood could affect levels of flood risk (both negatively by increasing the area of impermeable surfaces, and positively by incorporating flood risk mitigation measures), the effects of the new housing development itself on flood risk will depend on its specific design and location and have been considered separately, under the more

<sup>199</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
		specific policies which allocate the housing (e.g. those for the sustainable urban extensions). It is also assumed that all new development (including that of affordable housing) will conform to Core Strategy Policy CS16: Sustainable Construction and Energy which directs development to locations within the Borough at the lowest risk of flooding and requiring mitigation measures to be in place where necessary. This policy focuses on determining the proportion of the new houses that will be affordable, which will not in itself affect Charnwood's vulnerability to flooding.
9: To reduce waste and conserve mineral resources	0	This policy will not have a direct effect on waste and minerals. While the development of 13,940 new homes in Charnwood could increase consumption of minerals and aggregates for construction, and levels of waste generation locally it would not be expected to increase overall per-capita waste generation. It is also assumed that all new development (including that of affordable housing) will conform to Core Strategy Policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provide for the suitable storage of waste and allow convenient waste collections. This policy focuses on determining the proportion of the new houses that will be affordable, which will not in itself affect Charnwood's vulnerability to flooding.
10: To protect soil resources and quality and make efficient use of land and buildings	0	This policy will not have a direct effect on soil quality and the efficient use of land. While the development of 13,940 new homes in Charnwood will inevitably result in the loss of some (potentially high quality) soil where development occurs on greenfield sites, this policy focuses on determining the proportion of the new houses that will be affordable, which will not in itself affect Charnwood's soils or the efficient use of land.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase	↑	This policy is not expected to have a direct effect on reducing poverty and social exclusion, crime and anti-social behaviour, although it may help some people in poverty to gain access to a home.

SA Objectives	SA effect	SA Commentary
community safety		
12: To increase healthy lifestyles	↑	This policy will not have a direct effect on increasing healthy lifestyles, although the provision of affordable housing to meet local need may have a minor indirect positive effect on health by ensuring that people have access to high quality affordable housing, without facing issues such as damp and overcrowding that can have an adverse effect on both physical and mental health and well-being. In addition, the policy refers to the need for new housing to incorporate the design criteria of Lifetime Homes, which aim to add to the comfort and convenience of the home and support the changing needs of individuals and families at different stages of life <sup>200</sup> .
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	The overarching purpose of this policy is to ensure that the new housing to be developed in Charnwood over the Plan period meets the needs of all sections of the community by ensuring that an appropriate level of affordable housing is provided. Affordable housing need is a particular local issue in Charnwood - the latest Strategic Housing Market Assessment has shown that 22% of the housing provision in Charnwood between 2011 and 2036 should be affordable housing in order to meet the backlog of need <sup>201</sup> . Varying affordable housing targets are included in this policy for different groups of settlements, and although in some of the more urban areas of the Borough the target is very slightly lower than 22% (20%), the varying targets recognise the need to balance affordable housing requirements with the need to ensure the viability of proposals for developers and this approach reflects the recommendation of the Affordable Housing Viability Study <sup>202</sup> that varying targets would be realistic given the market values found in the Borough. In addition, the policy includes a high target of 40% affordable housing provision for the identified rural settlements, which reflects the particular affordability issues in rural areas – the highest house prices in Charnwood are found in three of the nine housing market areas,

<sup>200</sup> <http://www.lifetimehomes.org.uk/pages/lifetime-homes.html>

<sup>201</sup> Leicester and Leicestershire Strategic Housing Market Assessment Report, GL Hearn, 2014.

<sup>202</sup> Dr Andrew Golland, Three Dragons (April 2010) Charnwood Borough Council Affordable Housing Economic Viability Assessment: Final Report

SA Objectives	SA effect	SA Commentary
		all of which are rural (rural Prime Charnwood, Rural East and North East Rural) <sup>203</sup> . As above, the policy refers to the need for new housing to incorporate the design criteria of Lifetime Homes, which aim to add to the comfort and convenience of the home and support the changing needs of individuals and families at different stages of life <sup>204</sup> and the supporting text to the policy refers to the need to ensure that the design of new houses addresses the different needs of people in our community, including older people and those with disabilities.. An overall significant positive effect on this objective is therefore likely.
14: To increase access to a wide range of services and facilities	0	This policy is not expected to have a direct effect on access to services and facilities.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	0	This policy is not expected to have a direct effect on access to the countryside and open space.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns	0	This policy is not expected to have a direct effect on the local economy.

<sup>203</sup> Dr Andrew Golland, Three Dragons (April 2010) Charnwood Borough Council Affordable Housing Economic Viability Assessment: Final Report

<sup>204</sup> <http://www.lifetimehomes.org.uk/pages/lifetime-homes.html>

SA Objectives	SA effect	SA Commentary
of movement attractive to investors		
17: To reduce disparities in economic performance and improve skills and employability	0	This policy is not expected to have a direct effect on reducing disparities in economic performance, skills and employability.

#### Policy CS4: Houses in Multiple Occupation

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	0	This policy will not have a direct effect on biodiversity as it will not result in new development that could result in habitat loss or species disturbance. Instead, it addresses the use of existing residential properties for multiple occupation, which will not affect biodiversity (e.g. through habitat loss or disturbance to species).
2: To maintain and enhance townscape and landscape character	↑	This overarching purpose of this policy is to ensure that houses in multiple occupation do not have an adverse impact on the character of communities where there are high concentrations of house shares. It aims to manage the proportion of houses in multiple occupation in order to ensure that the physical character of a street or residential area is not adversely affected. This will have a significant positive effect on the townscape, particularly in locations such as the Storer and Southfields Wards in Loughborough where there are particularly high concentrations of shared student houses <sup>205</sup> . An overall significant positive effect on this objective is therefore likely.

<sup>205</sup> Charnwood Community Cohesion (undated) Charnwood: A Great University Town...In the Making.

SA Objectives	SA effect	SA Commentary
3: To increase the vibrancy and viability of settlements	↑	Houses in multiple occupation can have an adverse impact on the attractiveness and sense of place of a neighbourhood for other residents, for example as a result of unkempt properties, parking problems and large numbers of 'to let' signs <sup>206</sup> . They can also have an overall detrimental effect on the vitality of the neighbourhood as student properties are often unoccupied for large periods of time during university holidays, particularly in areas of Loughborough such as the Storer and Southfields Wards where there are high concentrations of student house shares. This policy should therefore have a positive effect on increasing the vibrancy and vitality of settlements by managing the proportion of houses in multiple occupation. The policy also specifically aims to prevent houses in multiple occupation where this would cause detriment to amenity or generate a demand for on-street parking that would prejudice the safe operation of the highway, so in this way the policy should have a positive effect on reducing congestion and improving the overall quality of neighbourhoods in the affected areas. An overall significant positive effect on this objective is therefore likely.
4: To conserve and enhance the historic and cultural environment	0	This policy will not have a direct effect on the historic and cultural environment as it will not result in new development that could result in the setting of heritage assets being affected. Instead, it addresses the use of existing residential properties for multiple occupation, which will not affect the historic and cultural environment.
5: To protect and improve surface and ground water quality and resources	↑	This policy could have an indirect positive effect on water quality and quantity, as although it is not a direct purpose of the policy, managing the proportion of houses in multiple occupation could reduce demand for water abstraction and treatment. This is because a house where each bedroom is occupied by an adult (which is unusual in a traditional family home) is likely to have higher levels of water consumption and sewage generation than a home occupied by a couple or a family.

<sup>206</sup> Charnwood Community Cohesion (undated) Charnwood: A Great University Town...In the Making.

SA Objectives	SA effect	SA Commentary
6: To improve local air quality	↑	This policy is likely to have a positive effect on air quality, as it will prevent houses in multiple occupation where this would generate a demand for on-street parking that would prejudice the safe operation of the highway or cause detriment to amenity. This should result in a reduced number of cars within the affected neighbourhoods. This is particularly beneficial because the main areas that are affected by houses in multiple occupation are in the university town of Loughborough, where there is an Air Quality Management Area which was declared in response to (traffic derived) exceedences of the nitrogen dioxide (annual mean) air quality concentration objective <sup>207</sup> .
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑	This policy could have an indirect positive effect on reducing the Borough's contribution to climate change by reducing the level of greenhouse gas emissions from domestic properties and transport. Managing the proportion of houses in multiple occupation in certain areas (such as the most popular student areas of Loughborough i.e. the Storer and Southfields Wards) should result in fewer households which are occupied by three or more adults. Such households are likely to have overall higher levels of energy consumption (particularly where they are occupied by students who may be more likely to be at home during the day using heating etc.) and may have several cars – more traditional households occupied by a couple or family are likely to have only one or two cars whereas a large student house could have several. An overall minor positive effect on this objective is therefore likely.
8: To reduce vulnerability to flooding	0	This policy will not have a direct effect on flooding as it will not result in new development that could result in increased areas of impermeable surfaces in high flood risk areas, or that could incorporate flood mitigation measures such as SuDS. Instead, it addresses the use of existing residential properties for multiple occupation, which will not affect flood risk.
9: To reduce waste and conserve	↑	This policy could have an indirect positive effect on reducing waste generation in the Borough by reducing the number of larger households which are occupied

<sup>207</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
mineral resources		by several unrelated adults. Managing the proportion of houses in multiple occupation in certain areas (such as the most popular student areas of Loughborough i.e. the Storer and Southfields Wards) should result in fewer households which are occupied by three or more adults, and which are likely to have higher levels of waste generation than a smaller and more traditional household which is occupied by a couple or family. An overall minor positive effect on this objective is therefore likely.
10: To protect soil resources and quality and make efficient use of land and buildings	0	This policy will not have a direct effect on soil or the efficient use of land as it will not result in new development that could result in the loss of greenfield land. Instead, it addresses the use of existing residential properties for multiple occupation, which will not affect soil quality or the efficient use of land.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	This policy could have a positive effect on this objective by addressing noise issues which can have adverse effects on residents in areas where there are a high concentration of houses in multiple occupancy – it is recognised that in areas of Loughborough where there are high concentrations of students, anti-social behaviour, particularly late night disturbance, is an issue for local residents <sup>208</sup> . The policy states that houses in multiple occupancy will not be permitted where this would generate noise disturbance which is detrimental to local amenity. An increase in crime is also reported in areas of Loughborough where there are high concentrations of student houses <sup>209</sup> , which is likely to be linked to the quantity of computers and other valuables which can be found in shared houses, and the fact that they are often unoccupied for long periods during university holidays. By reducing the concentration of these houses in areas which are experiencing adverse effects, a positive effect on crime reduction should result.
12: To increase	↑	This policy could have a minor positive effect on healthy lifestyles in relation to

<sup>208</sup> Charnwood Community Cohesion (undated) Charnwood: A Great University Town...In the Making.

<sup>209</sup> Charnwood Community Cohesion (undated) Charnwood: A Great University Town...In the Making.

SA Objectives	SA effect	SA Commentary
healthy lifestyles		improving road safety, as it states that houses in multiple occupancy will not be permitted where this would generate demand for on-street parking which would prejudice the safe operation of the highway.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑/↓	The potential effects of this policy on this SA objective are complex. In one sense, the policy could be seen as having a positive effect on improving the diversity of available housing by restricting high concentrations of houses in multiple occupation in certain areas. However, at the same time it is recognised that there is a limited amount of purpose built student accommodation in Loughborough, and this means that there will inevitably be demand for private sector house rentals for groups of sharers. By restricting the use of houses for groups of students, the policy could result in a shortage of available housing for Loughborough's student population unless additional purpose built accommodation is provided, which is not specified in the policy. An overall mixed effect is therefore likely.
14: To increase access to a wide range of services and facilities	↑	The supporting text to this policy recognises that where there are high concentrations of houses in multiple occupation, impacts on community facilities have been experienced. While the nature of these impacts is not specified, it is assumed that this may include a shift in the nature of provision to cater for a more student-orientated community, or closure of facilities that no longer have an adequate non-student population to support them. This is supported by the Charnwood Community Cohesion report <sup>210</sup> which identifies some of the key effects of clusters of student housing to be changes in services and facilities – e.g. school rolls declining – and changes in commercial services, for example more takeaways, convenience food shops, and bars and more 'bargain basement' shops. By managing the proportion of houses in multiple occupation, the type of facilities for which there is demand should become more balanced and a positive effect on this objective could therefore result.
15: To increase access to the	0	This policy will not have a direct effect on increasing access to the countryside, open space and semi-urban environments.

<sup>210</sup> Charnwood Community Cohesion (undated) Charnwood: A Great University Town...In the Making.

SA Objectives	SA effect	SA Commentary
countryside, open space and semi urban environments (e.g. parks)		
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	This policy could have a minor indirect positive effect on this objective by reducing traffic congestion and therefore improving commuting times in some locations, as it aims to prevent houses in multiple occupation where this would generate a demand for on-street parking that would prejudice the safe operation of the highway or cause detriment to amenity.
17: To reduce disparities in economic performance and improve skills and employability	↓?	This policy could have an indirect effect on access to education opportunities, as if it restricts the use of houses for student sharers, in Loughborough in particular where the supporting text to the policy recognises there is a limited amount of purpose built accommodation, this could result in an overall shortfall of student accommodation and therefore restrict people's ability to take up university places. However, this is dependent on whether additional accommodation is to be provided (for example additional on-campus halls of residence); therefore the potential negative effect is currently uncertain.

### Policy CS5: Gypsies and Travellers

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora	0	This policy will not have a direct effect on biodiversity. It relates to the allocation of Gypsy and Traveller sites within the sustainable urban extensions and strategic housing allocations which are being assessed separately for their

SA Objectives	SA effect	SA Commentary
and fauna and geodiversity		impacts on biodiversity, and which will not be affected by the inclusion of Gypsy and Traveller sites within the development. While the policy does allow for the allocation of a site for at least four Showpeople plots and one or more sites for at least 10 transit pitches within the forthcoming Site Allocations and Development Management DPD (in addition to the provision made at the SUEs and strategic housing developments), the locations of these allocations are currently uncertain and so the effects on biodiversity cannot be assessed (those allocations will be subject to SA as part of the SA of the Site Allocations and Development Management DPD).
2: To maintain and enhance townscape and landscape character	0	This policy will not have a direct effect on the character of the landscape and townscape. It relates to the allocation of Gypsy and Traveller sites within the sustainable urban extensions and strategic housing allocations which are being assessed separately for their impacts on the landscape, and which will not be affected by the inclusion of Gypsy and Traveller sites within the development. While the policy does allow for the allocation of a site for at least four Showpeople plots and one or more sites for at least 10 transit pitches within the forthcoming Site Allocations and Development Management DPD (in addition to the provision made at the SUEs and strategic housing developments), the locations of these allocations are currently uncertain and so the effects on the landscape cannot be assessed (those allocations will be subject to SA as part of the SA of the Site Allocations and Development Management DPD).
3: To increase the vibrancy and viability of settlements	↑/↓ D	This policy allocates a site for four permanent pitches at each of the allocated sustainable urban extensions as well as each of the strategic housing developments. This should have a positive effect on the vibrancy of those communities by increasing diversity and encouraging integration between the traveller and settled communities. The policy also requires that sites for Gypsies, Travellers and Travelling Showpeople will be supported only where they do not cause significant detrimental impacts to the existing community. While this is in one sense positive as it should ensure that the sense of place and attractiveness of settlements are not compromised to too great an extent, the wording of the policy implies that some level of detrimental impact will be

SA Objectives	SA effect	SA Commentary
		permitted. As such, an overall mixed effect has been identified and it will depend on how the policy is implemented, i.e. where sites are eventually permitted.
4: To conserve and enhance the historic and cultural environment	↑?	The criteria that are included in this policy for sites for Gypsies, Travellers and Travelling Showpeople should have a minor positive effect on conserving and enhancing the cultural and historic environment as they require that sites are appropriate in scale. This should reduce the potential for sites to have a detrimental effect on the setting of nearby heritage assets such as listed buildings or conservation areas. However, there is some uncertainty attached to the potential positive effect as the heritage environment is not specifically referenced within the policy criteria.
5: To protect and improve surface and ground water quality and resources	0	This policy will not have a direct effect on water quality and quantity. It relates to the allocation of Gypsy and Traveller sites within the sustainable urban extensions and strategic housing allocations which are being assessed separately for their impacts on the water environment, and which will not be affected by the inclusion of Gypsy and Traveller sites within the development. While the policy does allow for the allocation of a site for at least four Showpeople plots and one or more sites for at least 10 transit pitches within the forthcoming Site Allocations and Development Management DPD (in addition to the provision made at the SUEs and strategic housing developments), the locations of these allocations are currently uncertain and so the effects on the water environment cannot be assessed (those allocations will be subject to SA as part of the SA of the Site Allocations and Development Management DPD).
6: To improve local air quality	0	This policy will not have a direct effect on air quality. It relates to the allocation of Gypsy and Traveller sites within the sustainable urban extensions and strategic housing allocations which are being assessed separately for their impacts on air quality, and which will not be affected by the inclusion of Gypsy and Traveller sites within the development. While the policy does allow for the allocation of a site for at least four Showpeople plots and one or more sites for at least 10 transit pitches within the forthcoming Site Allocations and

SA Objectives	SA effect	SA Commentary
		Development Management DPD (in addition to the provision made at the SUEs and strategic housing developments), the locations of these allocations are currently uncertain and so the effects on air quality cannot be assessed (those allocations will be subject to SA as part of the SA of the Site Allocations and Development Management DPD).
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	0	This policy will not have a direct effect on Charnwood's contribution to climate change. It relates to the allocation of Gypsy and Traveller sites within the sustainable urban extensions and strategic housing allocations which are being assessed separately for their impacts on climate change, and which will not be affected by the inclusion of Gypsy and Traveller sites within the development. While the policy also allows for the allocation of a site for at least four Showpeople plots and one or more sites for at least 10 transit pitches within the forthcoming Site Allocations and Development Management DPD, the locations of these allocations are currently uncertain and so the effects on climate change cannot be assessed (those allocations will be subject to SA as part of the SA of the Site Allocations and Development Management DPD).
8: To reduce vulnerability to flooding	0	This policy will not have a direct effect on flooding. It relates to the allocation of Gypsy and Traveller sites within the sustainable urban extensions and strategic housing allocations which are being assessed separately for their impacts on flooding, and which will not be affected by the inclusion of Gypsy and Traveller sites within the development. While the policy also allows for the allocation of a site for at least four Showpeople plots and one or more sites for at least 10 transit pitches within the forthcoming Site Allocations and Development Management DPD, the locations of these allocations are currently uncertain and so the effects on flooding cannot be assessed (those allocations will be subject to SA as part of the SA of the Site Allocations and Development Management DPD).
9: To reduce waste and conserve mineral resources	0	This policy will not have a direct effect on waste and minerals resources.
10: To protect soil	↑?	This policy could have a positive effect on this SA objective as allocating formal

SA Objectives	SA effect	SA Commentary
resources and quality and make efficient use of land and buildings		Gypsy and Traveller Sites to meet the identified level of local need should help to avoid unauthorised informal sites being set up, which could have adverse effects on land and soil depending on their size and location.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	This policy should have a positive effect on equality and promoting community cohesion, as it specifies that the permanent Gypsy and Traveller sites will be provided within the sustainable urban extensions and strategic housing developments.
12: To increase healthy lifestyles	↑	The criteria that are included in this policy for sites for Gypsies, Travellers and Travelling Showpeople should have a minor positive effect on increasing healthy lifestyles as they require that sites relate well to local infrastructure and services which is taken to include green infrastructure such as walking and cycle routes and healthcare facilities such as doctor's surgeries. Locating pitches within the sustainable urban extensions and strategic housing developments will ensure that residents of those pitches are easily able to access the health-related community services and facilities that already exist and will be provided in those areas.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑?	This policy is likely to have a significant positive effect on this SA objective, as the primary purpose of the policy is to ensure that Gypsy and Traveller sites are available to meet the identified local need. Given that Gypsy and Traveller Site provision in Charnwood Borough fell short of required levels between 2006 and 2011 <sup>211</sup> , this is a particularly significant local issue. The policy allocates sites for a total of eight permanent pitches at the SUEs and strategic housing developments, as well as 16 plots for showpeople (of which at least four will be allocated through the forthcoming Site Allocations and Development

<sup>211</sup> DeMontfort University Leicester (December 2012) Leicestershire, Leicester and Rutland Gypsy and Traveller Needs Assessment Refresh.

SA Objectives	SA effect	SA Commentary
		Management DPD) and at least 10 transit pitches, also to be allocated in the forthcoming Site Allocations and Development Management DPD. This meets the identified need for a total of eight permanent pitches, 10 transit pitches and 16 plots for showpeople in Charnwood by 2028 which has been established through the Gypsy and Traveller Needs Assessment <sup>212</sup> , advice from the Multi Agency Traveller Unit and the findings of the Council's Scrutiny Panel.
14: To increase access to a wide range of services and facilities	↑	The criteria that are included in this policy for sites for Gypsies, Travellers and Travelling Showpeople should have a minor positive effect on increasing access to a range of services and facilities, as they require that sites relate well to local infrastructure and services. Locating pitches within the sustainable urban extensions and strategic housing developments will ensure that residents of those pitches are easily able to access the community services and facilities that already exist and will be provided in those areas.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑?	The criteria that are included in this policy for sites for Gypsies, Travellers and Travelling Showpeople should have a minor positive effect on increasing access to open space and semi-urban environments such as parks as they require that sites relate well to local infrastructure. This is taken to include green infrastructure such as parks, although there is some uncertainty attached to the potential positive effect as green infrastructure is not specifically referenced within the policy criteria.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to	0	This policy will not have a direct effect on supporting a sustainable economy.

<sup>212</sup> DeMontfort University Leicester (December 2012) Leicestershire, Leicester and Rutland Gypsy and Traveller Needs Assessment Refresh.

SA Objectives	SA effect	SA Commentary
investors		
17: To reduce disparities in economic performance and improve skills and employability	0	This policy will not have a direct effect on reducing disparities in economic performance or improving skills and employability.

## Economy and Regeneration

### Policy CS6: Employment and Economic Development

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?/↓?	Policy CS6 seeks to meet the economic needs of Charnwood by delivering up to 75ha of land for strategic employment between 2011 and 2028, and supporting the expansion of the Science and Enterprise Park on up to 77ha of land. The specific effects of the employment allocations at the strategic development sites and the extension of the science park on biodiversity and geodiversity are considered as part of the SA of more specific Core Strategy policies. However, it is recognised that the scale of employment land growth proposed in the Borough could have adverse effects on local biodiversity as a result of habitat loss and disturbance to species, although it is also noted that all development will need to conform to the requirements of policy CS13: Biodiversity and Geodiversity and that new development could offer opportunities for biodiversity enhancements e.g. through habitat creation. All employment development will also be required to be in conformity with Core Strategy policy CS13: Biodiversity and Geodiversity. Therefore, the potential for both positive and negative effects on biodiversity has been recognised, although this is considered in more detail under other policies which allocate specific locations

SA Objectives	SA effect	SA Commentary
		for employment development and the effects in relation to this policy are currently uncertain.
2: To maintain and enhance townscape and landscape character	↑?/↓?	Expanding the Science and Enterprise Park on greenfield land near Loughborough University, and developing up to 75ha of strategic employment land could have a negative effect on landscape character as a result of visual intrusion, particularly as the development strategy for Charnwood directs much of the new development to greenfield land. The specific effects of the employment allocations at the strategic development sites and the extension of the science park on landscape and townscape are considered as part of the SA of more specific Core Strategy policies. However, it is recognised that there may be opportunities for high quality design to mitigate any negative impacts of new employment development on the landscape and townscape, or to even result in enhancements. This is particularly the case as the supporting text to the policy notes that Charnwood's existing stock of employment buildings is ageing. All employment development will also be required to be in conformity with Core Strategy policy CS11: Landscape and Countryside. Therefore, the potential for both positive and negative effects on the landscape has been recognised, although this is considered in more detail under other policies which allocate specific locations for employment development and the effects in relation to this policy are currently uncertain.
3: To increase the vibrancy and viability of settlements	↑	Policy CS6 seeks to meet the economic needs of Charnwood by delivering up to 75ha of land for strategic employment, and supporting the expansion of the Science and Enterprise Park. This may have positive effects on the vibrancy of settlements in Charnwood, especially where employment land is located near to residential areas. The policy refers to this issue, stating that employment developments will be supported in locations where they reduce journeys to work by car – this will help to tackle congestion and therefore have positive effect on sense of place. An overall minor positive effect on this SA objective is therefore likely.
4: To conserve and enhance the	↑?/↓?	Expanding the Science and Enterprise Park on greenfield land near Loughborough University may have a negative effect on Garendon Historic Park

SA Objectives	SA effect	SA Commentary
historic and cultural environment		and Garden which is adjacent to the north of the proposed site (separated by the A512). However, the specific effects of the Science Park are considered under the SA of policy CS23: Loughborough University and Science Park. The location of the up to 75ha of strategic employment land to be provided is currently unknown, and the potential for effects on nearby heritage assets is considered as part of the SA of more specific Core Strategy policies. While it is recognised that large-scale development of employment land could affect the setting of heritage assets or result in development over undiscovered archaeological remains, there may also be opportunities for high quality design to mitigate potential adverse effects and even enhance the setting of nearby listed buildings etc. In addition, all employment development will need to conform to the requirements of Core Strategy policy CS14: Heritage. Therefore, the potential for both positive and negative effects on the historic and cultural environment has been recognised, although this is considered in more detail under other policies which allocate specific locations for employment development and the effects in relation to this policy are currently uncertain.
5: To protect and improve surface and ground water quality and resources	↓?	Policy CS6 seeks to meet the economic needs of Charnwood by delivering up to 75ha of land for strategic employment, and supporting the expansion of the Science and Enterprise Park. Development of this scale has the potential to have negative impacts on water quality and resources by increasing water consumption and demand for wastewater treatment. However, the specific effects of the strategic employment developments on the water environment are considered separately as part of the SA of more specific Core Strategy policies. Therefore, a potential but currently uncertain negative effect on SA objective 5 is identified.
6: To improve local air quality	↓T/↑	Policy CS6 seeks to meet the economic needs of Charnwood by delivering up to 75ha of land for strategic employment, and supporting the expansion of the Science and Enterprise Park. There are four Air Quality Management Areas

SA Objectives	SA effect	SA Commentary
		<p>(AQMAs) declared within Charnwood, two of which (Loughborough and Syston) are declared in relation to emissions from traffic<sup>213</sup>. Large-scale employment development in the Borough could, therefore, result in increased vehicle movements and compound air pollution in those areas. However, the specific effects of the employment allocations at the strategic development sites and the extension of the science park on air quality are considered as part of the SA of more specific Core Strategy policies, and the effects will be partly dependent on the nature of employment development that comes forward on those sites. It is also recognised that all new employment development will need to conform to the requirements of Core Strategy policy CS17: Sustainable Travel which encourages the provision of sustainable transport links and so may help to mitigate the potential negative effects of employment development on commuter and freight traffic. In addition, this policy supports locating major employment opportunities where they will reduce journeys to work by car, which should help to manage the potential adverse effects on air quality. Overall a minor negative effect is expected in relation to air quality, with some uncertainty attached. Some of the negative effects will also be temporary where they relate to construction traffic.</p>
<p>7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions</p>	<p>↓T/↑</p>	<p>Policy CS6 seeks to meet the economic needs of Charnwood by delivering up to 75ha of land for strategic employment, and supporting the expansion of the Science and Enterprise Park. Large-scale employment development in the Borough could, therefore, result in increased vehicle movements and the associated greenhouse gas emissions. However, the specific effects of the employment allocations at the strategic development sites and the extension of the science park on greenhouse gas emissions are considered as part of the SA of more specific Core Strategy policies, and the effects will be partly dependent on the nature of employment development that comes forward on those sites and therefore the level of traffic generation. In addition, the policy supports</p>

<sup>213</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
		<p>locating major employment opportunities where they will reduce journeys to work by car, which is likely to help mitigate adverse effects on greenhouse gas emissions associated with vehicle traffic. It is also recognised that all employment development will be required to confirm with Core Strategy policy CS16: Sustainable Construction and Energy, which should help to mitigate its potential impacts on climate change (e.g. encouraging the incorporation of renewable energy generation), and the supporting text to the policy states that low carbon employment sites will be delivered as an integral part of the planned SUEs in Charnwood. Overall a minor negative effect is expected in relation to greenhouse gas emissions, with some uncertainty attached. Some of the negative effects will also be temporary where they relate to emissions from construction traffic.</p>
<p>8: To reduce vulnerability to flooding</p>	<p>↓?</p>	<p>Large-scale employment development within Charnwood could have a negative effect on flood risk as a result of increasing areas of impermeable surfaces and reducing infiltration, particularly as the Science and Enterprise Park is located on greenfield land. However, the specific effects of the employment allocations at the strategic development sites and the extension of the science park on flood risk are considered as part of the SA of more specific Core Strategy policies. It is also recognised that all employment development will be required to confirm with Core Strategy policy CS16: Sustainable Construction and Energy, which encourages new development to incorporate flood risk management measures. The likely minor negative effect in relation to SA objective 8 is therefore uncertain.</p>
<p>9: To reduce waste and conserve mineral resources</p>	<p>↑/↓?</p>	<p>The development of up to 75ha of land for strategic employment and the expansion of the Science and Enterprise Park will inevitably lead to increased waste generation, regardless of the location of the development, particularly as much of the development in Charnwood is steered towards greenfield land where opportunities for reusing existing building materials will be less than on a brownfield site. However, the specific effects of the employment allocations at the strategic development sites and the extension of the science park on waste generation and minerals consumption are considered as part of the SA of more</p>

SA Objectives	SA effect	SA Commentary
		specific Core Strategy policies. In addition, it is recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. Employment development of this scale will also lead to increased use of aggregates for construction, although the extent to which recycled and secondary aggregates may be used is uncertain. As such, the overall effects of the proposal on this objective are potentially mixed (minor positive and negative) but currently uncertain.
10: To protect soil resources and quality and make efficient use of land and buildings	↓?	The development of up to 75ha of land for strategic employment and the expansion of the Science and Enterprise Park will inevitably lead to the loss of undeveloped land and soils, particularly as much of the development in Charnwood is steered towards greenfield land. However, the specific effects of the employment allocations at the strategic development sites and the extension of the science park on soil quality and the efficient use of land are considered as part of the SA of more specific Core Strategy policies. The likely minor negative effect in relation to SA objective 10 is therefore uncertain.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑?	Policy CS6 seeks to meet the economic needs of Charnwood by delivering up to 75ha of land for strategic employment and supporting the expansion of the Science and Enterprise Park, and as such may help increase prosperity in the Borough and therefore could have an indirect positive effect in relation to crime reduction as a result of increased affluence, although this cannot be assumed. In addition, the policy specifically seeks to promote employment opportunities that are accessible to Priority Neighbourhoods, which should reduce social exclusion in these areas of deprivation, and the overall effect expected on this policy is therefore likely to be positive although there is some uncertainty attached.
12: To increase healthy lifestyles	0	The delivery of strategic employment land is not expected to have a direct effect on healthy lifestyles.
13: To ensure that	0	The delivery of strategic employment land is not expected to have a direct

SA Objectives	SA effect	SA Commentary
the housing stock meet the housing needs of all sections of the community		effect on housing provision.
14: To increase access to a wide range of services and facilities	0	The delivery of strategic employment land is not expected to have a direct effect on access to services and facilities.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	0	The delivery of strategic employment land is not expected to have a direct effect on access to the countryside and semi-urban environments. While there may be opportunities to incorporate green infrastructure into employment developments, this depends on the specific proposals that come forward and is considered separately as part of the SA of the more specific Core Strategy policies relating to the strategic development locations and the expansion of the Science Park.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	Policy CS6 seeks to meet the economic needs of Charnwood by delivering up to 75ha of land for strategic employment and supporting the expansion of the Science and Enterprise Park. This is likely to have a significant positive effect on the creation of a sustainable local economy, as the provision of new and high quality employment land will encourage investment into the Borough. The expansion of the Science Park will help to further develop the technology and research sectors, and large-scale new employment development within the Borough will help enable more people to work closer to home and reduce the number of people commuting out of the Borough to Leicester and other locations. This will help to develop a greener economy in Charnwood and an overall significant positive effect on this SA objective is therefore likely.
17: To reduce disparities in	↑	Policy CS6 seeks to meet the economic needs of Charnwood by delivering up to 75ha of land for strategic employment and supporting the expansion of the

SA Objectives	SA effect	SA Commentary
economic performance and improve skills and employability		Science and Enterprise Park. This is likely to have a positive effect on skills and employability by providing greater opportunity for work-based training. In particular, the expansion of the Science Park will encourage stronger links between industry and Loughborough University, although the specific effects of this proposal are considered in more detail as part of the SA of policy CS23. An overall significant positive effect on this SA objective is therefore likely.

### Policy CS7: Regeneration of Loughborough

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?	Policy CS7 promotes development in Loughborough that is associated with regeneration, and therefore could be seen to potentially have a negative effect on local biodiversity as a result of habitat loss or species disturbance. However, the policy focuses regeneration-related development within the urban area and supports some development on brownfield land (e.g. the redevelopment of the former Astra Zenecca site and buildings, which will help to avoid habitat loss. While it is recognised that brownfield land can harbour valuable biodiversity, the policy makes specific reference to the potential to enhance biodiversity at the former refuse tip at Allsopps Lane. This is reflected in the Regeneration Strategy for Charnwood, which refers to the delivery of 18 ha of landscaped publicly accessible woodland with enhanced biodiversity at Allsopps Lane <sup>214</sup> . It is also noted that all new development will be required to conform to policy CS13: Biodiversity and Geodiversity. As such a minor positive but currently uncertain effect is expected on SA objective 1.
2: To maintain and enhance townscape and landscape	↑	Policy CS7 promotes development in Loughborough that is associated with regeneration, and therefore could have a positive effect on the character of the townscape by improving the appearance of derelict or disused buildings, such as the former Astra Zenecca site and buildings. In particular, enhancing the

<sup>214</sup> Charnwood Borough Council (September 2012) Charnwood Regeneration Strategy

SA Objectives	SA effect	SA Commentary
character		character of the Industrial Heritage Quarter will have a particular positive effect as the supporting text to the policy recognises that many of the former industrial premises are currently vacant or derelict. The policy focuses on development within the urban area of Loughborough, which means that it is not expected to affect more sensitive undeveloped landscapes, and it refers specifically to the aim of enhancing the landscape value of the former Allsops Lane refuse tip. An overall significant positive effect on this SA objective is therefore likely.
3: To increase the vibrancy and viability of settlements	↑	Policy CS7 is likely to have significant positive effects on increasing the attractiveness of Loughborough and increasing the sense of place as its overarching aim is to regenerate the town centre. Reducing the number of derelict and disused buildings will have a positive effect on the sense of place and encouraging a more vibrant community and enhancing the appearance of the town will increase neighbourhood satisfaction and civic pride.
4: To conserve and enhance the historic and cultural environment	↑	Policy CS7 is likely to have a positive effect on the heritage environment as it seeks to conserve and enhance the heritage value of the Industrial Heritage Quarter, which lies to the east of the town centre. It also supports proposals to reconnect the Great Central Railway and Grand Union Canal, which have significant cultural value in the area. In a wider sense, improving the appearance of Loughborough town centre is likely to have a positive effect on the setting of heritage assets in the town such as listed buildings. An overall significant positive effect on this SA objective is therefore likely.
5: To protect and improve surface and ground water quality and resources	0?	Policy CS7 is not generally expected to have a direct effect on water resources and water quality; however it does promote the tourism potential of the Grand Union Canal and the creation of an active waterfront; therefore the potential for an effect on water quality is recognised, depending on the nature of water-based activities that are promoted in the area. In addition, the policy will result in development within the town centre which could result in increased demand for water consumption and wastewater treatment; however the capacity of existing water supplies and sewage treatment works to accommodate this relatively small-scale growth is uncertain. As such, the likely negligible effect

SA Objectives	SA effect	SA Commentary
		on this SA objective is currently uncertain.
6: To improve local air quality	↓	Policy CS7 could result in an increase in vehicle traffic in and around Loughborough town centre as it seeks to regenerate Loughborough, including by supporting proposals for town centre uses and employment development at Bishop Meadow Industrial Estate. In particular, aiming to increase the tourism potential of the Industrial Heritage Quarter and the Grand Union Canal could result in an increase in traffic in these areas. This could be particularly detrimental to local air quality as there are two AQMAs in Loughborough, one in the town centre and one at the Great Central Railway, both of which were declared in relation to emissions from traffic <sup>215</sup> ; therefore increased traffic in the area could compound air pollution problems in these locations. Therefore, an overall negative effect on air quality is likely in relation to this policy.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↓?	Policy CS7 could result in an increase in vehicle traffic (and the associated greenhouse gas emissions) in and around Loughborough town centre as it seeks to regenerate Loughborough, including by supporting proposals for town centre uses and employment development at Bishop Meadow Industrial Estate. In particular, aiming to increase the tourism potential of the Industrial Heritage Quarter and the Grand Union Canal could result in an increase in traffic and emissions in these areas. New development as part of the regeneration strategy for Loughborough will inevitably result in an increase in emissions from buildings as well as traffic; however it is recognised that all new development will need to conform to Core Strategy policy CS16: Sustainable Construction and Energy which encourages the incorporation of renewable energy infrastructure into new development. An overall minor negative effect on air quality is likely in relation to this policy, although there is some uncertainty attached.

<sup>215</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
8: To reduce vulnerability to flooding	↓?/↑?	Policy CS7 could potentially have a negative effect on flood risk in Loughborough as there are areas of flood zones 2 and 3 within the town <sup>216</sup> and if development as part of the regeneration strategy were to come forward in those areas it could reduce the extent of permeable surfaces and therefore reduce infiltration. However, it is recognised that the development that will come forward from this policy is more likely to be the redevelopment of brownfield sites which could therefore avoid an increase in impermeable surfaces. In addition, new development would offer opportunities to incorporate flood risk management measures in accordance with policy CS16: Sustainable Construction and Energy. Therefore, the potential for both positive and negative effects on flood risk has been recognised, although this is currently uncertain.
9: To reduce waste and conserve mineral resources	↑/↓	Policy CS7 will inevitably result in increased waste generation and use of natural resources, especially during the construction phase of new development associated with the regeneration strategy. However, it is likely that this development will involve opportunities for re-using previously developed land and buildings as it will come forward in the urban area and is likely to involve existing derelict sites; therefore an overall mixed effect on this SA objective is likely.
10: To protect soil resources and quality and make efficient use of land and buildings	↑	Policy CS7 will result in development in Loughborough; however this would be within the urban area and so is not expected to result in the loss of high quality soils. The policy should also result in the redevelopment of existing buildings and derelict sites, which represents efficient use of land. An overall positive effect on this SA objective is therefore likely.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social	↑	Policy CS7 seeks to regenerate Loughborough town centre which is likely to benefit the local economy and help to reduce poverty in the area, which could have particular positive effects in the Loughborough East Priority Neighbourhood which is near to the Industrial Heritage Quarter (the regeneration of which is a

<sup>216</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

SA Objectives	SA effect	SA Commentary
behaviour and increase community safety		key element of this policy). An overall positive effect on this SA objective is therefore likely.
12: To increase healthy lifestyles	0	This policy is not expected to have a direct effect on encouraging healthy lifestyles.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑?	This policy does not make specific reference to the provision of new housing as part of the regeneration of Loughborough town centre; however it is possible that new housing may be provided within the town centre as part of the regeneration proposals. For example, the redevelopment of the Industrial Heritage Quarter may offer opportunities for mixed use development, incorporating residential units, in the derelict industrial buildings. This is reflected in the Charnwood Regeneration Strategy, which refers to the delivery of apartments and town houses (some of which would be affordable) in Loughborough's Industrial Heritage Quarter <sup>217</sup> . A potential but uncertain minor positive effect on this SA objective is therefore likely.
14: To increase access to a wide range of services and facilities	↑?	The regeneration proposals described within Policy CS7 seek to provide residents of Loughborough with an enhanced Industrial Heritage Quarter, an active waterfront at the Grand Union Canal and informal leisure and recreation opportunities at the former refuse tip at Allsopp's Lane. These regeneration schemes may provide improved access to services and facilities, but as specific proposals are currently unknown, any positive effects expected on SA objective 14 are currently uncertain.
15: To increase access to the countryside, open space and semi urban environments	↑	The regeneration proposals identified within Policy CS7 should provide residents of Loughborough with improved access to open spaces and semi-urban environments by enhancing the biodiversity and landscape value of the former refuse tip at Allsopp's Lane, and supporting the development of an active waterfront along the Grand Union Canal. In addition, Charnwood's

<sup>217</sup> Charnwood Borough Council (September 2012) Charnwood Regeneration Strategy

SA Objectives	SA effect	SA Commentary
(e.g. parks)		Regeneration Strategy refers to the opportunity to deliver 18 ha of landscaped parkland as part of the regeneration of the Industrial Heritage Quarter <sup>218</sup> , which would ensure that nearby residents have access to nearby greenspace. A minor positive effect on this SA objective is therefore likely.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	Policy CS7 seeks to regenerate Loughborough town centre which is likely to have a positive effect on attracting investment in the area by increasing the attractiveness and appearance of the town. Supporting employment proposals at the vacant land and buildings adjoining Bishops Meadow will have particular positive effects on the local economy as the policy specifies that proposals will be particularly supported where they benefits small and medium enterprises – this will help to enhance the culture of enterprise and innovation. By supporting the tourism potential of heritage assets (including the Grand Union Canal and the Great Central Railway) the tourism economy should also be boosted. An overall significant positive effect on this SA objective is therefore likely.
17: To reduce disparities in economic performance and improve skills and employability	↑	Policy CS7 seeks to regenerate Loughborough by supporting employment proposals that benefit small and medium enterprises and knowledge-based businesses. As these may offer opportunities for work-based training, there are potential benefits for improving skills and employability, and increasing a more diverse range of job opportunities. In addition, Charnwood's Regeneration Strategy refers to opportunities for the establishment of a skills academy as part of the reconnection of the northern and southern arms of the Great Central Railway <sup>219</sup> . Overall, a minor positive effect is therefore expected.

<sup>218</sup> Charnwood Borough Council (September 2012) Charnwood Regeneration Strategy

<sup>219</sup> Charnwood Borough Council (September 2012) Charnwood Regeneration Strategy

### Policy CS8: Regeneration of Shepshed

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↓?	Policy CS8 seeks to regenerate Shepshed, and does not make specific reference to biodiversity assets. However, new development resulting from the policy has the potential to affect biodiversity as a result of habitat loss and disturbance to species, although it is recognised that all new development will be required to conform to policy CS13: Biodiversity and Geodiversity. It is also noted that a Shepshed Regeneration Masterplan will be prepared, which may include proposals for green infrastructure that would enhance biodiversity in the area. Therefore, the potential for both positive and negative effects on biodiversity has been recognised, although this is currently uncertain until more detailed proposals for the regeneration of Shepshed come forward as part of the Site Allocations and Development Management DPD.
2: To maintain and enhance townscape and landscape character	↑	Policy CS8 seeks to regenerate Shepshed, and does not make specific reference to the local landscape or townscape. However, new development resulting from the policy would be focussed in the urban area and therefore away from more sensitive rural landscapes, and the policy has the potential to positively affect the townscape in Shepshed by leading to the re-use of derelict sites and buildings. Indeed, the supporting text for the policy refers specifically to the aim of improving the town centre environment and the Regeneration Masterplan may include proposals for public realm enhancements that would enhance townscape. Therefore, a potential positive effect on this SA objective is likely.
3: To increase the vibrancy and viability of settlements	↑	Currently, local people have significant concerns about parking, speeding, litter, and the general appearance of Shepshed, and most respondents to the Shepshed Community Plan Survey wished to see the centre of Shepshed as more vibrant, with more extensive community provision <sup>220</sup> . Policy CS8 is likely

<sup>220</sup> Shepshed Community Plan Survey Results Report – August 2011

SA Objectives	SA effect	SA Commentary
		to have significant positive effects on increasing the attractiveness of Shepshed and increasing the sense of place as its overarching aim is to regenerate the town centre. Encouraging local people to make use of the town centre shops and services will increase the viability of the town and reducing the number of derelict and disused buildings will have a positive effect on the sense of place and encouraging a more vibrant community. The policy makes specific reference to the fact that developments will be supported where they contribute to the vitality and viability of Shepshed.
4: To conserve and enhance the historic and cultural environment	↑?	Policy CS8 seeks to regenerate Shepshed and so is likely to have a positive effect on the heritage environment by enhancing the appearance of the town and therefore the setting of heritage assets such as listed buildings in the area. An overall minor positive effect on this SA objective is therefore likely, although there is some uncertainty attached as effects will depend on the specific regeneration proposals that come forward in the Regeneration Masterplan and their proximity to heritage assets.
5: To protect and improve surface and ground water quality and resources	0?	Policy CS8 is not generally expected to have a direct effect on water resources and water quality, although it could result in some new development which could result in increased demand for water consumption and wastewater treatment. However, the capacity of existing water supplies and sewage treatment works to accommodate this relatively small-scale growth is uncertain. As such, the likely negligible effect on this SA objective is currently uncertain.
6: To improve local air quality	↓?	Policy CS8 could result in an increase in vehicle traffic in and around Shepshed town centre as it seeks to increase the use of the town centre's shops and facilities by local people. However, the supporting text indicates that accessibility will be improved by providing new walking and cycling links, although this is uncertain until the detailed Regeneration Masterplan for the town comes forward. Therefore, a potential but uncertain negative effect on air quality is likely in relation to this policy.
7: To reduce the Borough's contribution to	↓?	Policy CS8 could result in an increase in vehicle traffic (and the associated greenhouse gas emissions) in and around Shepshed town centre as it seeks to increase the use of the town centre's shops and facilities by local people.

SA Objectives	SA effect	SA Commentary
and vulnerability to climate change including a reduction in greenhouse gas emissions		However, the supporting text indicates that accessibility will be improved by providing new walking and cycling links, although this is uncertain until the detailed Regeneration Masterplan for the town comes forward. New development resulting from the policy will inevitably result in an increase in emissions from buildings as well as traffic; however it is recognised that all new development will need to conform to Core Strategy policy CS16: Sustainable Construction and Energy which encourages the incorporation of renewable energy infrastructure into new development. An overall minor negative effect on air quality is likely in relation to this policy, although there is some uncertainty attached.
8: To reduce vulnerability to flooding	↓?/↑?	Policy CS8 seeks to regenerate Shepshed town centre, which is outside of flood zones 2 and 3 <sup>221</sup> and so any new development there resulting from the policy is not expected to have a significant effect on flood risk. While new development could reduce the extent of permeable surfaces and therefore reduce infiltration, it is recognised that the development that will come forward from this policy is more likely to be the redevelopment of brownfield sites which could therefore avoid an increase in impermeable surfaces. In addition, new development would offer opportunities to incorporate flood risk management measures in accordance with policy CS16: Sustainable Construction and Energy. Therefore, the potential for both positive and negative effects on flood risk has been recognised, although this is currently uncertain.
9: To reduce waste and conserve mineral resources	↓/↑	Policy CS8 will inevitably result in increased waste generation and use of natural resources, especially during the construction phase of new development associated with the regeneration strategy. However, it is likely that this development will involve opportunities for re-using previously developed land and buildings as it will come forward in the urban area and is likely to involve existing derelict sites; therefore an overall mixed effect on this SA objective is likely.
10: To protect soil	↑	Policy CS8 could result in development in Shepshed; however this would be

<sup>221</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

SA Objectives	SA effect	SA Commentary
resources and quality and make efficient use of land and buildings		within the urban area and so is not expected to result in the loss of high quality soils. The policy should also result in the redevelopment of existing buildings and derelict sites, which represents efficient use of land. An overall positive effect on this SA objective is therefore likely.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	Policy CS8 seeks to regenerate Shepshed town centre and supports proposals for development, which is likely to benefit the local economy and help to reduce poverty in the area. An overall positive effect on this SA objective is therefore likely.
12: To increase healthy lifestyles	↑?	Policy CS8 seeks to regenerate Shepshed, including supporting development proposals that improve access to community facilities. It is currently unknown whether these facilities would include healthcare services such as doctor's surgeries; however if this was the case, a positive effect on this objective would be likely. The facilities to be provided may also include sports and recreation facilities which could encourage more active lifestyles, although this is uncertain at this stage. A potential but uncertain positive effect on this SA objective is therefore likely.
13: To ensure that the housing stock meet the housing needs of all sections of the community	0	This policy is not expected to deliver new homes in Shepshed; instead it focuses on increasing the vibrancy of the town centre and encouraging higher levels of use of local shops, services and facilities, and a negligible effect on this SA objective is likely.
14: To increase access to a wide range of services and facilities	↑	Policy CS8 seeks to regenerate Shepshed, including supporting developments that improve access to community facilities. This is likely to have a significant positive effect on increasing access to services and facilities for local residents, particularly as residents of the sustainable urban extension west of Loughborough and the direction of growth at Shepshed will be encouraged to

SA Objectives	SA effect	SA Commentary
		make use of Shepshed town centre's services and facilities.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑?	It is not currently known whether the regeneration proposals for Shepshed will include enhanced green infrastructure which could have a positive effect on this objective, and this will not be known until the Regeneration Masterplan is available. A potential but uncertain minor positive effect on this SA objective is therefore likely.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	Policy CS8 seeks to regenerate Shepshed by supporting proposals that provide managed workspace and small business start-up space, which may benefit the local economy and offer employment opportunities within Shepshed. This will help to address the issue identified in the 2011 Community Plan Survey <sup>222</sup> that Shepshed has become a dormitory town, with residents leaving to work and spend money in Loughborough or Leicester. A positive effect on this SA objective is therefore likely.
17: To reduce disparities in economic performance and improve skills and employability	↑	Policy CS8 seeks to regenerate Shepshed by supporting proposals that provide managed workspace and small business start-up space, which may improve skills and employability by offering opportunities for work-based training. A positive effect on this SA objective is therefore likely.

<sup>222</sup> Shepshed Community Plan Survey Results Report – August 2011

### Policy CS9: Town Centres and Shops

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	0	This policy focuses on regeneration in Charnwood's town centres, and while it may result in some new development, it is unlikely to result in habitat loss or species disturbance in most cases due to the urban location. A negligible effect is therefore expected on SA objective 1.
2: To maintain and enhance townscape and landscape character	↑	Regeneration of town centres within Charnwood through policy CS9 is likely to have a significant positive effect on the townscape as it should increase the attractiveness of town centre locations and reduce the number of vacant and derelict buildings. The policy includes specific measures for Loughborough and Shepshed town centres, requiring developments to improve the character and appearance of these towns and improve the public realm. There may also be benefits for other district and local centres, where town centre regeneration contributes to an enhanced public realm. An overall significant positive effect is therefore expected in relation to this SA objective.
3: To increase the vibrancy and viability of settlements	↑	The overarching purpose of policy CS9 is to regenerate the town centres within Charnwood. The policy will help to address the issues associated with declining use of the high street and reduced footfall as a result of online shopping, by making the town centres more attractive and easier to access and move around. This will have a significant positive effect on their vitality and ongoing viability. In particular, applying a sequential approach to development which prioritises town centre sites ahead of edge of centre sites will help to ensure that the Borough's high streets are vibrant and active. An overall significant positive effect on this SA objective is therefore likely.
4: To conserve and enhance the historic and cultural	↑	Regeneration of town centres within Charnwood through policy CS9 may have a positive effect on the setting of historic assets such as listed buildings by improving the overall quality of the built environment. The policy specifies that regeneration schemes in Loughborough and Shepshed will be required to deliver

SA Objectives	SA effect	SA Commentary
environment		high quality design and be sensitive to character, which is taken to include the historic environment. It also states that heritage features in Loughborough should be promoted to help secure regeneration at opportunity sites. Overall, a positive effect is therefore expected on the historic and cultural environment.
5: To protect and improve surface and ground water quality and resources	0?	Policy CS9 is not generally expected to have a direct effect on water resources and water quality, although it could result in some new development in town centres which could result in increased demand for water consumption and wastewater treatment. However, the capacity of existing water supplies and sewage treatment works to accommodate this relatively small-scale growth is uncertain. As such, the likely negligible effect on this SA objective is currently uncertain.
6: To improve local air quality	↓	This policy could have a negative effect on local air quality by increasing vehicle traffic in and around Charnwood's town centres. This is particularly likely as the policy encourages the provision of a new major car park in Loughborough, which may encourage car use as the first choice for travel. While some reference in the policy is made to providing sustainable transport links (e.g. pedestrian and cycle routes and enhanced public transport in Shepshed town centre), an overall increase in vehicle movements is considered likely to result from the policy and this could have an adverse effect on air quality, particular as there is an AQMA in Loughborough town centre which was declared in relation to emissions from traffic <sup>223</sup> . An overall minor negative effect on this objective is therefore likely.
7: To reduce the Borough's contribution to and vulnerability to climate change including a	↓	This policy could result in increased greenhouse gas emissions from vehicle traffic in and around Charnwood's town centres. This is particularly likely as the policy encourages the provision of a new major car park in Loughborough, which may encourage car use as the first choice for travel. While some reference in the policy is made to providing sustainable transport links (e.g. pedestrian and cycle routes and enhanced public transport in Shepshed town

<sup>223</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
reduction in greenhouse gas emissions		centre), an overall increase in greenhouse gas emissions from traffic is considered likely to result from the policy. Increased emissions from buildings may also result from the development that may come forward from the policy, although it is recognised that all new development will be required to conform to policy CS16: Sustainable Construction and Energy. An overall minor negative effect on this objective is therefore likely.
8: To reduce vulnerability to flooding	↓?/↑?	This policy is not expected to have a significant direct effect on flood risk in Charnwood as it refers to development in existing built up areas and is likely to mainly involve the redevelopment of existing sites and buildings which would not result in an increase in impermeable surface and therefore flood risk. However, if development comes forward in areas of high flood risk, there may be some negative effects and it is noted that there are areas of flood zones 2 and 3 in Loughborough town centre. It is, however, recognised that new development may offer the opportunity to incorporate flood risk management measures in line with policy CS16. An uncertain but potentially mixed effect on this objective is therefore likely.
9: To reduce waste and conserve mineral resources	↓/↑	Policy CS9 will inevitably result in increased waste generation and use of natural resources as a result of new development in the town centres, especially during the construction phase. However, it is likely that this development will involve opportunities for re-using previously developed land and buildings as it will come forward in urban areas and is likely to involve existing derelict sites; therefore an overall mixed effect on this SA objective is likely.
10: To protect soil resources and quality and make efficient use of land and buildings	↑	Policy CS9 could result in development in Charnwood's town centres; however this would be within urban areas and so is not expected to result in the loss of high quality soils. The policy should also result in the redevelopment of existing buildings and derelict sites, which represents efficient use of land. An overall positive effect on this SA objective is therefore likely.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce	↑	Policy CS8 seeks to regenerate Charnwood's town centres and supports proposals for development, which is likely to benefit the local economy and help to reduce poverty and pockets of deprivation. An overall positive effect on this

SA Objectives	SA effect	SA Commentary
crime, anti-social behaviour and increase community safety		SA objective is therefore likely.
12: To increase healthy lifestyles	↑	This policy could have a minor positive effect on increasing healthy lifestyles as it refers to the provision of walking and cycling routes in Shepshed town centre, which could encourage the use of these active modes of travel.
13: To ensure that the housing stock meet the housing needs of all sections of the community	0	By regenerating town centres within Charnwood, policy CS9 is unlikely to have an impact on housing stock that meets the needs of the community within the Borough as the policy refers to retail and commercial leisure developments in the town centre. A negligible effect is therefore expected on SA objective 13.
14: To increase access to a wide range of services and facilities	↑	This policy is likely to have a significant positive effect on increasing access to services and facilities in Charnwood. The aim of the policy is to encourage development in the town centres rather than in out of town locations, which will be more easily accessible for people without private cars. The policy also encourages commercial leisure developments in Loughborough, relating to both day and night time activities.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	0	This policy is not expected to have a direct effect on access to the countryside and semi-urban environments.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by	↑	This policy should have a positive effect on the creation of a sustainable local economy within Charnwood as it aims to increase the vitality of town centres through new development, which will encourage inward investment (particularly in relation to retail and restaurant chains etc.). The new development that is

SA Objectives	SA effect	SA Commentary
efficient patterns of movement attractive to investors		encouraged in relation to shops etc. will also offer increased opportunities for employment in urban areas which will be more easily accessible via public transport.
17: To reduce disparities in economic performance and improve skills and employability	↑	This policy should have a positive effect on access to jobs for all by creating new employment opportunities in town centres which will be accessible by public transport. This could also result in an increase in opportunities for work-based learning and skills development.

### Policy CS10: Rural Economic Development

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↓?/↑?	This policy is likely to result in new small-scale development in rural areas, which could affect biodiversity through habitat loss or disturbance to species depending on its nature and location. In particular, encouraging rural tourism in locations such as the River Soar and Grand Union Canal Corridor could result in increased recreation-related disturbance in this high biodiversity value area - the River Soar and Grand Union Canal Corridor is known to be home to great crested newts, water voles and kingfishers <sup>224</sup> . This policy supports the growth of businesses in rural areas through the conversion of existing buildings – while this could avoid new development (and associated habitat loss) in some cases, it is recognised that disused buildings, particularly in rural areas, can harbour valuable biodiversity which may be disturbed by re-development. However, it is also recognised that all new development, including rural economic development, will need to conform to the requirements of policy CS13: Biodiversity and Geodiversity and that new development may offer opportunities

<sup>224</sup> Arup and Latham (2009) River Soar and Grand Union Canal: The Strategy.

SA Objectives	SA effect	SA Commentary
		for biodiversity enhancements. Therefore, the potential for both positive and negative effects on biodiversity has been recognised, although this is currently uncertain until more specific proposals for rural economic development come forward.
2: To maintain and enhance townscape and landscape character	↓?/↑?	The development of approximately 7ha of employment land at the designated Service Centres could affect the appearance of the landscape and townscape, depending on its location. Effects could be either positive (e.g. where appropriately sited development enhances the quality of the townscape through high quality design), or negative (e.g. where development comes forward on greenfield sites in sensitive locations). In addition, the policy allows for new buildings to be developed in rural areas in some circumstances, which could impact upon sensitive rural landscapes. At the same time, the policy encourages the re-use of existing buildings which could have positive effects if this avoids abandoned buildings having an adverse impact on the landscape. However, the effects of this policy on the landscape cannot be assessed until specific proposals come forward, and it is recognised that all new development, including rural economic development, will need to conform to the requirements of policy CS11: Landscape and Countryside. Therefore, the potential for both positive and negative effects on biodiversity has been recognised, although this is currently uncertain until more specific proposals for rural economic development come forward.
3: To increase the vibrancy and viability of settlements	↑	This policy is likely to have a positive effect on increasing the vibrancy and viability of rural areas. Allowing for approximately 7ha of employment land to be provided in the designated Service Centres will increase employment opportunities in those areas and help to avoid younger people being forced out into larger urban centres for work. Supporting rural tourism will also enhance the economic viability of rural areas, and encouraging farm diversification will increase the range of activities and facilities available in rural areas.
4: To conserve and enhance the historic and	↓?/↑?	The development of approximately 7ha of employment land at the designated Service Centres could affect the setting of nearby heritage features, and effects could be either positive or negative depending on the scale, location and design

SA Objectives	SA effect	SA Commentary
cultural environment		of the new development and on the proximity and vulnerability of heritage assets. In addition, the policy encourages the re-use of existing buildings which could have positive effects if these buildings include derelict buildings with heritage or architectural value. However, the effects of this policy on the historic and cultural environment cannot be assessed until specific proposals come forward, and it is recognised that all new development, including rural economic development, will need to conform to the requirements of policy CS14: Heritage. Therefore, the potential for both positive and negative effects on the historic and cultural environment has been recognised, although this is currently uncertain until more specific proposals for rural economic development come forward.
5: To protect and improve surface and ground water quality and resources	0?	This policy is not generally expected to have a direct effect on water resources and water quality, although it could result in some new development in rural areas which could result in increased demand for water consumption and wastewater treatment. However, the capacity of existing water supplies and sewage treatment works to accommodate this relatively small-scale growth is uncertain. As such, the likely negligible effect on this SA objective is currently uncertain.
6: To improve local air quality	↑	This policy could have a positive effect on air quality by reducing the need to travel through the provision of increased job opportunities in rural areas. In particular, supporting the provision of excellent electronic communications networks for all homes and businesses will enable more people to work from home, thereby contributing to a reduction in traffic and congestion. An overall minor positive effect on this SA objective is therefore likely.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in	↓/↑	This policy could have a positive effect on greenhouse gas emissions by reducing the need to travel through the provision of increased job opportunities in rural areas. In particular, supporting the provision of excellent electronic communications networks for all homes and businesses will enable more people to work from home, thereby contributing to a reduction in greenhouse gas emissions from road traffic. The policy could also lead to some new development as it provides for approximately 7ha of employment land in the

SA Objectives	SA effect	SA Commentary
greenhouse gas emissions		designated service centres, and this development could result in an increase in emissions from buildings. However, new development will be required to conform to policy CS16: Sustainable Construction and Energy which encourages new development to incorporate renewable energy generation. Therefore, the likely effect of this policy on climate change is mixed (both positive and negative).
8: To reduce vulnerability to flooding	↓?/↑?	This policy could potentially have a negative effect on flood risk as a result of increased development in rural areas and a net loss of permeable surfaces; however it is recognised that such effects could be mitigated by the incorporation of flood risk management measures into new development, as required by Core Strategy policy CS16: Sustainable Construction and Energy, and that the scale of development likely to result from this policy will be small. However, effects are largely uncertain until specific proposals come forward as they will depend on the location of the development in relation to high flood risk areas. Therefore, the potential for both positive and negative effects on flooding has been recognised, although this is currently uncertain until more specific proposals for rural economic development come forward.
9: To reduce waste and conserve mineral resources	↓?/↑?	This policy is likely to result in new small-scale development in rural areas, which will inevitably lead to some increased waste generation and consumption of mineral resources for construction, regardless of its location. However, while the policy allows for some entirely new built development it also supports the re-use of existing buildings in rural areas which would minimise the waste generated by construction and the consumption of minerals resources. However, the impacts of the policy on waste generation will depend largely on the practices used within the new development and it is recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. As such, the overall effects of the proposal on this objective are potentially mixed (minor positive and negative) but currently uncertain.
10: To protect soil	↓?/↑?	This policy allows for some new development in rural areas, which could lead to

SA Objectives	SA effect	SA Commentary
resources and quality and make efficient use of land and buildings		the loss of agricultural land; however the effects of this will depend on the exact location of the new development to be provided (such as the approximately 7ha of employment land at the designated service centres and new buildings for small-scale business activities) in relation to areas of high quality soils. The effects of farm diversification on soils will depend on largely on the nature of the diversification activities and the proportion of farmland affected, although it is recognised that this policy requires farming to remain the dominant element of the business – this will help to ensure good ongoing land management. The fact that this policy supports the re-use of rural buildings will also have positive effects on the efficient use of land. The overall effect on this SA objective is therefore mixed and is uncertain until specific proposals for rural economic development come forward.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	This policy could have an indirect positive effect on reducing poverty and social exclusion in rural areas by enhancing employment opportunities available in rural areas, which will particularly benefit those without access to private cars. A potential minor positive effect on this SA objective is therefore likely.
12: To increase healthy lifestyles	0	This policy is not expected to have a direct effect on increasing healthy lifestyles in Charnwood.
13: To ensure that the housing stock meet the housing needs of all sections of the community	0	This policy is not expected to have a direct effect on housing provision in Charnwood.
14: To increase access to a wide range of services and	0	This policy is not expected to have a direct effect on access to services and facilities in Charnwood.

SA Objectives	SA effect	SA Commentary
facilities		
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	This policy supports the provision of tourism and leisure facilities in rural areas, which could help to increase access to the countryside and areas such as the River Soar and Grand Union Canal Corridor and Charnwood Forest. Supporting the diversification of farms into areas such as bed and breakfast and holiday accommodation could also help to increase access to the countryside. A positive effect on this SA objective is therefore likely.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	This policy allows for approximately 7ha of employment land to be distributed between the designated service centres. This will help to encourage a sustainable economy in Charnwood by encouraging investment outside of the main urban areas and providing people in rural areas to work in closer proximity to their homes and therefore reduce commuting distances. This will also be helped by the support that the policy gives to the provision of excellent electronic communications networks for all homes and businesses, which will enable more people to work flexibly from home. Supporting farms to diversify will help to increase their competitiveness and viability as businesses and employers, and supporting the growth of rural tourism will help to diversify the wider economy in rural areas. An overall significant positive effect on this SA objective is therefore likely.
17: To reduce disparities in economic performance and improve skills and employability	↑	This policy should have a positive effect on diversifying the rural economy, as one of its primary aims is to support diversification on farms where farming remains the dominant element of the business. The policy will also have a positive effect on maintaining and enhancing rural skills amongst people in Charnwood as it should help to make farming more viable and therefore will maintain and increase employment opportunities (and the associated opportunities for work-based training) in areas such as agriculture. An overall positive effect on this SA objective is therefore likely.

## Our Environment

### Policy CS11: Landscape and Countryside

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?	Policy CS11 seeks to protect landscape character in Charnwood by requiring new developments to reinforce sense of place and local distinctiveness and take into account its impact on tranquillity. While the policy does not make specific reference to biodiversity, there may be some indirect benefits for biodiversity features as a result of protecting the landscape character of open and undeveloped land – in particular, the policy specifies that the predominantly open and undeveloped character of Areas of Separation will be protected, which could help to avoid habitat loss or species disturbance that could otherwise occur through development in those areas. While the policy also supports certain types of development in rural areas, where this would have a strong relationship with the operational requirements of traditional rural industries, the effect of any such development on biodiversity (e.g. in relation to habitat loss) cannot be assessed at this stage as it will depend on the specific nature, location and design of proposals that come forward. A potentially minor positive effect is therefore likely in relation to SA objective 1 although there is some uncertainty attached.
2: To maintain and enhance townscape and landscape character	↑	The primary purpose of policy CS11 is to protect Charnwood's landscape character by requiring new developments to reinforce sense of place and local distinctiveness and take into account its impact on tranquillity. This is likely to have a significant positive effect on landscape character, particularly in relation to mitigating the potential adverse effects of other Core Strategy policies as the development strategy for the Borough (as set out in policy CS1) involves large-scale development, much of which is directed to greenfield land. In particular, the protection of open and undeveloped land at the identified Areas of Separation (as listed in the supporting text) will have significant positive effects on the landscape character of Charnwood by preventing settlement coalescence

SA Objectives	SA effect	SA Commentary
		and ensuring that the character and identity of individual settlements is maintained.
3: To increase the vibrancy and viability of settlements	↑	Policy CS11, which aims to protect and enhance landscape character, is expected to have a positive effect on enhancing the attractiveness of Charnwood Borough and increasing the sense of place, particularly as it aims to protect the identified Areas of Separation which will help to maintain settlement identity and prevent development leading to settlement coalescence. The policy also specifies that new development will be required to maintain the separate identities of Charnwood's towns and villages, and seeks to protect the character and identity of Charnwood's countryside communities in particular, including by supporting the provision of community services and facilities to meet identified need in rural areas and allowing housing development where it has a strong relationship with land-based industries. This is likely to have benefits for the vibrancy of rural settlements, and an overall positive effect on this SA objective is likely.
4: To conserve and enhance the historic and cultural environment	↑?	Policy CS11 requires new developments to reinforce sense of place and local distinctiveness. This may have some indirect benefits for the historic and cultural environment by protecting and enhancing the setting of nearby listed buildings, scheduled monuments, historic parks and gardens and other designated and non-designated heritage assets. A potential but uncertain minor positive effect is therefore likely.
5: To protect and improve surface and ground water quality and resources	0	Protecting landscape character by requiring new developments to reinforce sense of place and local distinctiveness is not expected to have a direct impact on water quality or resources and a negligible effect is therefore expected on SA objective 5.
6: To improve local air quality	0	Protecting landscape character by requiring new developments to reinforce sense of place and local distinctiveness is not expected to have a direct impact on air quality and a negligible effect is therefore expected on SA objective 6.
7: To reduce the Borough's	0	Protecting landscape character by requiring new developments to reinforce sense of place and local distinctiveness is not expected to have a direct impact

SA Objectives	SA effect	SA Commentary
contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions		on greenhouse gas emissions or vulnerability to climate change and a negligible effect is therefore expected on SA objective 7.
8: To reduce vulnerability to flooding	↑?	Policy CS11 could potentially have a minor indirect positive effect on reducing flood risk by retaining the identified Areas of Separation and restricting new development in those areas, thereby retaining areas of greenfield land which will promote infiltration and reduce runoff rates. In addition, the policy indirectly supports rural economic activities such as agriculture (by supporting associated residential development) which may have further minor and indirect positive effects on alleviating flooding issues through good land management. A minor but uncertain positive effect is therefore expected on SA objective 8.
9: To reduce waste and conserve mineral resources	0	Protecting landscape character by requiring new developments to reinforce sense of place and local distinctiveness is not expected to have a direct impact on waste or mineral resources and a negligible effect therefore is expected on SA objective 9.
10: To protect soil resources and quality and make efficient use of land and buildings	↑?	Policy CS11 supports rural economic activities and residential developments related to agriculture, horticulture and forestry, and as such, positive effects could result in relation to soil resources through the enhancement of these industries which will promote good land management. In addition, the policy should have further positive effects in relation to the efficient use of land by restricting development on open and undeveloped land (particularly at the identified Areas of Separation). However, the policy does allow for some development in rural areas (e.g. residential and rural economic development) which could result in the loss of high quality soils, depending on its size and location and the extent to which brownfield sites can be used. A minor positive effect is therefore expected in relation to SA objective 10, although there is some uncertainty attached.

SA Objectives	SA effect	SA Commentary
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	0	Protecting landscape character by requiring new developments to reinforce sense of place and local distinctiveness is not expected to have a direct impact on poverty, social exclusion, crime or community safety and a negligible effect is therefore expected in relation to SA objective 11.
12: To increase healthy lifestyles	0	Protecting landscape character by requiring new developments to reinforce sense of place and local distinctiveness is not expected to have a direct impact on healthy lifestyles and a negligible effect is therefore expected in relation to SA objective 12.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	Policy CS11 seeks to protect the character of countryside communities, including by supporting residential development which has a strong relationship to the operational requirements of agriculture, horticulture, forestry and other land-based industries. This is likely to have benefits for ensuring housing stock meets the needs of rural communities, and a positive effect is therefore expected in relation to SA objective 13.
14: To increase access to a wide range of services and facilities	↑	Policy CS11 seeks to protect the character of countryside communities, including by supporting the provision of community services and facilities that meet proven local needs. This should increase access to services and facilities in more isolated rural settlements, and a positive effect is therefore expected in relation to SA objective 14.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	Policy CS11 seeks to protect landscape character by requiring new developments to reinforce sense of place and local distinctiveness and aims to protect the undeveloped character of the identified Areas of Separation. This is likely to have a minor positive effect on access to the countryside by protecting areas of open countryside and undeveloped land.
<b>Economy:</b>		

SA Objectives	SA effect	SA Commentary
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	Policy CS11 directly supports rural economic development related to agriculture, horticulture and forestry and other land-based industries. This is likely to have a positive effect on increasing access to jobs in rural areas, and on the creation of a sustainable economy as the policy specifies that it will support economic development in rural areas where it contributes to a low carbon economy. A minor positive effect is therefore expected in relation to SA objective 16.
17: To reduce disparities in economic performance and improve skills and employability	↑	Policy CS11 supports rural economic development related to agriculture, horticulture and forestry, and should therefore have a positive effect on increasing the range of job opportunities in rural areas. It may also offer opportunities for training and the development of skills associated with traditional rural industries; therefore an overall positive effect on this SA objective is likely.

### Policy CS12: Green Infrastructure

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑	Policy CS12 seeks to protect and enhance green infrastructure assets, including Charnwood Forest Regional Park, the River Soar and Grand Union Canal Corridor and the Urban Fringe Green Infrastructure Enhancement Area. These enhancements should have significant positive effects on biodiversity by enhancing habitats and ecological networks, and preventing habitat fragmentation. The policy specifically refers to the environmental benefits of green infrastructure, which is taken to include biodiversity. It also states that new planting will be sought from developments that are within the Charnwood Forest Regional Park, which will have a positive effect on woodland habitat creation. The protection and enhancement of water bodies will also have a

SA Objectives	SA effect	SA Commentary
		positive effect on aquatic habitats and species. An overall significant positive effect on this objective is therefore likely.
2: To maintain and enhance townscape and landscape character	↑	Policy CS12 seeks to protect and enhance green infrastructure assets, including Charnwood Forest Regional Park, the River Soar and Grand Union Canal Corridor and the Urban Fringe Green Infrastructure Enhancement Area. These enhancements should have significant positive effects on the character of the landscape in Charnwood as assets such as the distinctive Charnwood Forest comprise key features of the local landscape (the supporting text to the policy notes that the Forest is a particularly important landscape for the region). Maintaining the undeveloped character of the Green Wedges will have further positive effects by maintaining the character of settlements.
3: To increase the vibrancy and viability of settlements	↑	Policy CS12 is expected to have a positive effect on the vibrancy and viability of settlements by enhancing green infrastructure. As well as increasing the attractiveness of towns and villages in Charnwood, it is recognised that green infrastructure has significant community benefits in relation to enhancing quality of life and is an integral element in the delivery of 'liveability' for sustainable communities <sup>225</sup> . Retaining the open and undeveloped character of green wedges will also help to maintain settlement identity and prevent settlement coalescence. An overall positive effect on this objective is therefore likely.
4: To conserve and enhance the historic and cultural environment	↑?	Policy CS12 seeks to protect and enhance green infrastructure assets in Charnwood, including the River Soar and Grand Union Canal Corridor. As the Grand Union Canal is part of Loughborough's Industrial Heritage Quarter, there may be positive effects on the historic and cultural environment in the town if green infrastructure delivers enhancements to the historic features of the Canal. Similarly, enhancements to Charnwood Forest will help protect the cultural and historic value of the forest. An overall minor positive effect on this objective is therefore likely, although there is some uncertainty attached as effects are dependent on the exact location of green infrastructure enhancements in relation to heritage assets.

<sup>225</sup> Charnwood Borough Council (2011) Open Spaces, Sport and Recreation Study

SA Objectives	SA effect	SA Commentary
5: To protect and improve surface and ground water quality and resources	↑	Policy CS12 seeks to protect and enhance green infrastructure assets within the Borough. The policy makes specific reference to protecting and enhancing water bodies and resources within the River Soar and Grand Union Canal Corridor, which is likely to have a positive effect on this SA objective.
6: To improve local air quality	↑	Policy CS12 may have an indirect positive effect on air quality by encouraging sustainable modes of transport such as walking and cycling, as it supports proposals relating to the River Soar and Grand Union Canal Corridor which provide high quality walking and cycling links between the corridor and Charnwood's towns and villages. This is particularly the case as the River Soar and Grand Union Canal Corridor passes within close proximity of the Loughborough AQMA, which was declared in relation to emissions from vehicle traffic <sup>226</sup> . There may therefore be a positive effect on air quality in Charnwood, but the effect is likely to be minor as the recreational routes provided by green infrastructure enhancements are unlikely to influence day-to-day transport mode choices and will relate primarily to recreation and tourism journeys.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑	Policy CS12 seeks to protect and enhance green infrastructure assets, including Charnwood Forest Regional Park, the River Soar and Grand Union Canal Corridor and the Urban Fringe Green Infrastructure Enhancement Area. Although these enhancements will include walking and cycling links that may encourage sustainable modes of transport, the enhanced routes are likely to be mainly used for recreation journeys, and the policy is not expected to have a significant effects on reducing greenhouse gas emissions from transport. However, the policy also encourages new tree planting at Charnwood Forest, which will have a positive effect in relation to increasing carbon sequestration; therefore an overall minor positive effect on this SA objective is likely.
8: To reduce vulnerability to	↑	Policy CS12 seeks to protect and enhance green infrastructure assets within the Borough. This is expected to have a positive effect on flood risk management

<sup>226</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
flooding		as it will maintain and enhance areas of greenfield land, thereby increasing infiltration and reducing runoff rates.
9: To reduce waste and conserve mineral resources	0	Policy CS12 is not expected to have a direct effect on reducing waste or conserving mineral resources and a negligible effect is therefore expected in relation to SA objective 9.
10: To protect soil resources and quality and make efficient use of land and buildings	↑	Policy CS12 seeks to protect and enhance green infrastructure assets, including Charnwood Forest Regional Park, the River Soar and Grand Union Canal Corridor and the Urban Fringe Green Infrastructure Enhancement Area. The policy is therefore likely to have a positive effect on protecting soil resources, particularly by protecting the open and undeveloped character of Green Wedges at the Urban Fringe north of Leicester (which will restrict development in these areas that could otherwise result in soil loss) and by increasing planting at Charnwood Forest which can reduce soil erosion. A positive effect is therefore expected on SA objective 10.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	0	Policy CS12 is not expected to have a direct effect on poverty and social exclusion or crime and community safety in Charnwood.
12: To increase healthy lifestyles	↑	Policy CS12 seeks to protect and enhance green infrastructure assets, within the Borough. This includes retaining public access to the Green Wedge at the Urban Fringe for recreation and providing high quality walking and cycling links to access the River Soar and Grand Union Canal Corridor and the Charnwood Forest Regional Park. This is likely to encourage healthier and more active lifestyles by improving access to green infrastructure with recreational value.
13: To ensure that the housing stock meet the housing	0	Policy CS12 is not expected to have a direct effect on housing provision in Charnwood.

SA Objectives	SA effect	SA Commentary
needs of all sections of the community		
14: To increase access to a wide range of services and facilities	0	Policy CS12 is not expected to have a direct effect on access to services and facilities. While the policy aims to increase access between settlements and areas of strategic green infrastructure, this is considered under SA objective 15 below.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	Policy CS12 seeks to protect and enhance green infrastructure assets, including Charnwood Forest Regional Park, the River Soar and Grand Union Canal Corridor and the Urban Fringe Green Infrastructure Enhancement Area. In particular, the policy aims to secure green links between developments and the Charnwood Forest, and to provide high quality walking and cycling links between the River Soar and Grand Union Canal Corridor and Charnwood's towns and villages. The policy is therefore expected to have a significant positive effect on increasing access to the countryside and open spaces.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	Policy CS12 aims to support the woodland economy and rural diversification, including green tourism, at Charnwood Forest Regional Park. Tourism opportunities are also supported along the River Soar and Grand Union Canal Corridor, which should have a further positive effect on enhancing the economy in rural areas. In particular, the policy makes reference to the delivery of high quality tourism opportunities at Thurmaston, which is one of the most deprived wards in Charnwood <sup>227</sup> and so economic diversification here could have particularly positive effects. Overall, a minor positive effect is therefore expected in relation to SA objective 16.
17: To reduce disparities in economic	0	Policy CS12 is not expected to have a direct effect on skills and employability in Charnwood.

<sup>227</sup> Leicestershire County Council (December 2007) Charnwood South Priority Neighbourhood Profile: Thurmaston

SA Objectives	SA effect	SA Commentary
performance and improve skills and employability		

### Policy CS13: Biodiversity and Geodiversity

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑	The primary purpose of policy CS13 is to conserve and enhance the natural environment by supporting developments that protect biodiversity and geodiversity, and that enhance, restore or re-create biodiversity. The policy requires developers to take designated biodiversity sites into account (including the 17 SSSIs, over 200 Local Wildlife Sites and 5 Local Nature Reserves in the Borough). While this policy does not make reference to European designated sites, it is recognised that there are none within Charnwood Borough, and the HRA work that was carried out for the Pre-Submission Draft Core Strategy concluded that the growth planned in Charnwood will not have a significant effect on the two European sites that are located within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC). The policy does allow for supporting development which would result in losses of ecological or geological features where the benefit of the development clearly outweighs the impacts, which could indicate the potential for negative effects on biodiversity; however the policy also specifies that any impacts must be appropriately mitigated or, as a last resort, compensated by the replacement of habitats of greater or equal value which results in a net gain in biodiversity. An overall significant positive effect is therefore likely in relation to this SA objective.
2: To maintain and enhance townscape and landscape character	↑?	Policy CS13 may have indirect positive effects on the landscape where developments protect biodiversity and geodiversity or enhance biodiversity features, resulting in enhancements to the appearance of the landscape. For example, the protection of the designated sites at Charnwood Forest is likely to help maintain the character of that important landscape area. An overall minor

SA Objectives	SA effect	SA Commentary
		positive effect on this SA objective is therefore likely although there is some uncertainty attached in relation to the links between biodiversity features and the landscape.
3: To increase the vibrancy and viability of settlements	↑?	Protecting biodiversity and geodiversity designations may have indirect benefits for the attractiveness of settlements in the Borough, especially those along the River Soar valley, or in proximity to Charnwood Forest Regional Park. A potential but uncertain minor positive effect on this objective has therefore been identified.
4: To conserve and enhance the historic and cultural environment	↑?	The protection and enhancement of biodiversity and geodiversity in Charnwood is not expected to have a significant direct effect on the historic and cultural environment. However, the protection and enhancement of Charnwood Forest as a biodiversity and geodiversity asset could have a minor positive effect as it is recognised to have cultural heritage significance. A potential but uncertain minor positive effect on this objective is therefore likely.
5: To protect and improve surface and ground water quality and resources	↑	Protecting and enhancing biodiversity designations, protected species and ecological networks is expected to have positive effects for water quality where enhancement, restoration or re-creation of biodiversity features located within the valleys of the Rivers Soar and Wreake contribute to improved surface and ground water quality. An aspiration to secure long term management for biodiversity as identified in the policy is likely to ensure a positive effect on protecting and improving water quality and resources in the Borough.
6: To improve local air quality	0	Protecting biodiversity and geodiversity is not expected to have a direct effect on air quality.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas	0	Protecting biodiversity and geodiversity is not expected to have a direct effect on greenhouse gas emissions.

SA Objectives	SA effect	SA Commentary
emissions		
8: To reduce vulnerability to flooding	↑?	Protecting biodiversity designations, protected species and ecological networks may have benefits for reducing vulnerability to flooding where enhancement, restoration or re-creation of biodiversity features involves a net gain in the area of permeable surfaces or encourages higher levels of infiltration. The exact nature of biodiversity enhancement measures is currently unknown; therefore the potential positive effect on SA objective 8 is currently uncertain.
9: To reduce waste and conserve mineral resources	0	Protecting biodiversity and geodiversity is not expected to have a direct effect on waste or minerals.
10: To protect soil resources and quality and make efficient use of land and buildings	↑?	As policy CS13 seeks to protect biodiversity and geodiversity features, this may involve steering development away from greenfield sites and towards previously developed land and buildings in order to avoid designated sites. Therefore, a potential but uncertain minor positive effect is identified in relation to SA objective 10.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	0	Protecting biodiversity and geodiversity is not expected to have a direct effect on poverty and social exclusion or crime and community safety.
12: To increase healthy lifestyles	↑	By conserving and enhancing the natural environment, policy CS13 may have indirect positive effects on encouraging healthy lifestyles by enhancing, restoring or re-creating ecological networks that improve quality of life and provide opportunity for recreation and physical activity. Therefore, a minor positive effect is identified in relation to SA objective 12.
13: To ensure that the housing stock meet the housing	0	Protecting biodiversity and geodiversity is not expected to have a direct effect on housing provision.

SA Objectives	SA effect	SA Commentary
needs of all sections of the community		
14: To increase access to a wide range of services and facilities	0	Protecting biodiversity and geodiversity is not expected to have a direct effect on access to services and facilities.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑?	By conserving and enhancing the natural environment, policy CS13 is likely to have indirect positive effects on access to the countryside by enhancing, restoring or re-creating ecological networks or designated sites. Enhancements to the ecological network may increase linkages between open spaces or increase interpretation facilities; however, the specific design of enhancement proposals is currently unknown and therefore the potential positive effect on SA objective 15 is currently uncertain.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	Policy CS13 states that it will conserve and enhance the natural environment for the contribution it makes to the economy, which may have positive effects in relation to diversifying towards increased green tourism in Charnwood – an aspiration which is referred to in other Core Strategy policies such as CS12. A likely minor positive effect on this SA objective is therefore identified.
17: To reduce disparities in economic performance and improve skills and employability	0	Protecting biodiversity and geodiversity is not expected to have a direct effect on employability and skills.

### Policy CS14: Heritage

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?	Policy CS14 relates to protecting and enhancing Charnwood's heritage assets, and there are unlikely to be significant direct impacts on biodiversity or geodiversity features in the Borough. However, there may be some indirect effects on biodiversity if enhancements are made to Registered Parks and Gardens (such as Garendon Park, which is identified as an ' <i>at risk</i> ' asset in need of improvement) which could include areas of valuable habitat. It is also noted that the policy supports development which prioritises the refurbishment and re-use of disused buildings, and brownfield sites such as disused buildings can harbour valuable biodiversity which may be disturbed through new development. However, the potential for this part of the policy to have adverse effects on biodiversity is uncertain and depends on specific proposals for re-using buildings that may come forward. Overall, a potential but uncertain minor positive effect on this SA objective is therefore likely.
2: To maintain and enhance townscape and landscape character	↑	Policy CS14 supports development that prioritises the refurbishment or re-use of disused or under used buildings of historic or architectural merit and supports developments that incorporate distinctive local building materials and architectural details. As such, it is likely to have a positive effect on the townscape in Charnwood. In particular, the townscape of Shepshed is likely to benefit by improvements to its Conservation Area (which is identified as an ' <i>at risk</i> ' heritage asset in need of improvement <sup>228</sup> ). Further benefits are expected on townscape and landscape as developments will be supported where they have been informed by and reflect Conservation Area Character Appraisals and Landscape Character Assessments. As such, an overall significant positive effect is expected in relation to this SA objective.

<sup>228</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

SA Objectives	SA effect	SA Commentary
3: To increase the vibrancy and viability of settlements	↑	Policy CS14 supports developments that incorporate distinctive local building materials and architectural details, and therefore is likely to have a positive effect on increasing the attractiveness of towns and increasing the sense of place. In particular, the quality of the environment in Shepshed is likely to benefit by improvements to its Conservation Area (which is identified as an ' <i>at risk</i> ' asset in need of improvement <sup>229</sup> ) and this may have a positive effect on increasing levels of neighbourhood satisfaction. The policy may also contribute to maintaining settlement identity by supporting developments that have been informed by and reflect Village Design Statements. As such, the policy is likely to have a positive effect on SA objective 3.
4: To conserve and enhance the historic and cultural environment	↑	The primary purpose of policy CS14 is to conserve and enhance heritage assets in the Borough. The measures in the policy are likely to have a significant positive effect on all historic features in the Borough (Charnwood contains three Registered Parks and Gardens, 771 statutory listed buildings, 38 designated conservation areas and 21 Scheduled Monuments) as the policy requires development to protect such assets and their setting. In this way, this policy will help to mitigate the potential adverse impacts of other policies in the Draft Core Strategy which propose large-scale development that could otherwise have an adverse effect on nearby heritage assets. In particular, the policy seeks to improve ' <i>at risk</i> ' heritage assets as identified by Historic England <sup>230</sup> , including Taylor's Bell Foundry, Shepshed Conservation Area, the Roman Villa, Triumphal Arch and the Temple of Venus at Garendon Park (as well as the Park itself). An overall significant positive effect on this SA objective is therefore likely.
5: To protect and improve surface and ground water quality and resources	0	This policy relates to heritage assets and is unlikely to have a direct effect on water quality and resources.

<sup>229</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

<sup>230</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

SA Objectives	SA effect	SA Commentary
6: To improve local air quality	0	This policy relates to heritage assets and is unlikely to have a direct effect on air quality.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	0	This policy relates to heritage assets and is unlikely to have a direct effect on greenhouse gas emissions.
8: To reduce vulnerability to flooding	0	This policy relates to heritage assets and is unlikely to have a direct effect on flood risk.
9: To reduce waste and conserve mineral resources	↑	This policy encourages the refurbishment and re-use of disused or under-used buildings of historic or architectural merit, which may have a positive effect on reducing waste generation and the consumption of mineral resources by reducing the extent of new building on greenfield sites. However, any such positive effect would be expected to be minor as it is not likely that there will be enough such opportunities in Charnwood to result in a significant effect.
10: To protect soil resources and quality and make efficient use of land and buildings	↑	This policy encourages the refurbishment and re-use of disused or under-used buildings of historic or architectural merit, which may have a positive effect on preserving soil quality and achieving more efficient use of land by reducing the extent of new building on greenfield sites. However, any such positive effect would be expected to be minor as it is not likely that there will be enough such opportunities in Charnwood to result in a significant effect.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social	0	This policy relates to heritage assets and is unlikely to have a direct effect on poverty and social exclusion or crime and community safety.

SA Objectives	SA effect	SA Commentary
behaviour and increase community safety		
12: To increase healthy lifestyles	0	This policy relates to heritage assets and is unlikely to have a direct effect on healthy lifestyles.
13: To ensure that the housing stock meet the housing needs of all sections of the community	0	This policy relates to heritage assets and is unlikely to have a direct effect on the provision of housing.
14: To increase access to a wide range of services and facilities	0	This policy relates to heritage assets and is unlikely to have a direct effect on access to services and facilities.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑?	As policy CS14 relates to heritage assets, there is unlikely to be a significant impact on access to open space in the Borough. However, there may be some indirect effects on access to semi urban environments if enhancements are made to Registered Parks and Gardens (such as Garendon Park, which is identified as an 'at risk' asset in need of improvement <sup>231</sup> ) that create improved public access. As such, a potential but uncertain minor positive effect on this SA objective is likely.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns	↑	Policy CS14 seeks to conserve and enhance historic assets for the economic contribution they make. The policy supports the use of heritage assets that supports tourism or business development, and therefore there may be positive effect on diversifying the local economy by enhancing historic assets (e.g. creating public access to Garendon Park). Overall, a minor positive effect is

<sup>231</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

SA Objectives	SA effect	SA Commentary
of movement attractive to investors		therefore expected in relation to this SA objective.
17: To reduce disparities in economic performance and improve skills and employability	0	This policy relates to heritage assets and is unlikely to have a direct effect on employability and skills.

### Policy CS15: Open Spaces, Sports and Recreation

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑	Policy CS15 seeks to deliver new open spaces and retain existing open space, unless it is clearly surplus to requirements or suitable replacement provision will be made. The policy could therefore have an indirect positive effect on this objective where open spaces have biodiversity value, through habitat creation. Charnwood's Open Spaces, Sport and Recreation Study recognises the potential biodiversity benefits of open space, stating that they can provide habitats for wildlife as an aid to local biodiversity <sup>232</sup> .
2: To maintain and enhance townscape and landscape character	↑	Policy CS15 seeks to deliver new open spaces and retain existing open space, sport and recreation facilities unless it is clearly surplus to requirements or suitable replacement provision will be made. The policy is therefore likely to have an indirect positive effect on the character of the landscape and townscape in Charnwood as the presence of open space within development (in line with the specified standards) will enhance the character and appearance of settlements in the Borough.

<sup>232</sup> Charnwood Borough Council (2011) Open Spaces, Sport & Recreation Study

SA Objectives	SA effect	SA Commentary
3: To increase the vibrancy and viability of settlements	↑	The supporting text to this policy recognises the important link between access to high quality open space and the well-being and cohesion of local communities as well as levels of civic pride. It is also recognised that certain types of open space such as allotments can help to bring people from different backgrounds together <sup>233</sup> , thus contributing to stronger and more diverse communities. As policy CS15 seeks to deliver new and retain existing open space, sport and recreation facilities, the policy is likely to have a positive effect on these issues, and on increasing the attractiveness of towns and increasing the sense of place and neighbourhood satisfaction levels. Open space can provide opportunities for community interaction, and the loss of amenity space in particular has proved to be of concern to Charnwood's residents in relation to the provision of facilities for children and young people <sup>234</sup> . This policy would help to address such concerns relating to the impacts of open space losses on local communities. The policy has the potential to be particularly beneficial at the sustainable urban extensions, which are required to prepare masterplans that deliver quality open spaces, as this will help to provide these new communities with space for interaction and will help to create a local identity. An overall significant positive effect is therefore expected in relation to SA objective 3.
4: To conserve and enhance the historic and cultural environment	↑?	This policy is not expected to have a significant direct effect on the historic and cultural environment; however the retention and provision of open spaces could enhance the setting of heritage assets within settlements, such as listed buildings. A potential minor positive effect is therefore identified in relation to SA objective 4; however this is uncertain depending on the location of open spaces in relation to nearby heritage assets.
5: To protect and improve surface and ground water quality and	↑	Policy CS15 seeks to deliver new and retain existing open space. This may have an indirect benefit for water resources as a result of supporting the provision of green infrastructure such as parks, open space, outdoor sports facilities and allotments that will contribute to regulating the water cycle. A

<sup>233</sup> Charnwood Borough Council (2011) Open Spaces, Sport & Recreation Study

<sup>234</sup> Charnwood Borough Council (2011) Open Spaces, Sport & Recreation Study

SA Objectives	SA effect	SA Commentary
resources		minor positive effect on this SA objective is therefore likely.
6: To improve local air quality	↑	Policy CS15 is not expected to have a significant direct effect on air quality; however the provision of sports and recreation facilities locally can help to reduce the need to travel by car, thus having a minor positive effect on reducing the associated air pollution. This positive effect is particularly likely in the vicinity of the four AQMAs that have been declared in Charnwood, two of which were declared in relation to emissions from traffic <sup>235</sup> .
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑	Policy CS15 is not expected to have significant a direct effect on greenhouse gas emissions; however the provision of sports and recreation facilities locally can help to reduce the need to travel by car, thus having a minor positive effect on reducing the associated greenhouse gas emissions. In addition, Charnwood's Open Spaces, Sport and Recreation Study recognises the potential benefits of open green space in relation to helping to stabilise urban temperatures and humidity and therefore combating climate change. An overall minor positive effect on this SA objective is therefore likely.
8: To reduce vulnerability to flooding	↑	Policy CS15 seeks to deliver new and retain existing open spaces in the Borough. This should have a positive effect on managing flood risk by ensuring that there are areas of permeable surface within urban areas that will increase infiltration and reduce runoff rates. In particular, the requirement for the sustainable urban extensions to produce master plans which deliver quality open space will have positive effects, as these SUEs involve large-scale development on greenfield land, and so will introduce large new areas of impermeable surfaces. An overall positive effect on this SA objective is therefore likely.
9: To reduce waste and conserve mineral resources	0	Policy CS15 is not expected to have an effect on reducing waste generation and the consumption of minerals.

<sup>235</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
10: To protect soil resources and quality and make efficient use of land and buildings	↑	As policy CS15 seeks to retain and enhance open space in urban areas, the policy is likely to have a positive effect on protecting soil resources by maintaining undeveloped land in those areas. A minor positive effect is therefore expected in relation to this SA objective.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	0	Policy CS15 is not expected to have a direct effect on poverty and social exclusion or crime and community safety.
12: To increase healthy lifestyles	↑	As policy CS15 seeks to deliver new and retain existing open space, sport and recreation facilities, the policy is likely to have a significant positive effect on encouraging healthy lifestyles through enabling increased participation in sports, recreation and physical activity. The provision of allotments also has benefits for improving physical and mental health, particularly as a way for older people to remain active <sup>236</sup> , and this policy requires new developments to meet the standard set out in the Open Spaces Strategy for 0.33ha per 1,000 people.
13: To ensure that the housing stock meet the housing needs of all sections of the community	0	Policy CS15 is not expected to have a direct effect on housing provision.
14: To increase access to a wide range of	↑	As policy CS15 seeks to deliver new and retain existing sport and recreation facilities, the policy is likely to have a positive effect on increasing access to

<sup>236</sup> Charnwood Borough Council (2011) Open Spaces, Sport & Recreation Study

SA Objectives	SA effect	SA Commentary
services and facilities		sports and leisure facilities including parks, open space, allotments and outdoor and indoor sports facilities. A positive effect is expected on SA objective 14.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	The primary purpose of policy CS15 is to deliver quality open spaces and retain existing open space, sport and recreation facilities unless it is clearly surplus to requirements or suitable replacement provision will be made. The provision of open spaces in line with the identified standards will help to meet the identified deficiencies in Charnwood – there is a need for up to 18ha of allotments across the Borough, 8ha of parks and up to 18ha or amenity space (in parished areas) <sup>237</sup> . This policy is therefore likely to have a significant positive effect on increasing access to open spaces and semi urban environments (such as parks and sports facilities) by helping to meet this shortfall.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	0	Policy CS15 is not expected to have an effect on the creation of a sustainable economy in Charnwood.
17: To reduce disparities in economic performance and improve skills and employability	↑	Policy CS15 is not expected to have a significant direct effect on employability and skills development; however Charnwood's Open Spaces, Sport and Recreation Study recognises the potential benefits of open green space in relation to promoting an understanding of nature and the opportunity to learn about the environment. A minor positive effect on this SA objective is therefore likely.

<sup>237</sup> Charnwood Borough Council (2011) Open Spaces, Sport & Recreation Study

### Policy CS16: Sustainable Construction and Energy

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑	Policy CS16 encourages developments to incorporate green roofs, increased tree cover and waterways in order to combat the 'heat island' effect, which is likely to have some benefits for biodiversity by providing habitat enhancements in urban areas. In addition, the supporting text to the policy recognises that climate change can have adverse effects on biodiversity (e.g. by forcing species migration or causing habitats to fragment), and so the measures in the policy to combat climate change (e.g. encouraging the incorporation of renewable energy into new developments) should have further indirect benefits for biodiversity. While it is recognised that the development of renewable energy infrastructure could have potential impacts on biodiversity (e.g. as a result of disturbance to species), the policy requires that any such developments have regard to the impact on biodiversity. Overall, policy CS16 is therefore likely to have a positive effect on SA objective 1.
2: To maintain and enhance townscape and landscape character	↑	Policy CS16 encourages developments to incorporate green roofs, increased tree cover and waterways, as well as good layout of external spaces in order to combat the 'heat island' effect, and this could have indirect benefits for enhancing townscape character by enhancing the quality and appearance of built development. This policy supports the development of renewable energy infrastructure, and while it is recognised that this could have potential impacts on the landscape, the policy requires that any such developments have regard to the impact on landscape. Overall, a minor positive effect is therefore expected in relation to SA objective 2.
3: To increase the vibrancy and viability of	↑	This policy could have an indirect positive effect on this SA objective as requiring developments to combat the 'heat island' effect by incorporating green roofs, increased tree cover and waterways, as well as good layout of external spaces could have indirect benefits in relation to the attractiveness of towns and

SA Objectives	SA effect	SA Commentary
settlements		increasing neighbourhood satisfaction levels. Therefore, a minor positive effect is expected for SA objective 3.
4: To conserve and enhance the historic and cultural environment	0	Policy CS16 seeks to adapt to and mitigate against the effects of climate change in Charnwood, and is unlikely to have a direct effect on the historic and cultural environment. The policy supports renewable energy or low carbon energy developments that contribute towards Charnwood's target of 27.5MW from renewable sources, and it is recognised that the development of renewable energy infrastructure could potentially have an adverse impact on the setting of heritage assets, depending on its nature and location. However, the policy requires any such development to have regard to impacts on the historic environment. Overall, a negligible effect is therefore expected in relation to SA objective 4.
5: To protect and improve surface and ground water quality and resources	↑	Policy CS16 may have a positive effect on water quality as it includes measures to reduce flood risk (see SA objective 8 below) which can otherwise have adverse impacts on water quality. It also includes reference to the Code for Sustainable Homes BREEAM water efficiency measures, stating that residential developments will be encouraged to meet the equivalent of Code for Sustainable Homes Level 5 for water efficiency (80 litres/person/day) and that non-residential development in excess of 1,000m <sup>2</sup> gross floorspace will be encouraged to achieve the equivalent of BREEAM 3 credits for water consumption as a minimum. A minor positive effect is therefore likely in relation to this SA objective.
6: To improve local air quality	↑	This policy is likely to have a positive effect on air quality as it refers directly to the need for new development to protect and enhance local air quality. The supporting text to the policy also refers to the importance of protecting local air quality, in light of the four AQMAs that have been declared in Charnwood.

SA Objectives	SA effect	SA Commentary
<p>7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions</p>	<p>↑?</p>	<p>The primary purpose of policy CS16 is to encourage new development in Charnwood to adapt to and mitigate the effects of climate change by encouraging sustainable design and construction and the generation of renewable energy. The policy supports renewable energy or low carbon energy developments that contribute towards Charnwood's target of 27.5MW from renewable sources and also encourages developments to exceed Building Regulation for carbon emissions, which is likely to have a significant positive effect on reducing the Borough's contribution to climate change. However, it is noted that this is only a requirement where it would not make a development unviable; therefore there is some uncertainty attached to the extent of the likely positive effect. There are also likely to be positive effects on reducing the Borough's vulnerability to climate change as the policy includes measures aiming to reducing flood risk in Charnwood, e.g. directing development to the areas at lowest risk of flooding and requiring developments to manage surface water elsewhere. Encouraging developments to incorporate increased tree cover could also have a positive effect on increasing rates of infiltration. Overall, a potential significant positive effect on this SA objective is likely, although there is some uncertainty attached in relation to the proportion of developments that will incorporate the measures set out in this policy without being declared unviable.</p>
<p>8: To reduce vulnerability to flooding</p>	<p>↑</p>	<p>One of the primary aims of policy CS16 is to adapt to the effects of climate change (including an increased risk of flooding) by directing developments to those parts of the Borough that are at lowest risk from flooding and by encouraging developments to incorporate surface water runoff measures. These measures will be particularly beneficial in the Soar Valley which runs through the Borough from north to south, as the floodplains of the River Soar have some of the highest flood risk areas in Charnwood<sup>238</sup>. This policy is</p>

<sup>238</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

SA Objectives	SA effect	SA Commentary
		therefore likely to have a significant positive effect on reducing the Borough's vulnerability to flooding.
9: To reduce waste and conserve mineral resources	↑	This policy supports development that reduces waste, provides for the suitable storage of waste and allows for convenient waste collections. This will help to provide some mitigation against the potential adverse effects of the large-scale new development described under other Core Strategy policies in relation to increased waste generation. A potential minor positive effect on this SA objective is therefore likely. The policy does not make specific reference to encouraging recycling or the use of recycled materials in building design, and the effects of the policy would be increased if this was the case.
10: To protect soil resources and quality and make efficient use of land and buildings	↑	Policy CS16 encourages developments to contribute to flood risk management, which could have an indirect minor positive effect on soil quality as flooding can cause soil erosion. It also states that the effective use of land by reusing land that has been previously developed will be encouraged, provided that it is not of high environmental value, and encourages new development to protect Charnwood's most versatile land. The supporting text to the policy refers to the importance of protecting local soil quality, in light of the areas of high quality agricultural land in Charnwood. An overall positive effect on this SA objective is therefore likely.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	0	This policy is not expected to have a direct effect on poverty and social exclusion or crime and community safety.

SA Objectives	SA effect	SA Commentary
12: To increase healthy lifestyles	↑	This policy is not expected to have a direct effect on encouraging healthy lifestyles. However, it does require that developments of renewable energy infrastructure have regard to impacts on public safety, noise, odour and other amenity considerations; therefore a potential minor positive effect on this objective has been identified.
13: To ensure that the housing stock meet the housing needs of all sections of the community	0	This policy is not expected to have a direct effect on housing provision in Charnwood.
14: To increase access to a wide range of services and facilities	0	This policy is not expected to have a direct effect on access to services and facilities.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	The primary aim of policy CS16 is to adapt to and mitigate against climate change, and as part of this wider aim, it encourages developments to incorporate increased tree cover and waterways in order to combat the 'heat island' effect, which have an indirect minor positive effect in relation to increasing access to semi urban environments.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by	0	This policy is not expected to have a direct effect on the creation of a sustainable economy in Charnwood.

SA Objectives	SA effect	SA Commentary
efficient patterns of movement attractive to investors		
17: To reduce disparities in economic performance and improve skills and employability	0	This policy is not expected to have a direct effect on skills and employability.

## Access and Travel

### Policy CS17: Sustainable Travel

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?	This policy is not expected to have a direct effect on biodiversity; however the creation of walking and cycle routes that are integrated with the wider green infrastructure network could have a minor positive effect as, depending on their nature, such routes could improve habitat connectivity. A potential but currently uncertain positive effect on this objective is therefore likely.
2: To maintain and enhance townscape and landscape	↑	This policy should have a minor positive effect on the character of Charnwood as it aims to achieve a 6% modal shift from travel by car to walking cycling and public transport – this should help to reduce congestion and which can otherwise negatively affect the quality and character of the local environment,

SA Objectives	SA effect	SA Commentary
character		particularly in Loughborough where there are existing high levels of congestion <sup>239</sup> .
3: To increase the vibrancy and viability of settlements	↑	This policy should have a minor positive effect on the vibrancy and vitality of settlements by increasing the attractiveness of settlements through reduced congestion and therefore increasing neighbourhood satisfaction levels.
4: To conserve and enhance the historic and cultural environment	0	This policy will not have a direct effect on the historic and cultural environment.
5: To protect and improve surface and ground water quality and resources	0	This policy will not have a direct effect on water quality and resources.
6: To improve local air quality	↑	This policy is expected to have a significant positive effect on air quality in Charnwood, as its overarching purpose is to promote a modal shift away from car use and towards more sustainable modes of transport such as walking and cycling. Air quality is a particular issue in the Borough, where there are four declared AQMAs at Loughborough, the Great Central Railway, Syston and Mountsorrel <sup>240</sup> . Two of these AQMAs (Loughborough and Syston) are associated with vehicle traffic, meaning that a modal shift from car use to sustainable transport should have particularly positive effects in those locations. While the policy refers to an overall aim of a 6% modal shift by 2028, the supporting text notes that in the areas of the sustainable urban extensions and other strategic developments, significantly higher levels of modal shift will be expected.

<sup>239</sup> Leicestershire County Council (April 2011) Local Transport Planning in Leicestershire 2011-2026: Leicestershire Local Transport Plan 3

<sup>240</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
		Because Syston is within close proximity of the sustainable urban extension to the north east of Leicester and is adjacent to the Watermead Regeneration Area, it is likely that the policy should have a particular positive effect on air quality in that area. One of the AQMAs (the Great Central Railway) was declared in relation to likely breaches of sulphur dioxide associated with locomotives <sup>241</sup> . However, while this policy encourages an increase in freight movements by rail, the Great Central Railway is a heritage railway which is considered unlikely to be affected by the wider aim for a modal shift towards rail transport for freight movements. An overall significant positive effect on this objective is therefore likely.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑	This policy should have a significant positive effect on reducing Charnwood's contribution to climate change as it aims to reduce private car use and encourage a modal shift of at least 6% across the Borough towards sustainable transport modes (while the policy refers to an overall aim of a 6% modal shift by 2028, the supporting text notes that in the areas of the sustainable urban extensions and other strategic developments, significantly higher levels of modal shift will be expected). This will reduce the level of transport-related greenhouse gas emissions in Charnwood, which is a key local issue – transport modelling that has been undertaken for Charnwood <sup>242</sup> predicts that without mitigation, the development strategy for the Borough would result in 1% higher levels of carbon emissions from transport than the likely level in 2026 based on a 'do nothing' scenario (although in both cases, levels would be lower than the 2008 base year). This policy will help to address this potential increase, and so will have a significant positive effect on this objective.
8: To reduce vulnerability to flooding	0	This policy will not have a direct effect on Charnwood's vulnerability to flooding.

<sup>241</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

<sup>242</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
9: To reduce waste and conserve mineral resources	0	This policy will not have a direct effect on reducing waste and conserving mineral resources.
10: To protect soil resources and quality and make efficient use of land and buildings	0	This policy will not have a direct effect on Charnwood's soil resources and quality or the efficient use of land.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	This policy should have a positive effect on crime and community safety as it requires new development to provide safe and well-lit streets and routes for walking and cycling.
12: To increase healthy lifestyles	↑	This policy should have a positive effect on health as its primary purpose is to encourage the use of sustainable transport modes, including by encouraging and facilitating higher levels of walking and cycling amongst local people through the provision of an improved network of safe and well-lit walking and cycle routes. This should help to tackle obesity-related health issues which are a significant public health issue in Charnwood and across the UK, particularly among children. As elsewhere in the country, obesity is on the increase in Charnwood - in 2014 it was found that 19.2% of Year 6 pupils in the Borough were obese <sup>243</sup> .
13: To ensure that the housing stock meet the housing	0	This policy will not have a direct effect on housing in Charnwood.

<sup>243</sup>

Charnwood Health Profile 2014 (Public Health England).

SA Objectives	SA effect	SA Commentary
needs of all sections of the community		
14: To increase access to a wide range of services and facilities	↑	This policy is expected to have a positive effect on access to services and facilities as it requires major new developments to provide walking, cycling and public transport access to key services and facilities. This will ensure that all people, including those without access to a car, will be better able to access services and facilities within the Borough.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	This policy is expected to have a positive effect on access to the countryside and open space as it requires new developments to provide safe and well-lit streets and routes for walking and cycling, which will be integrated with the wider green infrastructure network.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	This policy is expected to have a positive effect on achieving a sustainable local economy in Charnwood as it should help to reduce traffic congestion through encouraging a modal shift away from car use and by seeking to maximise opportunities for freight movement by rail. Aside from the benefits relating to traffic congestion, this should also increase efficiency in freight distribution.
17: To reduce disparities in economic performance and improve skills and employability	0	This policy will not have a direct effect on skills and employability in Charnwood.

### Policy CS18: The Local and Strategic Road Network

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	?	This policy requires the strategic developments proposed under other Core Strategy policies to deliver transport improvements, which in several cases include new highway infrastructure (e.g. the sustainable urban extension to the west of Loughborough will require a new strategic distributor road from the A512 to the A6 north of Loughborough). Such new infrastructure could have an effect on biodiversity through habitat loss or species disturbance, both during the construction phase and in the longer term. However, the specific impacts on biodiversity of the new infrastructure proposed as part of the strategic developments are assessed separately as part of the SA of Draft Core Strategy policies CS19, CS20, CS21, CS22 and CS23. An overall uncertain effect on this objective is therefore currently likely.
2: To maintain and enhance townscape and landscape character	↑/↓	This policy requires the strategic developments proposed under other Core Strategy policies to deliver transport improvements, which in several cases include new highway infrastructure (e.g. the sustainable urban extension to the west of Loughborough will require a new strategic distributor road from the A512 to the A6 north of Loughborough). Such new infrastructure could have an effect on the landscape through visual intrusion and/or effects associated with tranquillity. However, the specific impacts on the landscape of the new infrastructure proposed as part of the strategic developments are assessed separately as part of the SA of Draft Core Strategy policies CS19, CS20, CS21, CS22 and CS23. An overall potentially mixed (both positive and negative) effect on this objective is therefore currently likely.
3: To increase the vibrancy and viability of settlements	↑	This policy is likely to have a positive effect on the vibrancy and vitality of settlements by reducing congestion and therefore increasing the attractiveness of certain areas of the Borough.
4: To conserve and enhance the	?	This policy could potentially affect the historic and cultural environment as a result of the new highway infrastructure affecting the setting of historic assets.

SA Objectives	SA effect	SA Commentary
historic and cultural environment		Charnwood contains three Registered Parks and Gardens, 771 statutory listed buildings, 38 designated conservation areas and 21 Scheduled Monuments and five of these listed buildings, two Scheduled Monuments and two conservation areas (at Shelthorpe and Shepshed) are listed as being at risk <sup>244</sup> . Depending on the exact location and scale of the highway development resulting from this policy, adverse effects on those assets could be experienced. In particular there is the potential for effects on the 'at risk' Shepshed Conservation Area as the policy refers to transport improvements associated with the strategic development sites, and the development strategy proposes a direction for growth in the Shepshed area. However, the effects of the road infrastructure to be provided as part of the strategic development locations referred to in the policy on the historic and cultural environment are considered as part of the SA of the more specific Core Strategy policies and it is assumed that all development will need to comply with Core Strategy policy CS14: Heritage which aims to conserve and enhance cultural heritage in Charnwood. An overall uncertain effect on this objective is therefore likely, and the specific effects of the transport infrastructure development at each of the strategic development sites are considered separately.
5: To protect and improve surface and ground water quality and resources	0	This policy is not likely to have a direct effect on water resources or water quality in Charnwood.
6: To improve local air quality	↑ / ↓	The highway improvements that are proposed through this policy could on one hand be seen as likely to facilitate increased car use by making car travel a more convenient and appealing option as a result of reduced congestion. However, it is recognised that new highway improvements will be required in order to prevent the development strategy resulting in increased congestion and

<sup>244</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

SA Objectives	SA effect	SA Commentary
		therefore pockets of poor air quality. Transport modelling that has been undertaken for Charnwood <sup>245</sup> considered the effects of highway mitigation (including the improvements proposed as part of the strategic development) and noted that, with that and the proposed public transport mitigation in place, the environmental impacts of the development strategy in relation to NO <sub>x</sub> emissions would be fully mitigated – in this way, this policy can be seen to be providing some mitigation towards the potential adverse impacts of other Core Strategy policies, particularly as it also addresses the delivery of sustainable transport improvements in accordance with policy CS17. An overall mixed (both positive and negative) effect is therefore likely.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑ / ↓	The highway improvements that are proposed through this policy could on one hand be seen as likely to facilitate increased car use (and the associated greenhouse gas emissions) by making car travel a more convenient and appealing option as a result of reduced congestion. However, the policy also refers to the delivery of sustainable transport improvements in accordance with policy CS17 which should help to manage the potential impacts of the large-scale new development in relation to emissions from vehicle traffic. Indeed, the transport modelling that has been undertaken for Charnwood <sup>246</sup> took into account the mitigation that is proposed as part of the Core Strategy (both public transport and highway improvements) and concluded that the mitigation package should mitigate around 60% of the environmental impacts of the development strategy in relation to carbon emissions from traffic in comparison to the 'do nothing' 2026 scenario. In this way, the policy could be seen as having a positive effect; therefore an overall mixed effect is likely.
8: To reduce vulnerability to flooding	?	The development of new highway infrastructure could potentially result in increased flood risk by increasing the area of impermeable surfaces, particularly where new roads are created or existing roads are improves in areas of high flood risk. However, the effects of the road infrastructure to be provided as part

<sup>245</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

<sup>246</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		of the strategic development locations referred to in the policy on flood risk are considered as part of the SA of the more specific Core Strategy policies and is it assumed that all development will need to comply with Core Strategy policy CS16: Sustainable Construction and Energy which requires development in flood risk areas to include flood risk mitigation measures (in the context of road infrastructure this could include appropriate drainage methods). The likely effect of this objective is therefore currently uncertain.
9: To reduce waste and conserve mineral resources	↓?	While this policy is not likely to have a direct effect on waste generation, the scale of highway infrastructure proposed through the policy could have a negative effect on the consumption of minerals. However, the potential effect is currently uncertain as it cannot be known at this stage what potential there will be to re-use existing materials as part of the new roads' development.
10: To protect soil resources and quality and make efficient use of land and buildings	↑/↓	The development of new highway infrastructure could potentially result in the loss of soils and development on greenfield land. However, the effects of the road infrastructure to be provided as part of the strategic development locations referred to in the policy on flood risk are considered as part of the SA of the more specific Core Strategy policies. An overall mixed positive effect on this objective is therefore likely.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	0	This policy is not likely to have a direct effect on crime and community safety in Charnwood.
12: To increase healthy lifestyles	↑	The delivery of sustainable transport improvements in accordance with policy CS17 (as referred to in this policy) could have a positive effect if these improvements include new or improved walking and cycle routes, which may help to encourage higher levels of active travel. The improvements in levels of congestion that are likely to result from the highway improvements proposed



SA Objectives	SA effect	SA Commentary
		could also benefit public health as a result of improvements to air quality. There is also some potential for benefits to health that are associated with improved road safety through reduced congestion. An overall minor positive effect on this objective is therefore likely.
13: To ensure that the housing stock meet the housing needs of all sections of the community	0	This policy is not likely to have a direct effect on housing provision in Charnwood.
14: To increase access to a wide range of services and facilities	↑	This policy is likely to have a minor positive effect on this objective, as the delivery of sustainable transport improvements in accordance with policy CS17 (as referred to in this policy) could increase access to services and facilities for those without cars.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑?	This policy is not likely to have a significant direct effect on access to the countryside and open space in Charnwood, although improvements to sustainable transport links could enable easier access by means other than private cars, depending on the location of the transport links provided. A potential but uncertain minor positive effect on this objective is therefore likely.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	This policy is likely to have a positive effect on the creation of a sustainable economy in Charnwood as the measures to improve the strategic road network should reduce traffic congestion within the Borough and therefore benefit commuting times and the efficiency of freight distribution. This will help to improve Charnwood's overall competitiveness and attractiveness as a place to invest, building on its proximity to the M1 motorway. The delivery of sustainable travel improvements in accordance with policy CS17 (as referred to in the policy) will enable people travel to work in more sustainable ways, although it is recognised that there is also potential for the highway

SA Objectives	SA effect	SA Commentary
		improvements proposed to potentially encourage commuting by car, making it a quicker and more convenient option. An overall minor positive effect on this objective is therefore likely.
17: To reduce disparities in economic performance and improve skills and employability	0	This policy is not likely to have a direct effect on employability and skills development in Charnwood.

## South Charnwood: Edge of Leicester

### Policy CS19: North East of Leicester Sustainable Urban Extension

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?/↓?	The nearest biodiversity designation to the SUE to the north east of Leicester is the River Soar Local Wildlife Site which is approximately 1.8km to the north west, the other side of the built up area of Thurmaston. While there are no designated European sites within Charnwood (and therefore near to this SUE) that could be affected by the proposed development, there are two within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC). The HRA work that was undertaken for the Pre-Submission Draft Core Strategy concluded that the growth proposed in Charnwood (including the development of this SUE) would not result in significant effects on those European sites. However, the sustainable urban extension is on greenfield land, which may result in habitat loss in the development area, and this could have a direct effect on the plant species making up that habitat and also on species reliant on

SA Objectives	SA effect	SA Commentary
		<p>the habitats, including priority habitats or species identified in the Biodiversity Action Plan<sup>247</sup> (e.g. field margins, hedgerows, barn owls, bats etc.). In addition, there are a number of infrastructure improvements associated with this policy, such as a new main road through the development from Barkby Thorpe Lane to Sandhills Avenue, and capacity enhancements (which could include road widening) to Barkby Thorpe Lane and the A607/Barkby Thorpe Lane roundabout. This infrastructure development could also lead to habitat loss/disturbance, particularly as the supporting text to the policy notes that there are two important wildlife corridors in the area along Melton Brook and Barkby Brook, which have the most biodiversity value in the area. However, the policy text states that existing wildlife corridors in the vicinity of the SUE will be protected and enhanced and, where appropriate, new ones will be provided to create a coherent biodiversity network in accordance with Core Strategy policy CS13: Biodiversity and Geodiversity. In addition, this policy refers to extending the Leicester Hamilton Green Wedge as part of a comprehensive and high quality network of multi-functional green spaces to be provided at the SUE. This will provide new areas of habitat and will enhance habitat connectivity in the area, which supports the ambition described in the supporting text to the policy to create a new wildlife network across the landscape. The Vision for the North East of Leicester SUE, while not making specific reference to biodiversity, states that growth will be planned in a manner which has regard to the protection and enhancement of valuable natural assets, which is taken to include biodiversity. As such, while there may be some minor negative effects on biodiversity, there is potential for these to be mitigated and some positive effects to occur, therefore an overall mixed effect on this objective is predicted, but it is uncertain until more detailed development proposals for the site come forward.</p>
2: To maintain and enhance	 	<p>The SUE to the north east of Leicester would involve large-scale development on greenfield land outside of the built up area, which may have a negative</p>

<sup>247</sup> Space for Wildlife Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) 2010-2015, Leicestershire and Rutland Wildlife Trust, December 2010.

SA Objectives	SA effect	SA Commentary
townscape and landscape character		<p>impact on landscape character and tranquillity. These effects may also arise from the infrastructure improvements associated with the policy, including a new main road through the development from Barkby Thorpe Lane to Sandhills Avenue and capacity enhancements (which could include road widening) to Barkby Thorpe Lane and the A607/Barkby Thorpe Lane roundabout. It is recognised in the landscape sensitivity and capacity appraisal<sup>248</sup> that the SUE lies between the Wreake Valley and High Leicester Landscape Character Areas in zones 29 and 30., both of which are considered to have medium capacity for development because of their openness to public view and lack of vegetation cover. However, the concept masterplan for the SUE included in the supporting text shows that open space is intended to surround the new development, therefore these issues could be addressed within development proposals, through appropriate landscaping and planting in and around the new developments to help with screening. The supporting text to the policy recognises the rising topography from Hamilton and Thurmaston to Barkby Thorpe, with Barkby being on a plateau to the north, and states that the urban extension will be expected to respond to the landscape and avoid development on the higher ground, ensuring that important views are protected and, where appropriate, used to full effect. The policy text also states that new development at the SUE will respond to the landscape and surrounding areas to create a locally distinctive development in accordance with policies CS2: High Quality Design and CS11: Landscape and Countryside. In addition, the part of the policy which refers to extending the Leicester Hamilton Green Wedge (which is within Leicester City and currently buffers the boundary of Charnwood Borough) and providing a comprehensive network of green infrastructure should have positive effects on enhancing the character and appearance of the area. The Vision for the North East of Leicester SUE, while not making specific reference to landscape, states that growth will be planned in a manner which has regard to the protection and enhancement of valuable natural assets, which</p>

<sup>248</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

SA Objectives	SA effect	SA Commentary
		<p>is taken to include landscape character. As such, while there may be some minor negative effects on landscape character, there is potential for these to be mitigated and some positive effects to occur, therefore an overall mixed effect on this objective is predicted, but it is uncertain until more detailed development proposals for the site come forward.</p>
<p>3: To increase the vibrancy and viability of settlements</p>	<p>↑</p>	<p>The provision of up to 13ha of employment land at the SUE to the north east of Leicester will help to ensure that a sustainable settlement is created, as new residents may be able to both live and work there. This should help to reduce the chance of the site becoming a dormitory settlement for commuters into Leicester and Loughborough and would reduce journey distances to work. The provision of new community services and facilities within the SUE, as described in this policy, will help to increase the sense of place and also reduce journeys in and out of the area. Improving public transport links through the provision of new and enhanced bus services connecting both the western and eastern parts of the development with Syston, Thurmaston and Leicester City Centre will also be beneficial in relation to tackling potential congestion issues and promoting sustainable patterns of movement. The landscape sensitivity and capacity appraisal<sup>249</sup> highlighted the potential issues associated with settlement coalescence if development were to take place in zone 29, which the SUE site lies partially within, stating that development could be appropriate on the lower land adjacent to the urban edge, subject to appropriate mitigation measures, such as prevention of coalescence of Syston and Thurmaston with Barkby and Barkby Thorpe. However, the policy requires development to be of high quality and to protect the separate identities of nearby settlements including Syston, Barkby and Barkby Thorpe, which will help to avoid settlement coalescence, as will the extension of the Leicester Hamilton Green Wedge which is currently within the Leicester City boundary but buffers the Borough of Charnwood boundary). The supporting text to the policy also recognises the importance of comprehensively planning the whole SUE development, rather than relying on a</p>

<sup>249</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

SA Objectives	SA effect	SA Commentary
		<p>fragmented or ad-hoc approach - this should help to ensure that the new community has a strong identity. The inclusion of 30% affordable housing within the SUE, which is likely to appeal to younger people, as well as the provision of housing to meet the particular needs of older people, should help to ensure that the SUE accommodates a broad cross section of people and that the community is more vibrant and viable as a result. The Vision for the SUE also refers to the aim to create a locally distinctive and thriving community. An overall positive effect on this objective is therefore likely.</p>
<p>4: To conserve and enhance the historic and cultural environment</p>	<p>↓?</p>	<p>The SUE to the north east of Leicester is on greenfield land outside of the existing built up area; therefore any archaeological assets present could either be disturbed by development, or preserved in-situ. This is a particular issue given that the supporting text to the policy recognises that there is potential for unscheduled archaeology in the area. Similarly, archaeological assets could be affected by the infrastructure improvements associated with the policy, which could include a new main road through the development from Barkby Thorpe Lane to Sandhills Avenue and capacity enhancements (which could include road widening) to Barkby Thorpe Lane and the A607/Barkby Thorpe Lane roundabout. The Barkby Conservation Area, and the deserted medieval village of Hamilton and the Roman Villa (both of which are Scheduled Monuments) are within fairly close proximity to the east of the SUE and development in this area could therefore affect the setting of these and other heritage assets, particularly as Historic England has already classed the Roman Villa as being 'at risk' from arable ploughing<sup>250</sup>. There are no designated historic parks and gardens within close proximity of the SUE which may be adversely affected by development, although there are a number of listed buildings in Barkby to the north east, the setting of which could be affected. However, the supporting text to the policy recognises that it will be important to protect views of historic buildings and spaces, and for development to consider the impact of access arrangements. In addition, the policy itself states that historic and archaeological features will be</p>

<sup>250</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

SA Objectives	SA effect	SA Commentary
		protected, including the setting of Hamilton Deserted Medieval Village and the Roman Villa in accordance with policy CS14: Heritage, and that the separate identity of Barbky Thorpe Conservation Area will be protected. In addition, the Vision for the SUE refers to the fact that growth will have regard to the protection and enhancement of valuable built resources, which is taken to include cultural heritage assets. A potential minor negative effect on this objective is therefore identified, although it is currently uncertain until detailed development proposals come forward and it is recognised that appropriate mitigation measures could reduce the potential for adverse effects.
5: To protect and improve surface and ground water quality and resources	↓?	Development of the scale proposed under this policy could have a negative effect on water quality and quantity by increasing demand for water abstraction and treatment, regardless of the location of development. Charnwood Borough Council has sought confirmation from Severn Trent Water about whether existing public water supply sources and waste water treatment facilities are able to accommodate the planned growth <sup>251</sup> . As explained in the SUE Utilities Report, Severn Trent Water confirmed that the proposed drainage strategy for the SUE would be to drain the site through the existing Thurmaston village where waste water will be pumped from an existing station to the Waste Water Treatment Works at Wanlip which has spare capacity to service this development. However, it was also noted that some local reinforcement and improvement of the network will be required around Thurmaston and that the location of other proposed developments will need to be taken into consideration in order to identify any potential implications for the network. The water company also confirmed that the water supply network in the vicinity of the sustainable urban extension is robust and resilient and that, while local reinforcement of the network may be required, no strategic interventions are anticipated. The policy provides some mitigation of potential water-related impacts, stating that development at the SUE will be designed to take into account future climatic conditions, including drought, so it is expected that the

<sup>251</sup> Charnwood Borough Council Sustainable Urban Extension Utilities Report, January 2012.


SA Objectives	SA effect	SA Commentary
		<p>housing and employment development will incorporate water management measures. It also states that water quality will be protected and enhanced. The Vision for the North East of Leicester SUE, while not making specific reference to water resources, states that growth will be planned in a manner which has regard to the protection and enhancement of valuable natural assets, which is taken to include water resources. Overall, while there is unlikely to be any effect on water quantity arising from the development proposed under this policy, a potential minor negative effect has been highlighted in relation to water quality, although this is uncertain at this stage as it will depend on mitigation measures included within development proposals at planning application stage.</p>
<p>6: To improve local air quality</p>	<p>↑?/↓?T</p>	<p>There is an AQMA along Melton Road in Syston to the north of the SUE, which has been declared in relation to NOx emissions from vehicle traffic<sup>252</sup>. As such, it is assumed that large-scale new development within fairly close proximity could potentially have a direct impact on the Syston AQMA by further increasing traffic movements, which could have a significant negative effect on air quality in that area. Indeed, transport modelling that has been undertaken for Charnwood<sup>253</sup> noted that one of the main areas where the development strategy for the Borough is likely to result in significant increases in traffic flow is the A46 between the A607 and the A50, and it is noted that the route runs within close proximity to the north west of the SUE and the eastern part of the route is within fairly close proximity of the Syston AQMA. Further improvements to road infrastructure are proposed in the area through this policy (e.g. a new main road through the development from Barkby Thorpe Lane to Sandhills Avenue and capacity enhancements (which could include road widening) to Barkby Thorpe Lane and the A607/Barkby Thorpe Lane roundabout) – while these improvements could facilitate increased car use in the area, they will also help to maintain traffic flow, thereby reducing congestion and the likelihood of</p>

<sup>252</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

<sup>253</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		<p>pockets of poor air quality developing as a result. In addition, the SUE site is close to Leicester, meaning that opportunities for establishing public transport links to and from the area should be good, and the policy includes proposals for improving sustainable transport links to Leicester City Centre as well as Syston and Thurmaston. The transport modelling for Charnwood notes that, with the new express bus service to Leicester City in place, there is likely to be a 4% improvement in the modal share for the SUE, which will help to address the potential for traffic increases in the area, and it also found that the overall increase in public transport patronage would be 39%. It also concluded that, with the identified mitigation in place, air quality impacts of the development strategy for Charnwood (including this SUE) would be able to be entirely mitigated in relation to NOx. While there are likely to be air quality impacts from HGV traffic during the construction phase, this would be short-term. The Vision for the North East of Leicester SUE, while not making specific reference to air quality, states that growth will be planned in a manner which has regard to the protection and enhancement of valuable natural assets, which is taken to include air quality. Overall, the impacts of the policy on air quality are therefore mixed (minor positive and significant negative) and some of the negative effects will be short-term and temporary (i.e. during the construction phase).</p>
<p>7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions</p>	<p>↑ / ↓</p>	<p>The SUE to the north east of Leicester is within fairly close proximity of the A607 and A563. This convenient access to the strategic road network may encourage car use with the associated greenhouse gas emissions, an effect which may be compounded by the improvements to the road network which are associated with the policy (e.g. a new main road through the development from Barkby Thorpe Lane to Sandhills Avenue and capacity enhancements (which could include road widening) to Barkby Thorpe Lane and the A607/Barkby Thorpe Lane roundabout). Indeed, transport modelling that has been undertaken for Charnwood<sup>254</sup> noted that one of the main areas where the development strategy for the Borough is likely to result in significant increases</p>

<sup>254</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		<p>in traffic flow is the A46 between the A607 and the A50, and that route runs within close proximity to the north west of the SUE. The transport modelling also considered the impacts of the growth proposed on greenhouse gas emissions from transport, and while it does not consider emissions from the individual strategic sites such as this SUE, it concluded that, without mitigation, the development strategy for the Borough (which includes this SUE) would result in 1% higher levels of carbon emissions from transport than the likely level in 2026 based on a 'do nothing' scenario, i.e. without having the development strategy and SUE set out in the Core Strategy, (although in both scenarios, levels of carbon emissions in 2026 are forecast to be lower than the 2008 base year). However, the fact that the SUE is within close proximity of Leicester means that there are likely to be good opportunities for residents to make use of sustainable transport links, and the policy specifies that the SUE will require new sustainable transport links with Syston, Thurmaston and Leicester City Centre. Indeed, the transport modelling for Charnwood took into account the mitigation that is proposed as part of the Core Strategy (both public transport and highway improvements) and concluded that the mitigation package should mitigate around 60% of the environmental impacts of the development strategy in relation to carbon emissions from traffic, in comparison to the 'do nothing' 2026 scenario. It is also recognised that there may be good opportunities for the incorporation of renewable energy infrastructure into the new development, particularly as this policy requires the new development to, where viable, exceed Building Regulations for carbon emissions and to be adaptable to future climatic conditions including extremes of temperature, drought and flooding. The Vision for the North East of Leicester SUE also aims for growth to be planned in a sustainable manner, and to be resilient to climate change. Overall, the impacts of the policy on greenhouse gas emissions are therefore mixed (minor positive and minor negative).</p>
8: To reduce vulnerability to flooding		<p>The proposed SUE to the north east of Leicester is located mainly outside of flood zones 2 and 3, although the northern tip of the site (to the south of Barkby Lane) falls within an area of flood zone 3, which also extends eastwards</p>


SA Objectives	SA effect	SA Commentary
		<p>through Syston and Barkby<sup>255</sup>. As such, development in this area could be seen to have an adverse impact on local flood risk by increasing the extent of impermeable surfaces and reducing infiltration, particularly as the SUE site is currently greenfield land in agricultural use. However, it is recognised that only a very small area of residential development is planned in this part of the SUE, with the remainder of the land in flood zone 3 being proposed open space which will retain some greenfield land in that area. In addition, the supporting text to the policy states that development at the SUE is expected to maintain a greenfield runoff rate. The policy itself requires new development at the SUE to be adaptable to future climatic conditions including flooding, to provide appropriate sustainable drainage systems and flood alleviation measures, and where possible to reduce flood risk in Thurmaston, Syston and Barkby. In addition, the Vision for the North East of Leicester SUE also aims for growth to be resilient to climate change (which is taken to include the impacts of increased flood risk). In addition to the safeguards in the policy and supporting text, in line with the Sequential Test set out in paragraphs 100-104 of the NPPF, which aims to avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk, the Council has confirmed that the Master Plan for the SUE will be worked up in consultation with the Environment Agency and in accordance with the NPPF and policy CS16, such that residential development is not proposed in the area of flood zone 3 within the SUE. An overall mixed (both positive and negative effect) on this objective is therefore likely.</p>
<p>9: To reduce waste and conserve mineral resources</p>	<p>↑?/↓?</p>	<p>Development of the scale proposed under this policy will inevitably lead to increased use of aggregates for construction as well as increased waste generation, regardless of its location, particularly as the SUE to the north east of Leicester is located on greenfield land which means that opportunities for reusing existing building materials will be more limited than at a brownfield site. In addition, infrastructure improvements are associated with this policy (e.g. a</p>

<sup>255</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

SA Objectives	SA effect	SA Commentary
		new main road through the development from Barkby Thorpe Lane to Sandhills Avenue and capacity enhancements (which could include road widening) to Barkby Thorpe Lane and the A607/Barkby Thorpe Lane roundabout), which could increase demand for aggregates as well as increasing waste generation in the short-term during the construction phase, although it is uncertain the extent to which recycled and secondary aggregates may be used. However, the impacts of the overall policy on waste generation will depend largely on the practices used by residents within the SUE rather than on the location of the development and it is recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. There are no active mineral workings or waste facilities in close proximity to the SUE; therefore new residents would not be affected by any associated amenity issues (e.g. noise, light, odour or dust pollution). As such, the overall effects of the proposal on this objective are potentially mixed (minor positive and minor negative) but are currently uncertain.
10: To protect soil resources and quality and make efficient use of land and buildings	↓	This policy involves large-scale development on greenfield land at the SUE to the north east of Leicester, where opportunities to reuse buildings and materials will be more limited than on a brownfield site. In addition, the site of the SUE comprises grade 3 land which is currently in agricultural use, and which would be lost under new development. An overall minor negative effect on this objective is therefore likely.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑?	The provision of employment land alongside new residential development at the SUE could indirectly help to reduce poverty and may therefore have an indirect positive effect in relation to crime reduction as a result of increased affluence, although this cannot be assumed. While Charnwood is relatively affluent in general, there are pockets where communities suffer from deprivation and the area around the SUE is within the 40-60% most deprived wards in the Borough. This is reflected by the presence of neighbourhood priority areas within

SA Objectives	SA effect	SA Commentary
		Thurmaston. As the development at the SUE will incorporate community services and facilities to support the housing development, this should have a positive effect on social inclusion and improving deprivation levels in affected wards. The effect of the policy on community safety is uncertain and could be influenced by the incorporation of good design principles into the development; however the policy refers to the provision of 'safe' walking, cycling and public transport routes. Overall, a minor positive effect is likely in relation to this objective, with some uncertainty attached.
12: To increase healthy lifestyles	↑	The provision of sustainable transport links including walking and cycling routes within the SUE should encourage healthier and more active lifestyles among new local residents, as will the provision of around 3.6ha of new parks, 5ha of amenity greenspaces, around 29ha of outdoor sports provision, four indoor tennis courts and around 4ha of allotments. The policy also states that community facilities will be provided to support the new residents, and while the policy itself does not refer directly to healthcare facilities, the supporting text lists new or expanded health facilities among the services and facilities to be provided at the SUE. An overall positive effect on this objective is therefore likely.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	This policy allocates approximately 4,500 new homes to the SUE to the north east of Leicester (with approximately 3,250 to be delivered by 2028), of which 30% will be affordable in accordance with policy CS3: Strategic Housing Needs. It also specifies that the housing provided will be of a range of types, tenures and sizes and that extra care housing will be provided to meet the needs of elderly people which is a particular identified need <sup>256</sup> . The SUE will also include a permanent site for Gypsies and Travellers (with at least four pitches) and a site of at least four plots for travelling showpeople; therefore an overall significant positive effect on this objective is likely.
14: To increase access to a wide range of	↑	The SUE to the north east of Leicester is within close proximity of Leicester city, meaning that residents will be able to access the services and facilities of the

<sup>256</sup> Charnwood Borough Council (April 2009) Older Persons Housing Strategy

SA Objectives	SA effect	SA Commentary
services and facilities		city relatively easily. The public transport improvements associated with this policy (new sustainable transport links with Syston, Thurmaston and Leicester City Centre) will increase accessibility for those with no access to a private car. The policy specifies that new community services and facilities will be provided as part of the SUE to meet growing needs, to include three primary schools and one secondary school, an accessible Local Centre to include local shops and a supermarket, as well as a range of retail and non-retail facilities and services. The Vision for the SUE also makes reference to the creation of a vibrant centre which will provide a heart to the community and have accessible community, shopping and business facilities. An overall significant positive effect on this objective is therefore likely.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)		<p>The SUE to the north east of Leicester is within close proximity of open countryside to the east, as well as open spaces and a good network of public footpaths; therefore there could be a positive effect on increasing access to the countryside and open space for new residents and employees in the area. There are two public footpaths to the east of the SUE and the Rivers Soar and Wreake strategic river corridors converge at Watermead which is within fairly close proximity of the SUE, to the west side of Thurmaston. The policy also provides for significant new areas of open space within and around the SUE, as part of an accessible, comprehensive and high quality network of multi-functional greenspaces to be provided. In particular, it provides for parks totalling around 3.6ha, around 23ha of natural and semi-natural green space and around 5 ha of amenity green spaces. The extension of the Leicester Hamilton Green Wedge (which is within Leicester City but currently buffers the boundary of Charnwood Borough) will also be achieved through the provision of parkland which extends to the green wedge to continue the link out of the urban area to the wider countryside. An overall significant positive effect on this objective is therefore likely for the new residents to the SUE. However, it is noted that there may be some negative effects experienced by existing residents in the east of Thurmaston as their direct access to the greenfield land that the SUE will be developed on will be reduced. These negative effects</p>

SA Objectives	SA effect	SA Commentary
		should be mitigated by the incorporation of the significant areas of open space within and around the SUE provided for in the policy.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑?/↓?	This policy involves the provision of up to 13ha of employment land at the SUE to the north east of Leicester, which should have a significant positive effect on encouraging inward investment. It will also provide opportunities for people to live and work within the same area, thereby reducing travel to work distances and increasing opportunities to use more sustainable modes of transport for commuting. Employees commuting in to the site from elsewhere should also have good access via sustainable transport due to the proximity of the SUE to the city of Leicester, particularly as the policy allows for improvements to sustainable transport links. The SUE is located within close proximity of the strategic road network (the A607 and the A563) and a number of improvements to the road network are proposed as part of the policy, including a new main road through the development from Barkby Thorpe Lane to Sandhills Avenue and capacity enhancements (which could include road widening) to Barkby Thorpe Lane and the A607/Barkby Thorpe Lane roundabout. This convenient access to the strategic road network may encourage and facilitate efficient commercial road transport, although the extent of road use will depend on the nature of the businesses that locate on the new employment sites. However, increased use of the road network for commercial transport will have a negative effect on sustainable transport and encouraging a greener economy. The overall effect of the policy on this objective is therefore mixed (significant positive and minor negative) and currently uncertain.
17: To reduce disparities in economic performance and improve skills and employability	↑	This policy involves the provision of up to 13ha of employment land at the SUE to the north east of Leicester. This will have a positive effect on encouraging investment outside of the main urban area of Leicester and should provide new opportunities for on-the-job training and skills development for local people. The policy also provides for three new primary schools and one secondary school at the SUE to meet demand from the growing population. This will help

SA Objectives	SA effect	SA Commentary
		to ensure that existing schools in the area are not overloaded and that local residents are easily able to access nearby schools on foot or by bicycle. An overall positive effect on this objective is therefore likely.

### Policy CS20: North of Birstall Direction of Growth

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?/↓?	<p>This policy directs large-scale development including approximately 1,500 new homes, of which around 1,345 would be delivered by 2028, and up to 15ha of employment land to land north of Birstall. While this area is some distance from any designated nature conservation sites that could be affected by the development, the nearest being the River Soar Local Wildlife Site which is approximately 1.6km to the east, the site is on greenfield land that is currently in agricultural use. As such, development there may result in habitat loss in the development area, which can have a direct effect on the plant species making up that habitat, but also on species reliant on the habitats, including priority habitats or species identified in the Biodiversity Action Plan<sup>257</sup> (e.g. field margins, hedgerows, barn owls, bats etc.). While there are no designated European sites within Charnwood (and therefore near to this direction of growth) that could be affected by the proposed development, there are two within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC). However, the HRA work that was undertaken for the Pre-Submission Draft Core Strategy concluded that the growth proposed in Charnwood (including the development at this direction of growth) would not result in significant effects on those European sites. As well as the housing and employment development proposed, there are a number of infrastructure improvements associated with the policy, such as a new roundabout on the A6, as well as capacity enhancements (which could include road widening) at the</p>

<sup>257</sup> Space for Wildlife Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) 2010-2015, Leicestershire and Rutland Wildlife Trust, December 2010.

SA Objectives	SA effect	SA Commentary
		<p>A46 interchange. Such infrastructure development could also lead to habitat loss/disturbance, particularly as the supporting text to the policy notes that there are two important wildlife corridors at the Broadnook Spinney and Great Central Railway which have the most biodiversity value in the area. However, the supporting text also states that development will be expected to respect and enhance these wildlife corridors, and notes that activities that have the potential to disrupt wildlife should be focussed elsewhere within the site. The policy itself also states that existing wildlife corridors in the vicinity of the direction of growth will be protected and enhanced and that, where appropriate, new ones will be provided to create a coherent biodiversity network in accordance with policy CS13: Biodiversity and Geodiversity. In addition, the policy refers to the provision of a comprehensive and high quality network of multi-functional green spaces in accordance with the Council's open space standards. This will provide new areas of habitat and will enhance habitat connectivity around the direction of growth, reflecting the aim described in the supporting text to consider opportunities to create a wildlife network across the landscape. As such, the overall effect on this objective is likely to be mixed (minor positive and minor negative), and is currently uncertain until more detailed development proposals for the site come forward.</p>
<p>2: To maintain and enhance townscape and landscape character</p>	<p>↑?/↓?</p>	<p>The potential growth area north of Birstall would involve the development of around 4,500 new homes and up to 15ha of employment land on greenfield land outside of the built up area, which may have a negative impact on landscape character and tranquillity. These effects may also arise from the infrastructure improvements associated with the policy, including a new roundabout on the A6 as well as capacity enhancements (which could include road widening) at the A46 interchange. However, it is noted that the development location north of Birstall is adjacent to the junction between the A6 and the A46; therefore it is unlikely to contribute further to light pollution or reduce tranquillity in that area. In addition, the development location falls between the Charnwood Forest and Soar Valley Landscape Character Areas, in zone 23 which is considered to have medium-high capacity to accommodate</p>

SA Objectives	SA effect	SA Commentary
		<p>development due to the low lying landscape<sup>258</sup>. It is also recognised in the landscape sensitivity and capacity appraisal that mitigation measures could be employed to make development even more suitable here. The supporting text to the policy recognises the fact that the topography in this area is partially lower lying on either side of the A6 and rises towards the south west, and states that development will be expected to respond to the landscape and protect the identified of Rothley and Wanlip, ensuring that important views are protected and, where appropriate, used to full effect. The policy itself also provides some mitigation against the potential landscape-related impacts of the direction of growth, stating that development will respond to the landscape and surrounding areas to create a locally distinctive development in accordance with policies CS2: High Quality Design and CS11: Landscape and Countryside. In addition, the Vision for North of Birstall refers to the aspiration for the area to demonstrate tranquillity and beautiful character. As such, an overall mixed (both positive and negative) effect on this objective could occur, but it is uncertain until more detailed development proposals for the site come forward.</p>
<p>3: To increase the vibrancy and viability of settlements</p>	<p>↑</p>	<p>The provision of up to 15ha of employment land within the North Birstall direction of growth will help to ensure that it creates a sustainable settlement, as new residents may be able to both live and work there. This should help to reduce the chance of the site becoming a dormitory settlements for commuters into Leicester and Loughborough and would reduce journey distances to work. As new community services and facilities are also to be provided within the direction of growth, this will help to increase the sense of place in the new settlement and also reduce journeys in and out. Improving public transport links as described in the policy (enhancing bus services to connect the new community to Birstall, Leicester city centre and Loughborough) will also be beneficial, and the Vision for North of Birstall refers to community uses at the area providing a focus for civic pride. While it is recognised that there is potential that development to the north of Birstall could compromise the</p>

<sup>258</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

SA Objectives	SA effect	SA Commentary
		separation of Birstall and Rothley to the north, which would have a negative effect in terms of settlement coalescence, the policy refers to development protecting the separate identity of Wanlip, Rothley and Rothley Conservation Area. The landscape sensitivity and capacity appraisal <sup>259</sup> found that development of the lower lying part of the land either side of the A6 would be partially enclosed by landform and vegetation. This should help to prevent settlement coalescence. An overall minor positive effect on this objective is therefore likely.
4: To conserve and enhance the historic and cultural environment	↓?	The direction of growth north of Birstall is on greenfield land outside of the existing built up area; therefore any archaeological assets present could either be disturbed by development, or preserved in-situ. This is a particular issue as Historic England (formerly English Heritage) expressed concern in its consultation response to the Interim SA Report 2012 that, although there are no nationally designated assets within the anticipated development area, non-designated assets (for example unscheduled archaeology) may also be found here and will need to be considered (the supporting text to the policy also recognises the potential for unscheduled archaeology in the area). Similarly, archaeological assets could be affected by the infrastructure improvements associated with the policy (which could include a new roundabout on the A6 as well as capacity enhancements (which could include road widening) at the A46 interchange). There is a designated Conservation Area within Rothley, to the north of Birstall and while there are no historic parks and gardens within close proximity of the site, there are a number of listed buildings within the settlements surrounding the potential growth area, the setting of which could be affected by the proposed development. Historic England (formerly English Heritage) also highlighted the potential for the new homes to affect the setting of Rothley Park (to the north of the area) which includes a number of designated heritage assets, including the Grade I listed Rothley Court Hotel and Chapel, and the listed buildings within the Town Green Area, as well as the

<sup>259</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

SA Objectives	SA effect	SA Commentary
		<p>Conservation Area. The policy provides some mitigation for the potential impacts on the historic environment, stating that the historic and archaeological features including the setting of Rothley Park and Rothley Conservation Area will be protected. Historic England (formerly English Heritage) has also recognised that it may be possible that development in this area could be mitigated through sensitive design as part of a master planning process for the site. As such, the effect on this objective is potentially minor negative, although there is uncertainty attached until detailed development proposals come forward.</p>
<p>5: To protect and improve surface and ground water quality and resources</p>	<p>0/↓?</p>	<p>Development of the scale proposed under this policy could have a negative effect on water quality and quantity by increasing demand for water and water treatment, regardless of the location of development. Charnwood Borough Council has sought confirmation from Severn Trent Water about whether existing public water supply sources and waste water treatment facilities are able to accommodate the planned growth<sup>260</sup>. Severn Trent Water confirmed that the proposed drainage strategy for the direction of growth north of Birstall would be to drain the site through an existing main trunk sewer which runs through the middle of the proposed site to the Waste Water Treatment Works at Wanlip, which has sufficient capacity to service this development. However, it also noted that there are a number of other strategic sites planned in the Wanlip catchment and that if other large sites come forward, capacity improvements may be required. Provided surface water is managed sustainably and is not connected to the foul/combined water sewers, the additional foul only flows generated from this development are not envisaged to have any capacity issues. However, there is the possibility that the site may be subject to smell complaints in the future as it is situated very close to the treatment works. The water company also confirmed that the water supply network in the vicinity of the proposed direction of growth is robust and resilient and that local reinforcement of the network may be required but no strategic interventions are</p>

<sup>260</sup> Information received by Charnwood Borough Council from Severn Trent Water February 2013.

SA Objectives	SA effect	SA Commentary
		<p>anticipated. Therefore, while there is unlikely to be any effect on water quantity arising from the development proposed under this policy, a potential negative effect has been highlighted in relation to water quality, although this is uncertain at this stage.</p>
<p>6: To improve local air quality</p>	<p>↑?/↓?T</p>	<p>There are no AQMAs within close proximity of the direction of growth north of Birstall meaning that development in that area is not likely to exacerbate existing air pollution problems locally. The direction of growth is within close proximity of the strategic road network, lying just west of the junction where the A46 and A6 (Loughborough Road) meet. Transport modelling that has been undertaken for Charnwood<sup>261</sup> noted that one of the main areas where the development strategy for the Borough is likely to result in significant increases in traffic flow is the A46 between the A607 and the A50, and that route runs within close proximity to the north of the direction of growth. Further improvements to road infrastructure are also proposed in the area through this policy (e.g. a new roundabout on the A6 as well as capacity enhancements (which could include road widening) at the A46 interchange) – while these improvements could facilitate increased car use in the area, they will also help to maintain traffic flow, thereby reducing congestion and the likelihood of pockets of poor air quality developing as a result. In addition, the direction of growth is within fairly close proximity of Leicester, which means that there are likely to be good opportunities to make use of sustainable transport links, particularly via the existing Park and Ride facility which is located to the south east of the direction of growth. The policy also makes provision for enhanced sustainable transport links as part of the new development, stating that new and improved cycling and walking routes will be provided, as well as bus service enhancements connecting the new community with local employment opportunities and Birstall, Leicester City Centre and Loughborough. The transport modelling for Charnwood notes that, with the new express bus service</p>

<sup>261</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		to Leicester City in place, there is likely to be a 1% improvement in the modal share for the direction of growth, which will help to address the potential for nearby traffic increases, and also that the overall increase in public transport patronage would be 16%. While there are likely to be air quality impacts from HGV traffic during the construction phase, this would be short-term. Overall, the impacts of the proposal on air quality are therefore mixed (minor positive and minor negative) and some of the effects will be short-term and temporary.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑?/↓?	The potential growth area north of Birstall is within close proximity of the strategic road network, lying just west of the junction where the A46 and A6 (Loughborough Road) meet. This convenient access to the strategic road network may encourage car use with the associated greenhouse gas emissions, an effect which may be compounded by the improvements to the road network which are associated with the policy (e.g. a new roundabout on the A6 as well as capacity enhancements (which could include road widening) at the A46 interchange). Indeed, transport modelling that has been undertaken for Charnwood <sup>262</sup> noted that one of the main areas where the development strategy for the Borough is likely to result in significant increases in traffic flow is the A46 between the A607 and the A50, and that route runs within close proximity to the north of the direction of growth. The transport modelling also considered the impacts of the growth proposed on greenhouse gas emissions from transport, and while it did not consider emissions from the individual strategic sites such as this direction of growth, it concluded that, without mitigation, the development strategy for the Borough (which includes this direction of growth) would result in 1% higher levels of carbon emissions from transport than the likely level in 2026 based on a 'do nothing' scenario (although in both cases, levels would be lower than the 2008 base year). However, the fact that the development area is within close proximity of Leicester means that there are likely to be good opportunities to make use of sustainable transport links, particularly via the existing Park and Ride site which is located to the south east

<sup>262</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		<p>of the direction of growth. The policy makes provision for enhanced sustainable transport links as part of the new development, stating that new and improved cycling and walking routes will be provided, as well as bus service enhancements connecting the new community with local employment opportunities and Birstall, Leicester City Centre and Loughborough. Indeed, the transport modelling for Charnwood took into account the mitigation that is proposed as part of the Core Strategy (both public transport and highway improvements) and concluded that the mitigation package should mitigate around 60% of the environmental impacts of the development strategy in relation to carbon emissions from traffic in comparison to the 'do nothing' 2026 scenario. It is also recognised that there may be good opportunities for the incorporation of renewable energy infrastructure into the new development. The policy itself states that development will be encouraged to, where viable, exceed Building Regulations for carbon emissions in accordance with policy CS16 and that the new development will be designed to be adaptable to future climatic conditions. Overall, the impacts of the proposal on greenhouse gas emissions are therefore mixed (minor positive and minor negative).</p>
<p>8: To reduce vulnerability to flooding</p>	<p>0?</p>	<p>The growth area north of Birstall is outside of flood zones 2 and 3a<sup>263</sup>. While development of this scale on greenfield land which is currently in agricultural use will inevitably lead to an increase in the overall extent of impermeable surfaces in the area which may increase flood risk, it is recognised that there may be good opportunities to incorporate SuDS into the new development. The policy itself also recognises this, stating that development will be designed to be adaptable to future flood risk and that it will be required to provide appropriate sustainable drainage systems and flood alleviation measures. The supporting text also refers to the fact that there will be an aim of retaining greenfield run off rates at the site. Overall, the impacts of the policy on flood risk are therefore likely to be negligible but are currently uncertain as they will depend on the implementation of appropriate design and mitigation measures within the</p>

<sup>263</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

SA Objectives	SA effect	SA Commentary
		new development.
9: To reduce waste and conserve mineral resources	<p>↑/↓?</p>	<p>Development of the scale proposed under this policy will inevitably lead to increased use of aggregates for construction as well as increased waste generation, regardless of its location, particularly as the direction of growth is located on greenfield land which means that opportunities for reusing existing building materials will be more limited than at a brownfield site. In addition, infrastructure improvements are associated with this policy (e.g. a new roundabout on the A6 as well as capacity enhancements (which could include road widening) at the A46 interchange). Transport infrastructure improvements could also increase demand for aggregates as well as increasing waste generation in the short-term during the construction phase, although it is uncertain the extent to which recycled and secondary aggregates may be used. However, the impacts of the policy on waste generation will depend largely on the practices used during construction and use of the development rather than on the location of the development and it is recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. There are no active mineral workings or waste facilities in close proximity to the potential growth area north of Birstall; therefore new residents would not be affected by any associated amenity issues (e.g. noise, light, odour or dust pollution). The supporting text notes that the eastern part of this location lies within a sand and gravel Minerals Consultation Area and there is potential for minerals resources to be sterilised. However, it also states that the Council will expect the policies in the Leicestershire Minerals Development Framework to safeguard minerals from sterilisation to be applied and further detailed investigation will be undertaken to assess the resources that could be affected and the necessary mitigation. This is reflected in the policy which states that development will be required to respond to the minerals safeguarding policies in the Leicestershire Minerals Development Framework. As such, the overall effects of the proposal on this objective are potentially</p>

SA Objectives	SA effect	SA Commentary
		mixed (minor positive and negative) but are currently uncertain.
10: To protect soil resources and quality and make efficient use of land and buildings	↓?	This option involves large-scale development on greenfield land where opportunities to reuse buildings will be lower than on a brownfield site. In addition, the area north of Birstall comprises high quality grade 2 land which is currently in agricultural use, and this would be lost under new development. The likely effects of the policy on this objective are therefore significantly negative but currently uncertain as they will depend in part on the extent to which existing materials are able to be used during construction.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑?	The provision of up to 15ha of employment land alongside new residential development at the direction of growth north of Birstall should help to reduce poverty and may therefore have an indirect positive effect in relation to crime reduction as a result of increased affluence although this cannot be assumed. While Charnwood is relatively affluent, there are pockets where communities suffer from deprivation, although the area north of Birstall is within the least deprived wards of England (ranking within the 80-100% range). As the new development will incorporate community services and facilities to support the housing development, this should have a positive effect on social inclusion. The effect on community safety is uncertain and could be influenced by the incorporation of good design principles into the development although it is noted that the policy requires the provision of 'safe' walking and cycle routes. Overall, a minor positive effect is likely in relation to this objective, with some uncertainty currently attached.
12: To increase healthy lifestyles	↑?	The provision of sustainable transport links including walking and cycling routes within the new development north of Birstall should encourage healthier and more active lifestyles amongst local residents, as will the provision of a comprehensive and high quality network of multi-functional green spaces. The policy also states that community facilities will be provided to support the new population, and while the policy itself does not refer directly to healthcare facilities, the supporting text lists new or expanded health facilities amongst the provision to be made. An overall positive effect on this objective is therefore

SA Objectives	SA effect	SA Commentary
		likely.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	This policy allocates approximately 1,500 new homes at the growth area north of Birstall, of which 30% will be affordable in accordance with policy CS3: Strategic Housing Needs. It also specifies that the housing provided will be of a range of types, tenures and sizes and that extra care housing will be provided to meet the needs of elderly people which is a particular identified need <sup>264</sup> . The site will also including a site of at least four plots for travelling showpeople; therefore an overall significant positive effect on this objective is likely.
14: To increase access to a wide range of services and facilities	↑	The direction of growth to the north of Birstall is within close proximity of Leicester city, meaning that residents will be able to access the services and facilities of the city relatively easily. The Vision for North of Birstall refers to this easy access, recognising the benefits of excellent access to the city. The policy itself also notes the benefits of links with Birstall, stating that development will be supported where it maximises opportunities to create strong social links with Birstall. The public transport improvements associated with this policy (new sustainable transport links Birstall, Leicester City Centre and Loughborough) will increase accessibility for those with no access to a private car. The policy also specifies that new community services and facilities will be provided as part of the development to meet growing needs, to include a primary school, an accessible local centre and a range of non-retail and community facilities, and the Vision for North of Birstall also refers to the provision of a good range of facilities to meet peoples' day-to-day needs. An overall significant positive effect on this objective is therefore likely.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	The direction of growth north of Birstall is within close proximity of open countryside to the north, as well as open spaces and a good network of public footpaths, therefore development here could have a positive effect on increasing access to the countryside etc. for new residents and employees in this area. There is a public footpath to the south of the area north of Birstall and the policy allows for the provision of an accessible, comprehensive and high

<sup>264</sup> Charnwood Borough Council (April 2009) Older Persons Housing Strategy

SA Objectives	SA effect	SA Commentary
		quality network of green infrastructure as part of the development. A positive effect on this objective is therefore likely.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑?/↓?	The policy involves the provision of up to 15ha of employment land at the proposed growth area north of Birstall, which should have a significant positive effect on encouraging inward investment. It will also provide opportunities for people to live and work within the same areas, thereby reducing travel to work distances and increasing opportunities to use more sustainable modes of transport for commuting. Employees commuting in to the site from elsewhere should also have good access via sustainable transport due to the proximity of the growth area to the built up area of Leicester and the presence of the existing Park and Ride in close proximity of the growth area to the north of Birstall, particularly as the policy involves improvements to existing sustainable transport provision. The growth area north of Birstall is located within close proximity of the strategic road network, lying just west of the junction between the A46 and A6 (Loughborough Road) and a number of improvements to the road network are proposed as part of the policy, including a new roundabout on the A6 as well as capacity enhancements (which could include road widening) at the A46 interchange. This convenient access to the strategic road network may encourage road transport, although the extent of road use will depend on the nature of the businesses that locate on the new employment land. The overall effect of the policy on this objective is therefore mixed (significant positive and minor negative) and currently uncertain.
17: To reduce disparities in economic performance and improve skills and employability	↑	This policy involves the provision of up to 15ha of employment land at the proposed growth area north of Birstall which will have a positive effect on encouraging investment outside of the main urban area of Leicester and should provide good opportunities for on-the-job training and skills development for local people. The policy also provides for a new primary school and contributions towards additional secondary school places, which should prevent existing schools becoming overloaded by the population growth expected.

SA Objectives	SA effect	SA Commentary
		Therefore overall, a minor positive effect is likely.

### Policy CS21: Watermead Regeneration Corridor – Direction of Growth

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?/↓?	<p>This policy refers to the regeneration of the Watermead Corridor, which contributes to the Soar Valley Living Landscape (a nature conservation initiative led by the Leicestershire and Rutland Wildlife Trust). The Watermead Country Park, which lies at the centre of the Watermead Corridor and is immediately adjacent to the two identified regeneration areas, is a designated Local Wildlife Site. In addition, the River Soar and Grand Union Canal Corridor (which the Watermead Corridor lies within the southern part of) links a number of green features throughout the urban and rural environments - the importance and integrity of these linkages to the movement and migration of plants and animals is well recognised and the River Soar and Grand Union Canal Corridor is known to be home to great crested newts, water voles and kingfishers<sup>265</sup>. The whole stretch of the River Soar within Charnwood is Local Wildlife Site and functions as a major wildlife corridor across the landscape, supporting key species, such as the otter, and rare aquatic plants such as the grass-wracked pondweed<sup>266</sup>. As this policy proposes some development in the Watermead Corridor area (e.g. the redevelopment of the Pinfold Industrial Park and Bridge Business Park at Thurmaston, adjacent to the southern part of the Watermead Country Park), there could potentially be disturbance to these habitats and species. Encouraging further tourism and recreation activities in the vicinity could also have adverse effects through disturbance. However, it is recognised that new development may offer opportunities for biodiversity enhancements, and the policy states that development will be supported where it protects and enhances</p>

<sup>265</sup> Arup and Latham (2009) River Soar and Grand Union Canal: The Strategy.

<sup>266</sup> Charnwood Borough Council (2012) Borough of Charnwood Landscape Character Assessment.

SA Objectives	SA effect	SA Commentary
		<p>the wildlife corridor in accordance with Policies CS12: Green Infrastructure and CS13: Biodiversity and Geodiversity. The supporting text to the policy also recognises that any development within the corridor must be balanced carefully with the desire to protect the area's valuable ecology. As such, the overall effect on this objective is likely to be mixed (minor positive and minor negative), and is currently uncertain until more detailed development proposals for the site come forward.</p>
<p>2: To maintain and enhance townscape and landscape character</p>	<p>↑?/↓?</p>	<p>This policy refers to the regeneration of the Watermead Corridor, which contributes to the Soar Valley Living Landscape (a nature conservation initiative led by the Leicestershire and Rutland Wildlife Trust). Watermead Country Park, which is adjacent to the two areas identified in this policy for regeneration, is a water-based landscape of lakes, canal and river with fringes of wet woodland and is a popular recreational destination<sup>267</sup>. The regeneration corridor lies within zone 28 in the Charnwood landscape sensitivity and capacity appraisal<sup>268</sup> which was been assessed as having medium capacity to accommodate development, due to the flatness of the land and its openness to public view. The policy proposes some development in close proximity to the Country Park (e.g. the redevelopment of the Pinfold Industrial Park and Bridge Business Park at Thurmaston, adjacent to the southern part of the Country Park), which could potentially affect the character of the landscape. However, it is recognised that the Soar Valley is already the most urbanised of the landscape character areas in Charnwood<sup>269</sup>, and the policy states that development will be supported where it responds positively to the high quality tranquil setting of Watermead Park, and the supporting text to the policy recognises that any development within the corridor must be balanced carefully with the desire to protect the area's valuable landscape. In addition, it is noted that the Pinfold Industrial Park and Bridge Business Park at Thurmaston are reaching the end of their</p>

<sup>267</sup> Charnwood Borough Council (2012) Borough of Charnwood Landscape Character Assessment.

<sup>268</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

<sup>269</sup> Charnwood Borough Council (2012) Borough of Charnwood Landscape Character Assessment.

SA Objectives	SA effect	SA Commentary
		design lives, and the redevelopment of these sites could therefore enhance the townscape. As such, the overall effect on this objective is likely to be mixed (minor positive and minor negative), and is currently uncertain until more detailed development proposals for the site come forward.
3: To increase the vibrancy and viability of settlements	↑	The overarching purpose of this policy is to regenerate the Watermead corridor, which should help to increase the attractiveness of the area and enhance the sense of place. The policy identifies two directions of growth, one within the Watermead Regeneration Corridor and one at Thurmaston Waterfront; therefore positive effects should be experienced in both of these locations, in particular at Thurmaston, where there are significant areas of deprivation in relation to income, education skills and training and the living environment <sup>270</sup> . The policy supports development that will contribute directly to the regeneration of the village centre and the waterfront as well as the Grand Union Canal and aims to meet employment needs through this regeneration, which will help to increase the vitality and viability of these areas, and the redevelopment of sites that are reaching the end of their design life (the Pinfold Industrial Park and Bridge Business Park at Thurmaston) should enhance the sense of place and levels of satisfaction amongst local residents. The supporting text to the policy notes that community cohesion is currently restricted by the physical barriers of the A607 and Midland Mainline railway, and the measures in this policy that will link Thurmaston to the Watermead corridor will help to address this historic issue. The landscape sensitivity and capacity appraisal <sup>271</sup> does not raise any particular concerns associated with settlement coalescence resulting from development in zone 28 which this site lies within, and an overall significant positive effect on this objective is therefore likely.
4: To conserve and enhance the historic and	0?	The development proposed through this policy within the Watermead regeneration corridor (e.g. the provision of up to 8,750m <sup>2</sup> of land for offices and around 16ha of employment land) could affect the setting of nearby heritage

<sup>270</sup> Leicestershire County Council (December 2007) Charnwood South Priority Neighbourhood Profile: Thurmaston

<sup>271</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

SA Objectives	SA effect	SA Commentary
cultural environment		assets such as listed buildings, depending on its exact nature and design. However, it is also recognised that appropriate and attractively designed development could enhance the setting of heritage assets in this area – for example, the redevelopment of the Pinfold Industrial Park and Bridge Business Park at Thurmaston which are recognised as having reached the end of their design life could enhance the appearance of the built environment and therefore benefit the setting of listed buildings and other heritage assets nearby. It is also noted that all new development will have to conform to the requirements of Core Strategy policy CS14: Heritage which aims to protect heritage assets from the potential adverse impacts of new development. As such, the potential effect of the policy is likely to be negligible but this is uncertain until more detailed development proposals come forward.
5: To protect and improve surface and ground water quality and resources	↓?	The new development proposed as part of this policy (e.g. the provision of up to 8,750m <sup>2</sup> of land for offices and around 16ha of employment land) could result in increased demand for water abstraction and treatment. Charnwood Borough Council has sought confirmation from Severn Trent Water about whether existing public water supply sources and waste water treatment facilities are able to accommodate the planned growth <sup>272</sup> . It concluded that there is sufficient capacity available at Wanlip STW to accommodate the level of development proposed in the area of the Watermead Regeneration Corridor; however there are a number of other strategic sites planned in the Wanlip catchment and if other large sites come forward, capacity improvements may be required. It was also noted that flows will have to be pumped from this area to the treatment works. The water company also confirmed that the water supply network in the vicinity of the proposed direction of growth is robust and resilient and that local reinforcement of the network may be required but no strategic interventions are anticipated. The supporting text and the policy itself state that development will be expected to be designed so that it protects and enhances water quality. Overall, while there is unlikely to be any effect on

<sup>272</sup> Information received by Charnwood Borough Council from Severn Trent Water February 2013.

SA Objectives	SA effect	SA Commentary
		water quantity arising from the development proposed under this policy, a potential a potential minor negative effect has been highlighted in relation to water quality, although this is uncertain at this stage as it will depend on mitigation measures (to meet the requirement in the policy to protect and enhance water quality) included within development proposals at planning application stage.
6: To improve local air quality	↑?/↓?T	<p>The Watermead Corridor is within close proximity of Syston AQMA to the north east, which was declared in relation to emissions from traffic<sup>273</sup>. If this policy were to result in an increase in vehicle traffic in this area, there could therefore be a significant negative effect. While the policy proposes some new development in the area, including offices, employment land and a hotel, the scale of the development proposed is smaller than at other strategic locations within the Borough and does not involve large-scale housing development. However, the regeneration corridor is within close proximity of the strategic road network, lying immediately south of the A46 and just west of the A6. Transport modelling that has been undertaken for Charnwood<sup>274</sup> noted that one of the main areas where the development strategy for the Borough is likely to result in significant increases in traffic flow is the A46 between the A607 and the A50, and that route runs within very close proximity to the north of the regeneration corridor. While the increase in traffic on that route would not result from this policy alone (it would also be influenced by the SUE to the north east of Leicester and the direction of growth to the north of Birstall), this policy could contribute to an increase in traffic in the area. However, it also recognised that the overall increase in public transport patronage at Watermead as a result of the public transport infrastructure proposed in this area would be 16%, which would help to mitigate the potential increase in traffic and associated air quality impacts. While there are likely to be air quality impacts from HGV traffic during the construction phase, this would be short-term.</p>

<sup>273</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

<sup>274</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		Overall, the impacts of the policy on air quality are therefore mixed (minor positive and minor negative) and some of the effects will be short-term and temporary.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑?/↓?	This policy allows for some new development at the Watermead Corridor, including offices, employment land and a hotel, which will inevitably result in an increase in greenhouse gas emissions from buildings and a likely increase in vehicle traffic in the area. Indeed, transport modelling that has been undertaken for Charnwood <sup>275</sup> noted that one of the main areas where the development strategy for the Borough is likely to result in significant increases in traffic flow is the A46 between the A607 and the A50, and that route runs within very close proximity to the north of the Watermead Corridor. While the increase in traffic on that route would not result from this policy alone (it would also be influenced by the SUE to the north east of Leicester and the direction of growth to the north of Birstall), this policy could contribute to an increase in traffic and the associated greenhouse gas emissions in the area. The transport modelling also considered the impacts of the growth proposed on greenhouse gas emissions from transport, and while it does not consider emissions from the individual strategic sites, it concluded that, without mitigation, the development strategy for the Borough (which includes the regeneration corridor) would result in 1% higher levels of carbon emissions from transport than the likely level in 2026 based on a 'do nothing' scenario (although in both cases, levels would be lower than the 2008 base year). However, it also took into account the mitigation that is proposed as part of the Core Strategy (both public transport and highway improvements) and concluded that the mitigation package should mitigate around 60% of the environmental impacts of the development strategy in relation to carbon emissions from traffic in comparison to the 'do nothing' 2026 scenario. The policy also encourages developments to, where viable, exceed Building Regulations for carbon emissions in accordance with Policy CS16: Sustainable Construction and Energy and to deliver buildings and spaces

<sup>275</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		that have been designed to be adaptable to future climatic conditions including extremes of temperature. Overall, the impacts of the proposal on greenhouse gas emissions are therefore mixed (minor positive and negative) with some uncertainty attached, depending on the specific development proposals that come forward.
8: To reduce vulnerability to flooding	↓?	Within the Watermead Corridor, there are areas at high risk of flooding as it is within the flood plain of the nearby River Soar – parts of the Corridor are within flood zones 2 and 3, including the two locations that have been identified for regeneration <sup>276</sup> . Development in these locations could therefore result in an increase in impermeable surfaces and reduce infiltration rates, having a negative effect on future flood risk. However, the policy requires new development to include appropriate Sustainable Drainage Systems and flood alleviation measures and where possible reduce flood risk. In addition, the supporting text to the policy states that the regeneration strategy will be delivered in the context of a detailed Flood Risk Assessment; therefore the potential negative effect is classed as minor rather than significant and is currently uncertain until detailed development proposals come forward.
9: To reduce waste and conserve mineral resources	↑?/↓?	Development such as that proposed under this policy will inevitably lead to increased use of aggregates for construction as well as increased waste generation, regardless of its location. However, some of the development proposed will be on brownfield sites, e.g. the Pinfold Industrial Park and Bridge Business Park, and so opportunities for reusing existing building materials should be good. However, the impacts of the policy on waste generation will depend largely on the practices used within the new development rather than on the location of the development and it is recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. As such, the overall effects of the proposal on this objective

<sup>276</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

SA Objectives	SA effect	SA Commentary
		are potentially mixed (minor positive and negative) but are currently uncertain.
10: To protect soil resources and quality and make efficient use of land and buildings	↑/↓	Some of the development proposed by this policy will take place on brownfield land, e.g. the redevelopment of the Pinfold Industrial Park and Bridge Business Park, which represents an efficient use of land. However, other development is likely to come forward on greenfield land. The area of the Watermead Regeneration Corridor is classed as having grade 4 agricultural land; therefore development in this area would not result in the loss of high quality soils. An overall mixed (minor positive and minor negative) effect on this objective is therefore likely.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	Thurmaston (part of which borders the Watermead Country Park) has some of the most deprived households in the Borough, and levels of deprivation are associated with low levels of income, skills and training and a poor quality living environment <sup>277</sup> . There are also higher levels of crime in Thurmaston than elsewhere in Charnwood, with crime in the Thurmaston monitoring area accounting for 3% of all crime in Charnwood Borough. Between 2005/06 and 2006/07 the number of offences increased by 10% in the area <sup>278</sup> . The enhancement of the nearby Watermead Corridor could therefore have a positive effect on addressing these local deprivation issues and assisting with the regeneration of Thurmaston. The policy specifies that development will be supported where it will contribute directly to the regeneration of Thurmaston village centre, the Thurmaston waterfront and the Grand Union Canal. An overall significant positive effect on this objective is therefore likely.
12: To increase healthy lifestyles	↑	The Watermead corridor includes a network of paths for walking and cycling, and the Watermead Country Park is used for watersports and informal recreation. By aiming to regenerate the area and maximise the potential of the Country Park, this policy should have a positive effect, by increasing opportunities for active outdoor recreation in the area. These opportunities may

<sup>277</sup> Leicestershire County Council (December 2007) Charnwood South Priority Neighbourhood Profile: Thurmaston

<sup>278</sup> Leicestershire County Council (December 2007) Charnwood South Priority Neighbourhood Profile: Thurmaston

SA Objectives	SA effect	SA Commentary
		have particularly benefits in Thurmaston, which has particularly high levels of obesity – in 2007 the Thurmaston ward had the second highest level of obesity of all wards in Charnwood <sup>279</sup> . A positive effect on this objective is therefore likely.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑?	This policy will have a positive effect on housing, as it intends to redevelop Pinfold Industrial Park and Bridge Business Park for homes as part of a mixed use development (also including leisure uses and jobs). However, there is some uncertainty attached as the number of new homes that will come forward here is currently uncertain.
14: To increase access to a wide range of services and facilities	↑?	This policy allows for the redevelopment of Pinfold Industrial Park and Bridge Business Park for homes, leisure and jobs – depending on the nature of the mixed-use development at those sites there could be minor positive effects in relation to access to services and facilities if community facilities are provided to serve the new homes and employment land to be developed in the area. Even without that new provision, the two areas identified for regeneration are adjacent to Syston and Thurmaston where there should be good access to existing community facilities. The development of a new hotel and conference facilities will benefit the 250,000 annual visitors to the Country Park, helping to meet the increasing demand for greater recreational provision in the riverside area <sup>280</sup> , and an overall minor positive effect is therefore likely, although there is some uncertainty attached in relation to the provision of facilities for residents.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	The regeneration of the Watermead Corridor will have a positive effect on increasing access to the countryside, as it will ensure that residents of nearby Thurmaston are easily able to access high quality greenspace. The policy specifically states that development will aim to improve connectivity and accessibility between the Country Park, waterfront and the wider community; therefore a significant positive effect on this objective is likely.

<sup>279</sup> Leicestershire County Council (December 2007) Charnwood South Priority Neighbourhood Profile: Thurmaston

<sup>280</sup> Charnwood Borough Council (2012) Borough of Charnwood Landscape Character Assessment

SA Objectives	SA effect	SA Commentary
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	The policy states that development will be supported where it will meet local employment needs and contributes to regeneration. It also allows for the redevelopment of Pinfold Industrial Park and Bridge Business Park for homes, leisure and jobs and aims to provide up to 8,750m <sup>2</sup> for offices and around 16ha for employment and a hotel accessed off Wanlip Road in accordance with Policy CS6: Employment and Economic Development. An overall significant positive effect on this objective is therefore likely.
17: To reduce disparities in economic performance and improve skills and employability	↑	This policy involves the provision of up to 8,750m <sup>2</sup> of office space and around 16ha for employment land at the Watermead Regeneration Corridor, which will have a positive effect on encouraging investment outside of the main urban area of Leicester and should provide good opportunities for on-the-job training and skills development for local people. This will be particularly beneficial considering the high levels of deprivation in Thurmaston and generally lower economic performance than elsewhere in the Borough - average annual household income is well below District, County and National averages <sup>281</sup> . A minor positive effect is therefore likely.

## North Charnwood: Loughborough and Shepshed





### Policy CS22: West of Loughborough Sustainable Urban Extension

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and	↓?/↑?	The proposed SUE to the west of Loughborough is within 1.5km of the Newhurst

<sup>281</sup> Leicestershire County Council (December 2007) Charnwood South Priority Neighbourhood Profile: Thurmaston

SA Objectives	SA effect	SA Commentary
enhance biodiversity, flora and fauna and geodiversity		<p>Quarry SSSI which is assessed as being in 'favourable' condition, and there is also a Local Wildlife Sites that would be within the proposed SUE site (Garendon Park Meadow), and another adjacent to the south (Home Covert). There is therefore potential for a significant negative effect on biodiversity from the development of 3,000 dwellings, 16ha of employment land, and associated road infrastructure (including the link road from the A512 to the A6) at this site due to potential loss of habitat and disturbance to species. In addition, the SUE is proposed on largely greenfield land and may therefore result in habitat loss in the development areas, which could have a direct effect on the plant species making up that habitat, but also on species reliant on the habitats, including priority habitats or species identified in the Biodiversity Action Plan<sup>282</sup> (e.g. field margins, hedgerows, barn owls, bats etc.). While there are no European designated sites within Charnwood Borough, there are two European sites that are located within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC); however, the HRA work that was carried out for the Pre-Submission Draft Core Strategy concluded that the growth planned in Charnwood (including this SUE) will not have a significant effect on these sites. The supporting text to the policy notes that the area includes a number of key wildlife corridors which are part of the network connecting Charnwood Forest to the Soar Valley, although it also specifies that development will be expected to respect and enhance these wildlife corridors for their biodiversity value and, where appropriate, create new wildlife networks. In addition, the wording of policy CS22 also seeks to protect and enhance existing wildlife corridors and create a coherent biodiversity network in accordance with Policy CS13 (Biodiversity and Geodiversity). This approach maximises the opportunities (described in the supporting text) to re-connect isolated ecological sites such as the Oakley Wood SSSI. The policy also refers to the creation of a comprehensive and high quality network of multi-functional green spaces which will have positive effects in relation to habitat creation. There are no confirmed</p>

<sup>282</sup> Space for Wildlife Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) 2010-2015, Leicestershire and Rutland Wildlife Trust, December 2010.

SA Objectives	SA effect	SA Commentary
		<p>or candidate Regionally Important Geological Sites (RIGS) (now known as Local Geological Sites) within proximity of Loughborough that could be adversely affected by the proposed development at the SUE<sup>283</sup>. As such, the overall effect on this objective is mixed with some potentially significant negative effects but some opportunity for positive effects through habitat creation and enhancement. There is uncertainty overall, as the potential for mitigation and enhancement is unknown until specific development proposals come forward.</p>
<p>2: To maintain and enhance townscape and landscape character</p>	<p>North SUE  ?/?            South SUE  ?/</p>	<p>The SUE to the west of Loughborough would involve development on greenfield land outside of the built up area, which is likely to have a negative impact on landscape character and tranquillity. The SUE site falls between the Charnwood Forest, Langley Lowlands and Soar Valley Landscape Character Areas, and across two zones (15 and 16) which have been assessed in the landscape sensitivity and capacity appraisal<sup>284</sup> as having medium-high capacity (zone 15) to accommodate development, due to undulating landform creating a bowl which is generally well contained, and medium-low capacity (zone 16) due to it being an area of strong landscape character and the impact on settlement separation. The supporting text to the policy notes that the topography in this location rises from the site southwards and describes how the design of the SUE will be expected to respond to the landscape, including the relationship that the site has with Charnwood Forest, and to protect the identities of Hathern and Shepshed (these issues are also reflected in the policy itself). The supporting text also specifies that development should be avoided on the ridgeline south of Hathern and that important views should be protected and, where appropriate, used to full effect. As such, an overall mixed (both positive and negative) effect on this objective could occur, but it is uncertain until more detailed development proposals for the site come forward. There is a potential significant negative effect on landscape character in relation to the southern part of the SUE,</p>

<sup>283</sup> <http://www.leics.gov.uk/index/environment/naturalenvironment/geology/rigs-home/rigs-mapping.htm>

<sup>284</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

SA Objectives	SA effect	SA Commentary
		although there would be opportunities for mitigation and enhancement if good design principles are incorporated within development proposals. A mixed (minor positive and minor negative) effect is likely in the northern part of the SUE due to it being assessed as having medium-high capacity to accommodate development.
3: To increase the vibrancy and viability of settlements	↑/↓	The provision of 16ha of employment land at the sustainable urban extension to the west of Loughborough should help to ensure that it is a sustainable settlement, as new residents may be able to both live and work there. As new community services and facilities are also to be provided within the SUE, this will help to increase the sense of place in the new settlement and also reduce journeys in and out. The supporting text specifies that the new local centre to be provided should act as a focal point for the new community and should protect the vitality and viability of surrounding centres, supporting the strategy for regenerating Loughborough town centre and Shepshed district centre. This is reflected in the Vision for the West Loughborough Growth Area, which refers to the aspiration to create a new community with its own character at the SUE, and the fact that the Local Centre will be a vibrant place day and night, providing a heart to the community. The SUE is located on one of the Green Wedges between Loughborough and Shepshed and therefore has potential to have a significant negative effect on settlement identity by allowing coalescence between the two towns. It is recognised that the Green Wedge review <sup>285</sup> states that the Green Wedges were not intended to have the same degree of permanence as a Green Belt, and concluded that the Wedge between Loughborough/Shepshed has not been meeting all specified criteria (preventing coalescence, guiding development form, providing a green lung, and providing a recreational resource). However, the landscape sensitivity and capacity appraisal <sup>286</sup> assessed zone 16 (which this SUE falls partly within) and found that

<sup>285</sup> Green Wedge Review, Charnwood Borough Council. Feb 2011

<sup>286</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

SA Objectives	SA effect	SA Commentary
		<p>development within the area would have a significant impact on settlement separation and would be difficult to provide appropriate mitigation measures. The remainder of the SUE falls within zone 15 which is described as having medium-high capacity to accommodate development due to the undulating landform creating a bowl which is generally well contained from private views. In addition, Policy CS22 also seeks to protect the separate identities of Hathern and Shepshed, and whilst the vision for the West Loughborough Growth Area (which also includes a Science and Enterprise Park as identified in Policy CS23) seeks to improve the connectivity between Loughborough and Shepshed, it also seeks to retain the separate identities of those two towns. As such, an overall mixed (both positive and potentially significant negative) effect on this objective could occur.</p>
<p>4: To conserve and enhance the historic and cultural environment</p>	<p>↓?</p>	<p>The SUE to the west of Loughborough is adjacent to Garendon Park which is a designated historic park and garden and includes two scheduled monuments<sup>287</sup>. According to the Heritage at Risk Register<sup>288</sup>, the Grade II park is seriously degraded and would be vulnerable to the SUE, and a Grade I listed arch and Grade II* listed temple located within the park are also on the Heritage at Risk Register. Development of 3,000 homes and 16ha employment land adjacent to the Historic Garden could therefore have a negative effect on these assets and their setting, particularly as it would require a new link road between the A512 and A6 that would run through the edge of the Historic Garden and dualling of the A512 to the south of the Historic Garden. The SUE would be on greenfield land; therefore any unscheduled archaeological assets present could either be disturbed by development, or preserved in-situ. However, the presence of any such assets is not yet known, although the supporting text to the policy notes that there is potential for unscheduled archaeology in the area. There may be opportunity for development to enhance the historic environment if good design</p>

<sup>287</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

<sup>288</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

SA Objectives	SA effect	SA Commentary
		<p>principles are incorporated, and policy CS22 seeks to protect and mitigate impacts on historic and archaeological features including Garendon Historic Park and Garden, and provide public access and long term management to the Historic Garden as a public park. It states that a heritage strategy will be developed to inform detailed mitigation proposals for the restoration and long term management of heritage assets. The supporting text to the policy also states that the development provides the opportunity to restore the park and garden and its monuments and provide appropriate public access for the first time, securing its long-term future. This is reflected in the Vision for the West Loughborough Growth Area, which refers to a historic park being at the centre of the connected urban system of Loughborough and Shepshed. As such, the effect on this objective is likely to be minor negative but is currently uncertain without more information about the design of the SUE or the potential presence of archaeological assets.</p>
<p>5: To protect and improve surface and ground water quality and resources</p>	<p>0</p>	<p>The development of 3,000 new dwellings and 16ha of employment land at the SUE west of Loughborough could have a negative effect on water quality and resource by increasing demand for water and water treatment. However, Charnwood Borough Council has sought confirmation from Severn Trent Water about whether existing public water supply sources and waste water treatment facilities are able to accommodate the planned growth<sup>289</sup>. Severn Trent Water confirmed that development in the SUE would be pumped to the Loughborough Waste Water Treatment Works (WWTW) near Cotes, which has capacity to cope with the proposed development. The water company also confirmed that the water supply network in the vicinity of the proposed development locations is robust and resilient. Local reinforcement of the network may be required but no strategic interventions are anticipated. Therefore, there is unlikely to be any effect on water quality and resources arising from the proposed development.</p>

<sup>289</sup> Charnwood Borough Council Sustainable Urban Extension Utilities Report, January 2012.

SA Objectives	SA effect	SA Commentary
6: To improve local air quality	↑?/↓?T	<p>There is an Air Quality Management Area (AQMA) designated along the main roads within Loughborough, which has been declared in relation to emissions from traffic<sup>290</sup>, and development at the SUE could therefore have a direct impact on the Loughborough AQMA by increasing traffic movements to and from the town centre. The SUE is within close proximity of the strategic road network, lying just south of the A6 and east of the M1. This convenient access to the strategic road network may encourage car use with associated air quality impacts, and the impact could be greater with the development of a Western Distributor Road between A512 and A6 and dualling of the A512 between Snell's Nook Lane and the M1 Motorway J23. Indeed, transport modelling that has been undertaken for Charnwood<sup>291</sup> predicts that the roads on which the development strategy (which includes this SUE) is likely to result in the most significant traffic increases include the A512 which leads westwards from Loughborough to the M1, Old Ashby Road and Epinal Way which is located to the west of Loughborough town centre and is within the existing Loughborough AQMA. However, it is also recognised that these highway improvements set out in this policy are designed to reduce congestion which is a significant issue in Loughborough and which could otherwise contribute to pockets of poor air quality. The SUE is adjacent to the M1 to the west, which could give rise to air quality effects for the new residents; however the policy requires that such air quality impacts from the motorway are appropriately mitigated. In addition, the SUE is adjacent to Loughborough, which means that there are likely to be good opportunities to make use of sustainable transport links, particularly as the policy makes provision for enhanced sustainable transport links as part of the new development, stating that new and improved cycling and walking routes will be provided, as well as bus service enhancements connecting the new community with local employment opportunities and Loughborough town centre</p>

<sup>290</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

<sup>291</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		<p>and railway station and Shepshed local centre. This is also reflected in the Vision for the West of Loughborough Growth Area, which refers to reducing the need to travel. The SUE is also currently close to existing bus routes that offer bus services every 15-30 minutes. The transport modelling work for Charnwood notes that, because of the existing good public transport services in this area, the impacts of the SUE in terms of encouraging modal shift is limited and indicates that the modal share for public transport in this area will rise 1% when these enhancements are made to public transport provision. While there are likely to be air quality impacts from HGV traffic during the construction phase, this would be short-term. Overall, the impacts of the proposal on air quality are therefore minor negative, with some short-term and temporary effects (during construction of the new homes and employment land). Overall, the impacts of the proposal on air quality are therefore mixed (minor positive and minor negative) and some of the effects will be short-term and temporary.</p>
<p>7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions</p>	<p>↓/↑</p>	<p>The development of 3,000 homes and 16ha of employment land at the SUE has potential to increase traffic movements in the area around Loughborough. The SUE has convenient access to the strategic road network and proposes infrastructure improvements such as the Western Distributor Road and dualling of the A512, which may encourage car use with associated greenhouse gas emissions. Indeed, transport modelling that has been undertaken for Charnwood<sup>292</sup> predicts that the roads on which the development strategy (which includes this SUE) is likely to result in the most significant traffic increases include the A512 which leads westwards from Loughborough to the M1, Old Ashby Road and Epinal Way which is located to the west of Loughborough town centre. However, the policy also proposes new and improved cycling and walking routes and new and enhanced bus services which may help to mitigate this effect. The transport modelling work indicates that public transport patronage will rise 1% at the SUE west of Loughborough if these enhancements</p>

<sup>292</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		<p>are made to public transport provision, with the impacts being relatively limited due to the existing good public transport service in this area. The transport modelling also considered the impacts of the growth proposed on greenhouse gas emissions from transport, and while it does not consider emissions from the individual strategic sites such as this SUE, it concluded that, without mitigation, the development strategy for the Borough (which includes this SUE) would result in 1% higher levels of carbon emissions from transport than the likely level in 2026 based on a 'do nothing' scenario (although in both cases, levels would be lower than the 2008 base year). However, it also took into account the mitigation that is proposed as part of the Core Strategy (both public transport and highway improvements) and concluded that the mitigation package should mitigate around 60% of the environmental impacts of the development strategy in relation to carbon emissions from traffic in comparison to the 'do nothing' 2026 scenario. It is also recognised that there may be opportunities for the incorporation of renewable energy infrastructure into the new development, particularly as the policy encourages development to exceed Building Regulations for carbon emissions and to be designed to be adaptable to future climatic conditions. Overall, the impacts of the proposal on greenhouse gas emissions are therefore mixed (minor negative and positive).</p>
<p>8: To reduce vulnerability to flooding</p>	<p>↓/↑</p>	<p>The SUE to the west of Loughborough includes an area of high flood risk (zones 2 and 3a) in the centre of the site<sup>293</sup>, therefore there is potential for negative effects in relation to increasing flood risk as development of this scale on greenfield land would lead to an increase in the overall extent of impermeable surfaces in the area which may increase flood risk. Indeed, the supporting text to the policy recognises that there will be a need for appropriate runoff management and the provision of a reduction in flood risk in areas downstream. Policy CS22 reflects this, recognising that there may be good opportunities to incorporate sustainable drainage systems (SuDS) and flood alleviation measures</p>

<sup>293</sup> Entec (April 2008) Charnwood Borough Council: Charnwood Strategic Flood Risk Assessment – Final Report.

SA Objectives	SA effect	SA Commentary
		<p>into the new development, which may reduce flood risk for the proposed SUE and Loughborough. The supporting text to the policy also describes the aim for the development to maintain greenfield runoff rates. In addition, as the development proposals seek to locate non-vulnerable uses (open space) in the flood zones and incorporate green infrastructure (e.g. Policy CS22 proposes green spaces including 22.8ha of outdoor sports provision, 3.4ha of amenity green spaces and 1.5ha of parks) into the sites this will help to reduce risk to people and properties, retain permeable land and encourage infiltration. An overall mixed (both positive and negative effect) on this objective is therefore likely.</p>
<p>9: To reduce waste and conserve mineral resources</p>	<p>↑?/↓?</p>	<p>Development of the scale proposed under Policy CS22 will inevitably lead to increased use of aggregates for construction as well as increased waste generation, regardless of its location, particularly as the SUE to the west of Loughborough is located on greenfield land, which means that opportunities for reusing existing building materials will be more limited than on a brownfield site. In addition, infrastructure improvements are associated with this policy (e.g. a new strategic distributor road, a new link road and dualling of the A512 between Snell's Nook Lane and the M1), which could increase demand for aggregates as well as increasing waste generation in the short-term during the construction phase, although it is uncertain the extent to which recycled and secondary aggregates may be used. However, the impacts of the proposal on waste generation will depend largely on the practices used within the SUE rather than on the location of the development and it is recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. There is a landfill site within the SUE area. Therefore, development proposals for the SUE would need to ensure that the facility could continue to operate for the lifetime of its permission, and that new residents and workers in the area would not be affected by any associated amenity issues</p>

SA Objectives	SA effect	SA Commentary
		(e.g. noise, light, odour or dust pollution). As such, the overall effects of the proposal on this objective are potentially mixed (minor positive and negative) but uncertain.
10: To protect soil resources and quality and make efficient use of land and buildings	↓	Policy CS22 involves large-scale development on greenfield land at the SUE to the west of Loughborough (with associated road infrastructure improvements), where opportunities to reuse buildings will be more limited than on a brownfield site. In addition, the SUE would involve development on high quality agricultural land (grades 2 and 3) which would be lost under new development. However, it is noted that the grade 2 agricultural land is primarily within the historic park area which is not due to be built upon, and that the amount of grade 2 land that would be built on is very small. The likely overall effects of the policy on this objective are therefore minor negative.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑?	Policy CS22 would involve developing up to 16ha of employment land, and the employment opportunities associated with this could provide a positive effect in helping to reduce poverty and may therefore also have an indirect positive effect in relation to crime reduction, although this cannot be assumed. This effect could be particularly positive given that the location of the SUE is within close proximity of a number of the more deprived wards within Charnwood – although the Borough is generally affluent there are pockets of deprivation, including within the western part of Loughborough which has been designated by the Council as a Priority Neighbourhood due to its containing output areas which are amongst the 10% poorest in the country. Policy CS22 also seeks to provide community services and facilities to support the housing development at the SUE, including two primary schools and local centres, which should have a positive effect on social inclusion and improving deprivation levels in wards to the west of Loughborough. The effect on community safety is uncertain and is dependent on good design principles being incorporated into the development;

SA Objectives	SA effect	SA Commentary
		however it is noted that the policy refers to the provision of 'safe' walking, cycling and public transport routes. Overall, a minor positive effect is likely in relation to this objective, with some uncertainty currently attached.
12: To increase healthy lifestyles	↑	As Policy CS22 seeks to provide green space including 22.8ha of outdoor sports provision, 3.4ha of amenity green spaces and 1.5ha of parks as part of the SUE west of Loughborough, it will ensure that there is accessible open space for new residents to participate in active outdoor activities, therefore having a positive effect on healthy lifestyles. In addition, community facilities and services are to be provided through the policy and although the policy text itself does not specifically refer to health-related services such as doctors' surgeries, the supporting text refers to new or expanded health facilities to support the growing population, which will have further positive effects by ensuring that all residents have good access to healthcare services. Overall, a minor positive effect on this objective is likely.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑	Developing up to 3,000 new dwellings in the sustainable urban extension west of Loughborough should help to ensure that high quality housing is available to meet local need. Policy CS22 also seeks to provide 30% affordable homes and a range of tenures, types and sizes, including provision for bungalows and extra care housing to meet the needs of elderly people which is a particular identified local need <sup>294</sup> . It also provides for a permanent site for Gypsies and Travellers (with at least four pitches) and a site of at least four plots for travelling showpeople. The overall effect of the proposal on this objective is therefore likely to be significantly positive.
14: To increase access to a wide range of services and	↑	The SUE to the west of Loughborough is within close proximity of Loughborough town centre, meaning that residents will be able to access the services and facilities of the town relatively easily. The public transport improvements

<sup>294</sup> Charnwood Borough Council (April 2009) Older Persons Housing Strategy

SA Objectives	SA effect	SA Commentary
facilities		associated with this policy, and the existing good level of bus services, will increase accessibility for those with no access to a private car. The policy also seeks to provide significant new community facilities including two primary schools, a supermarket, and non-retail facilities including a place of worship and a community hall. The overall effect of the policy on this objective is therefore likely to be significantly positive.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	The SUE to the west of Loughborough provides easy access to existing open space on the fringes of Loughborough, as well as Garendon Historic Park and Garden. Policy CS22 seeks to provide public access to the Historic Gardens and provide long term management, which will have a significant positive effect in relation to access to open spaces. In addition, the SUE would be within easy reach of Charnwood Forest, and there appear to be a number of existing footpaths through the SUE area to Loughborough. Policy CS22 also seeks to include open space within the SUE itself, including 22.8ha of outdoor sports provision, 3.4ha of amenity green spaces and 1.5ha of parks. As such a significant positive effect is likely on this objective.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑?/↓?	The provision of 16ha of employment land within the SUE should have a significant positive effect on ensuring an adequate supply of employment sites, and encourage investment in the local economy. It will also provide opportunities for people to live and work within the same areas, thereby reducing travel to work distances and increasing opportunities to use more sustainable modes of transport for commuting. The supporting text notes that it is expected that a range of business uses will come forward within the site, complementing the Science and Enterprise Park. The SUE is close to existing bus routes that offer bus services every 15-30 minutes, and bus service improvements and new and improved cycling and walking routes are proposed, therefore there are opportunities for employees to make use of sustainable

SA Objectives	SA effect	SA Commentary
		transport links travelling to and from work. Convenient access to the strategic road network from the SUE, along with new road infrastructure such as the Western Distributor Road and dualling the A512, may encourage more employees to use their car, and also road transport of freight, although the extent of road use will depend on the nature of the businesses that locate on the new employment sites. The overall effect of the proposal on this objective is therefore mixed (significant positive and minor negative) and currently uncertain.
17: To reduce disparities in economic performance and improve skills and employability	↑	Policy CS22 involves the provision of 16ha of employment land within the SUE. This should encourage investment and therefore provide good opportunities for on-the-job training and skills development for local people. The policy also allows for the provision of two primary schools and contributions to the provision of secondary school places (if necessary), which will help meet the identified need for 1,300 new school places resulting from the SUE. Therefore overall, a minor positive on this objective effect is likely.

### Policy CS23: Loughborough University and Science & Enterprise Park

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↓/↑?	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park. The proposed site will be adjacent to three Local Wildlife Sites (Holywell Wood and Burleigh Wood, and Longcliffe Golf Course), and is in close proximity to two SSSIs (Newhurst Quarry and Beacon Hill, Hangingstone & Outwoods) and so there is potential for development here to have negative impacts on these designations. In addition, the site is located at the north eastern edge of Charnwood Forest,

SA Objectives	SA effect	SA Commentary
		<p>which may be adversely affected. While there are no European designated sites within Charnwood Borough, there are two European sites that are located within 15km of the Borough boundary (the River Mease SAC and Rutland Water SAC); however, the HRA work that was carried out for the Pre-Submission Draft Core Strategy concluded that the growth planned in Charnwood (including the expansion of the science park) will not have a significant effect on these sites. As the policy requires 40% of the overall site to be retained for green infrastructure, and to respect local biodiversity features, there may be opportunities for mitigating the potential impacts of the expansion of the Science Park, which may lead to positive effects by enhancing wildlife corridors in the area. As the specific design of green infrastructure is currently unknown, it is uncertain to what extent landscaping at the Science Park will benefit biodiversity. Overall a mixed (minor positive and significant negative) effect is expected on this objective, with some uncertainty attached.</p>
<p>2: To maintain and enhance townscape and landscape character</p>	<p>↑/↓</p>	<p>Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park. The proposed site is on undeveloped greenfield land; therefore development of this scale could have a potentially significant impact on the surrounding landscape, particularly as the site is located within the north eastern part of Charnwood Forest Regional Park. The supporting text recognises that the extension to the Science Park is only allowed within this attractive landscape due to its outstanding economic advantage. However, the Science Park site lies within zone 18 in the Charnwood landscape sensitivity and capacity appraisal<sup>295</sup> which was been assessed as having medium capacity to accommodate development, due to its proximity to the urban edge of Loughborough and the characteristics of the areas vegetation to be used to mitigate new development. In addition, as the policy requires 40% of the overall site to be retained for green infrastructure, and for the development to integrate with the sensitive surrounding landscape</p>

<sup>295</sup> Charnwood Landscape Sensitivity and Capacity Appraisal. Charnwood Borough Council, 2012.

SA Objectives	SA effect	SA Commentary
		and respects its character and appearance, there is potential for these impacts to be mitigated as 31ha of the site will be protected from built development. The explanatory text to the policy states that the development will be in a landscaped parkland setting, and the scale, form, character and design of the development must respect topography, natural features and setting. Therefore, a mixed effect is expected overall (minor positive and significant negative).
3: To increase the vibrancy and viability of settlements	↑	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park, and may have indirect positive effects on the appearance of the area by achieving high quality landscaping, and therefore also increasing neighbourhood satisfaction levels. In addition, the vision for the West Loughborough Growth Area (which includes the extension to the Science Park as well as the sustainable urban extension as identified in Policy CS22) seeks to improve the connectivity between Loughborough and Shepshed, and it also seeks to retain the separate identities of those two towns. Overall a minor positive effect is therefore expected on SA objective 3.
4: To conserve and enhance the historic and cultural environment	↓?	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park. The proposed development area is adjacent to Garendon Park (although there is separation from the A512) which is a designated historic park and garden and includes two scheduled monuments <sup>296</sup> . According to the Heritage at Risk Register <sup>297</sup> , the Grade II park is seriously degraded, and a Grade I listed arch and Grade II* listed temple located within the park are also on the Heritage at Risk Register. The Heritage at Risk Register identifies the proposed sustainable urban extension west of Loughborough and associated infrastructure as a threat to Garendon Park, with suggests that Garendon Park would be equally as

<sup>296</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

<sup>297</sup> Historic England (2015) Heritage at Risk Register: Charnwood Borough

SA Objectives	SA effect	SA Commentary
		vulnerable to an extension of the Science Park. The proposed development location would be on greenfield land; therefore any unscheduled archaeological assets present could either be disturbed by development, or preserved in-situ. However, the presence of any such assets is not yet known. There may be an opportunity for development to enhance the historic environment if good design principles are incorporated, and policy CS23 requires that the Science Park integrates with the sensitive landscape and respects its character. It also includes a criterion specifically aiming to mitigate potential impacts on Garendon Historic Park and Garden and its assets. Taking this mitigation into account, the effect on this objective is likely to be minor negative but this is currently uncertain as more information is needed in relation to the specific design of the site.
5: To protect and improve surface and ground water quality and resources	0	Development of 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park could have a negative effect on water quality and resource by increasing demand for water resources. However, Charnwood Borough Council has sought confirmation from Severn Trent Water <sup>298</sup> about whether existing public water supply sources and waste water treatment facilities are able to accommodate the planned growth, and Severn Trent Water confirmed that there is sufficient capacity available at Loughborough STW to accommodate the level of development proposed. Therefore, there is unlikely to be any effect on water quality and resources arising from the proposed development.
6: To improve local air quality	↓T	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park. There is an Air Quality Management Area (AQMA) designated along the main roads within Loughborough, which was declared in relation to emissions from traffic <sup>299</sup> , and

<sup>298</sup> Information received by Charnwood Borough Council from Severn Trent Water February 2013.

<sup>299</sup> Charnwood Borough Council (July 2012) 2012 Air Quality Updating and Screening Assessment for Charnwood Borough Council - In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management

SA Objectives	SA effect	SA Commentary
		<p>the extension of the Science Park could have a direct impact on the Loughborough AQMA by increasing traffic movements to and from the town centre. The Science Park is also within close proximity of the strategic road network, lying just east of the M1 with easy access via the A512. This convenient access to the strategic road network may encourage car use with associated air quality impacts, and the impact could be greater with development of strategic transport infrastructure related to the sustainable urban extension to the north of the Science Park (including dualling of the A512 between Snell's Nook Lane and the M1 Motorway J23). Indeed, transport modelling that has been undertaken for Charnwood<sup>300</sup> predicts that the roads on which the development strategy (which includes the extension of the Science Park) is likely to result in the most significant traffic increases include the A512 which leads westwards from Loughborough to the M1, Old Ashby Road and Epinal Way which is located to the west of Loughborough town centre and is within the existing Loughborough AQMA. However, it is also recognised that the highway improvements set out in policy CS22 are designed to reduce congestion (including the traffic generated from the Science Park), which is a significant issue in Loughborough and which could otherwise contribute to pockets of poor air quality. The Science Park is adjacent to Loughborough, which means that there are likely to be good opportunities to make use of existing sustainable transport links, particularly as the policy supports provision for a well-connected public transport network and provision for walkers and cyclists. The transport modelling work for Charnwood notes that, because of the existing good public transport services in this area, the impacts of the extended Science Park in terms of encouraging modal shift is limited and indicates that the modal share for public transport in this area will rise 1% when these enhancements are made to public transport provision. While there are likely to be air quality impacts from HGV traffic during the construction phase, this would be short-term. Overall, the impacts of the proposal on air quality are</p>

<sup>300</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
		therefore minor negative, with some short-term and temporary effects (during construction of the new homes and employment land).
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↓/↑?	<p>Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park, and so has potential to increase traffic movements in the area around Loughborough. The existing Park has convenient access to the strategic road network (A512 and M1), which may encourage car use with associated greenhouse gas emissions. However, policy CS23 supports the provision of improved walking and cycling links, plus enhanced public transport routes in order to mitigate this effect. The transport modelling work for Charnwood<sup>301</sup> notes that, because of the existing good public transport services in this area, the impacts of the Science Park in terms of encouraging modal shift is limited and indicates that the modal share for public transport in this area will rise by 1% when these enhancements are made to public transport provision. However, it also took into account the mitigation that is proposed as part of the Core Strategy (both public transport and highway improvements) and concluded that the mitigation package should mitigate around 60% of the environmental impacts of the development strategy in relation to carbon emissions from traffic in comparison to the 'do nothing' 2026 scenario. While new development of this scale will inevitably result in increased greenhouse gas emissions, there may be opportunities for the incorporation of renewable energy infrastructure into the new development, and the policy does encourage development to exceed Building Regulations for carbon emissions where viable, which is likely to have significant positive effects if implemented by developers. Overall, the impacts of the proposal on greenhouse gas emissions are therefore mixed (minor negative and minor positive) but there is uncertainty in relation to the positive effects as they will depend on the specific development proposals that come forward.</p>

<sup>301</sup> MVA Consultancy (February 2013) Setting Strategic Direction: Charnwood Core Strategy – Stage 2 Emerging Development Strategy. Report for Charnwood Borough Council.

SA Objectives	SA effect	SA Commentary
8: To reduce vulnerability to flooding	↑?/↓?	<p>The development of 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park, is likely to have a negative impact on flood risk as the site is predominantly greenfield, and there is an area of higher flood risk (zones 2 and 3a) along Burleigh Brook<sup>302</sup> running through the site. In addition, the Strategic Flood Risk Assessment prepared by the Council states that Burleigh Brook has been associated with flooding further downstream in the Grand Union Canal Wharf area, and a negative effect is therefore expected on SA objective 8. However, Policy CS23 requires that the campus includes appropriate Sustainable Drainage Systems and flood alleviation measures, which may mitigate the impact of developing on greenfield land within the flood risk zone and could achieve benefits in relation to flood risk management. Overall, a potential but uncertain mixed (minor negative and minor positive) effect is expected on SA objective 8 and it will depend largely on the specific design of the development that comes forward.</p>
9: To reduce waste and conserve mineral resources	↑?/↓?	<p>The proposed extension of the Science and Enterprise Park west of Loughborough University as proposed under Policy CS23 will inevitably lead to increased use of aggregates for construction as well as increased waste generation, regardless of its location, particularly as the Science Park is located on greenfield land, which means that opportunities for reusing existing building materials will be less more limited than on a brownfield site. However, the impacts of the proposal on waste generation will depend largely on the practices used onsite within the Science Park, rather than on the location of the development and it is recognised that all new development will be required to comply with Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provides for the suitable storage of waste and allows for convenient waste collections. In addition, new development of this kind may offer good opportunities to introduce more</p>

<sup>302</sup> Charnwood Borough Council (2008) Charnwood Strategic Flood Risk Assessment

SA Objectives	SA effect	SA Commentary
		sustainable waste management practices, such as provision for storage of recyclable materials within offices. As such, the overall effects of the proposal on this objective are potentially mixed (minor positive and negative) but uncertain.
10: To protect soil resources and quality and make efficient use of land and buildings	↓	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park. The proposed development site is mainly located on greenfield land that is rated as Grade 3 agricultural land, which would be lost under new development. However, it is noted that although the overall site of the extension is 77ha, the policy requires 40% of the overall site to be retained for green infrastructure; therefore the actual area of land to be developed (within which the relatively high quality soil would be lost) will be significantly less than 77ha referred to. An overall minor negative effect on this SA objective is therefore likely.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑?	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park. The provision of employment land on this scale will provide significant opportunities to increase employment levels in the Borough, and should therefore help to increase affluence and reduce poverty. This is particularly likely to be the case in the north of the Borough in the vicinity of the Science Park. The policy may therefore have an indirect positive effect in relation to crime reduction as a result of increased affluence although this cannot be assumed.
12: To increase healthy lifestyles	↑	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park. Development of employment land would be unlikely to have any benefits for healthy lifestyles; however, the supporting text explains that the extension to the Science Park will also include sports infrastructure as part of the expanding University

SA Objectives	SA effect	SA Commentary
		campus, which is likely to encourage healthy lifestyles for the student population in Loughborough, and facilities may also be available for other local residents. In addition, as the policy requires 40% of the overall site to be retained for green infrastructure, there are likely to be increased opportunities for recreation in the area, and the policy also aims to facilitate increased walking and cycling to work, thereby encouraging healthy lifestyles through physical activity. An overall minor positive effect is therefore expected in relation to SA objective 12.
13: To ensure that the housing stock meet the housing needs of all sections of the community	↑?	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park, which will be mainly used for the development of businesses within the knowledge-based sector. However, the policy also seeks to deliver uses that directly relate to the University's operational activities, including student accommodation. It is unclear how much student accommodation will be provided through the policy, but total University space will account for 11.25ha – 15ha during the plan period, and the provision of new student housing accommodation may help to mitigate the potential negative effects of policy CS4: Housing in Multiple Occupation in relation to student accommodation. A positive effect is therefore expected on meeting student housing needs, but with some uncertainty until the extent of accommodation provision is known.
14: To increase access to a wide range of services and facilities	↑?	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park, which will include sports infrastructure as part of the expanding University campus. The student population will therefore have access to high quality sports facilities and a positive effect is expected on SA objective 14. However, there is some uncertainty attached as it is currently unclear whether these sports facilities will be made available to the wider public.
15: To increase access	↑	Policy CS23 proposes to allocate 77ha of land west of Loughborough University

SA Objectives	SA effect	SA Commentary
to the countryside, open space and semi urban environments (e.g. parks)		for an extension to the Science and Enterprise Park. Development of employment land would be unlikely to have any benefits for access to the countryside; however as the policy requires 40% of the overall site to be retained for green infrastructure, there is likely to be an increase in access to semi urban environments in the area. A minor positive effect is therefore expected on SA objective 15.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park (of which 46ha will be developed for commercial or University uses). The provision of employment land at the Park should have a significant positive effect on ensuring an adequate supply of employment sites and encouraging inward investment in Charnwood's economy, particularly as the site will accommodate a wide range of high growth businesses within the knowledge-based and high technology manufacturing sectors. The provision of new jobs and opportunities in these areas will be particularly beneficial in light of the recent closure of the Astra Zeneca plant, which was a major provider of high quality jobs in Loughborough. The Phase 1 Report on the Science Park <sup>303</sup> forecasts that the future demand for land at the Science Park would be between 36ha and 56ha (based on pessimistic and optimistic scenarios). This suggests that development of 21ha land to the east of Snell's Nook Lane (phase 3) would be filled over a medium-term time horizon, and that 25ha land west of Snell's Nook Lane should support growth at the Science Park and University in the longer-term. Due to its proximity to Loughborough University, the town centre, and the proposed sustainable urban extension west of Loughborough, the Science Park will also provide opportunities for people to live and work within close proximity, thereby reducing travel to work distances and increasing opportunities to use more

<sup>303</sup> K. Peters and C. Monck (2012) Delivery of a Science and Enterprise Park at Loughborough – Phase 1 Report

SA Objectives	SA effect	SA Commentary
		sustainable modes of transport for commuting. While convenient access to the strategic road network from the Science Park, along with new road infrastructure (such as the Western Distributor Road and dualling of the A512 proposed under Policy CS22), may encourage employees to use their car to travel to and from the site, the policy requires the development to provide a genuine choice to walk and cycle, and so there are likely to be increased opportunities for using sustainable modes of transport to travel to work. The overall effect of the policy on this objective is therefore significantly positive.
17: To reduce disparities in economic performance and improve skills and employability	↑	Policy CS23 proposes to allocate 77ha of land west of Loughborough University for an extension to the Science and Enterprise Park. This should have a significant positive effect on skills and employability as the employment land created will provide opportunities for work-based training in knowledge-based and high technology industries. University space will account for 11.25ha – 15ha of the Science Park during the plan period, and is likely to include teaching and research and development activities. The close linkages between the Science Park and Loughborough University is likely to lead to particular benefits in relation to skills development as the opportunities associated with extension of the science Park could help the University in its progress towards identified goals such as strengthening its international profile through research in health, informatics, materials, sustainability and systems engineering <sup>304</sup> . The opportunities that the Science Park offers in terms of academic engagement on the University's doorstep, from student work placements to major collaborative research projects, are also recognised <sup>305</sup> . As the employment to be provided at the Science Park will be in the knowledge based sector, there are also likely to be significant positive effects on diversifying skills within the local workforce and providing high-value employment opportunities in Charnwood, and an overall significant positive effect on this SA objective is likely.

<sup>304</sup> K. Peters and C. Monck (2012) Delivery of a Science and Enterprise Park at Loughborough – Phase 1 Report

<sup>305</sup> K. Peters and C. Monck (2012) Delivery of a Science and Enterprise Park at Loughborough – Phase 1 Report

### ***Policy CS24: Shepshed Direction of Growth***

(Note Policy CS 24 has been deleted from the Core Strategy through the Main Modifications, therefore the sustainability effects previously identified in the March 2013 SA Report are no longer relevant.)

## **Infrastructure and Delivery**

### **Policy CS25: Delivering Infrastructure**

<b>SA Objectives</b>	<b>SA effect</b>	<b>SA Commentary</b>
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	0	While the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy could have effects on biodiversity (e.g. through habitat loss or species disturbance), this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered under the SA of other Core Strategy policies (e.g. those relating to the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding area, which is taken to include local biodiversity. A negligible effect is therefore likely in relation to this SA objective.
2: To maintain and enhance townscape and landscape character	0	While the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy could have effects on the appearance of the landscape and townscape, this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered under the SA of other Core Strategy policies (e.g. those relating to the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding

SA Objectives	SA effect	SA Commentary
		area, which is taken to include the landscape. A negligible effect is therefore likely in relation to this SA objective.
3: To increase the vibrancy and viability of settlements	↑	Policy CS25 supports the delivery of essential infrastructure as set out in the Infrastructure Delivery Plan (including infrastructure such as roads, schools and utilities) through developer contributions and Section 106 and Section 278 Agreements. The provision of this infrastructure will have a positive effect on the viability of settlements, in particular the sustainable urban extensions that are proposed to the west of Loughborough and the north east of Leicester, which represent new communities. The provision of essential infrastructure will ensure that these SUEs are able to function as stand-alone settlements and will contribute to the vitality of these new communities and the settlement identity and sense of place. An overall significant positive effect is therefore expected in relation to this SA objective.
4: To conserve and enhance the historic and cultural environment	0	While the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy could have effects on the historic and cultural environment, e.g. by affecting the setting of designated heritage assets, this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered under the SA of other Core Strategy policies (e.g. those relating to the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding area, which is taken to include nearby heritage assets. A negligible effect is therefore likely in relation to this SA objective.
5: To protect and improve surface and ground water quality and resources	↑	Policy CS25 supports the delivery of essential infrastructure as set out in the Infrastructure Delivery Plan, through developer contributions and Section 106 and Section 278 Agreements. This essential infrastructure includes utilities such as water, although the effects of increased water consumption have been considered under the SA of other Core Strategy policies (e.g. those relating to

SA Objectives	SA effect	SA Commentary
		the development strategy). However, it is recognised that the development of appropriate infrastructure will ensure that the increased demand for water consumption and treatment is able to be accommodated without harm to the water environment (e.g. if existing sewage treatment works were to become overloaded); therefore an overall positive effect on this SA objective is likely.
6: To improve local air quality	0	While the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy could have effects on air quality, e.g. by facilitating increased vehicle traffic in some areas, this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered under the SA of other Core Strategy policies (e.g. those relating to the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding area, which is taken to include air quality. A negligible effect is therefore likely in relation to this SA objective.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	0	While the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy could have effects on greenhouse gas emissions, e.g. as a result of increased emissions from buildings and traffic movements, this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered under the SA of other Core Strategy policies (e.g. those relating to the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding area, which is taken to include impacts on levels of greenhouse gas emissions. A negligible effect is therefore likely in relation to this SA objective.
8: To reduce vulnerability to	0	While the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy could have effects on levels of flood

SA Objectives	SA effect	SA Commentary
flooding		risk, e.g. as a result of increased areas of impermeable surfaces reducing infiltration rates, this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered under the SA of other Core Strategy policies (e.g. those relating to the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding area, which is taken to include impacts on local flood risk. A negligible effect is therefore likely in relation to this SA objective.
9: To reduce waste and conserve mineral resources	0	While the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy could result in increased waste generation and consumption of aggregates for construction, this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered under the SA of other Core Strategy policies (e.g. those relating to the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding area, which is taken to include impacts on waste generation. A negligible effect is therefore likely in relation to this SA objective.
10: To protect soil resources and quality and make efficient use of land and buildings	0	While the development of infrastructure such as roads, schools and utilities to support Charnwood's development strategy could result in the loss of greenfield land and high quality soils under development, this policy relates to the mechanisms through which such infrastructure will be delivered and the effects of the infrastructure itself have been considered under the SA of other Core Strategy policies (e.g. those relating to the strategic development locations). It is also noted that this policy requires the type, amount and timing of infrastructure delivery to be related to the impact that it has on the surrounding area, which is taken to include impacts on soil quality and land use. A negligible

SA Objectives	SA effect	SA Commentary
		effect is therefore likely in relation to this SA objective.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	0	This policy is not expected to have a direct effect on poverty and social exclusion, crime or community safety.
12: To increase healthy lifestyles	↑	This policy should have a positive effect on health by ensuring that health-related infrastructure e.g. doctor's surgeries and hospitals, are provided to support Charnwood's growing population, thereby ensuring that existing healthcare facilities do not become overloaded as a result of the 13,940 new homes planned in the Borough.
13: To ensure that the housing stock meet the housing needs of all sections of the community	0	This policy is not expected to have a direct effect on the provision of housing as it relates to the delivery of essential infrastructure to support the population growth arising from the housing development planned under other Core Strategy policies.
14: To increase access to a wide range of services and facilities	↑	This policy is expected to have a significant positive effect on access to services and facilities as its primary purpose is to ensure that the housing development planned is supported by essential infrastructure which includes community services such as healthcare facilities, schools and recreation facilities. The large-scale growth planned in the development strategy for Charnwood (13,940 new homes) would otherwise result in existing services and facilities becoming

SA Objectives	SA effect	SA Commentary
		overloaded, particularly in the areas where the largest number of new homes are planned (e.g. at the SUEs to the west of Loughborough and to the north east of Leicester).
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	This policy should have a positive effect on access to the countryside, open space and semi-urban environments such as parks by ensuring that green infrastructure and open space such as parks, allotments, sports pitches and play areas are provided to support Charnwood's growing population, thereby ensuring that existing open spaces do not become overloaded as a result of the 13,940 new homes planned in the Borough.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns of movement attractive to investors	↑	Policy CS25 supports the delivery of essential infrastructure as set out in the Infrastructure Delivery Plan, through developer contributions and Section 106 and Section 278 Agreements. This essential infrastructure includes roads, which will help to encourage investment and thereby facilitate economic growth by ensuring that congestion issues in the Borough are not compounded and where possible are improved. The provision of appropriate road infrastructure should increase efficiency in freight distribution and shorter journey lengths; therefore an overall positive effect on this SA objective is likely.
17: To reduce disparities in economic performance and improve skills and employability	↑	This policy should have a positive effect on employability and skills development by ensuring that new school places are provided to support Charnwood's growing population, thereby ensuring that existing schools and colleges do not become overloaded as a result of the 13,940 new homes planned in the Borough. Improved broadband provision should have further positive effects on education and skills development, also helping to support improved educational performance. Supporting local businesses through improved transport infrastructure and increased infrastructure for information and communications technology may also have benefits for supporting businesses that provide

SA Objectives	SA effect	SA Commentary
		opportunities for work-based training. An overall positive effect on this SA objective is therefore likely.

### Policy CS26: Presumption in Favour of Sustainable Development

SA Objectives	SA effect	SA Commentary
<b>Environment:</b>		
1: To maintain and enhance biodiversity, flora and fauna and geodiversity	↑?	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include maintaining and enhancing biodiversity, flora and fauna and geodiversity. The policy also requires that planning applications are in accordance with other policies in the Local Plan, which includes Core Strategy policy CS13: Biodiversity and Geodiversity, aiming to protect and enhance biodiversity and geodiversity in the Borough and protect it from the potential negative effects of development. Therefore a positive effect can be expected for SA objective 1, although the general nature of the policy suggests that the effect is likely to be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be on biodiversity) will be permitted.
2: To maintain and enhance townscape and landscape character	↑?	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include maintaining and enhancing townscape and landscape character. The policy also requires that planning applications are in accordance with other policies in the Core Strategy, which includes Core Strategy policy CS11: Landscape and Countryside, aiming to protect and enhance the character and appearance of

SA Objectives	SA effect	SA Commentary
		the landscape and townscape in Charnwood and protect it from the potential negative effects of development. Therefore a positive effect can be expected for SA objective 2, although the general nature of the policy suggests that the effect is likely to be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be on the landscape) will be permitted.
3: To increase the vibrancy and viability of settlements	↑	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social, economic and environmental conditions in Charnwood, which is assumed to include increasing the vibrancy and viability of settlements. Therefore a positive effect can be expected for SA objective 3, although the general nature of the policy suggests that the effect is likely to be minor.
4: To conserve and enhance the historic and cultural environment	↑?	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include conserving and enhancing the historic and cultural environment. The policy also requires that planning applications are in accordance with other policies in the Core Strategy, which includes Core Strategy policy CS14: Heritage, aiming to protect heritage assets in Charnwood from the potential negative effects of development. Therefore a positive effect can be expected for SA objective 4, although the general nature of the policy suggests that the effect is likely to be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting

SA Objectives	SA effect	SA Commentary
		<p>permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be on historic and cultural environment) will be permitted.</p>
<p>5: To protect and improve surface and ground water quality and resources</p>	<p>↑?</p>	<p>Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include protecting and improving surface and ground water quality and resources. The policy also requires that planning applications are in accordance with other policies in the Core Strategy, which includes Core Strategy policy CS16: Sustainable Construction and Energy which includes some measures aiming to protect the water environment. Therefore a positive effect can be expected for SA objective 5, although the general nature of the policy suggests that the effect is likely to be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be on water resources and quality) will be permitted.</p>
<p>6: To improve local air quality</p>	<p>↑?</p>	<p>Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include improving air quality. Therefore a positive effect can be expected for SA objective 6, although the general nature of the policy suggests that the effect is likely to be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This</p>

SA Objectives	SA effect	SA Commentary
		indicates that in certain circumstances, some level of adverse effect (which could be on air quality) will be permitted.
7: To reduce the Borough's contribution to and vulnerability to climate change including a reduction in greenhouse gas emissions	↑?	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include reducing the Borough's contribution to and vulnerability to climate change. The policy also requires that planning applications are in accordance with other policies in the Core Strategy, which includes Core Strategy policy CS16: Sustainable Construction and Energy which encourages development to incorporate renewable energy infrastructure and measures to increase its resilience to the effects of climate change. Therefore a positive effect can be expected for SA objective 7, although the general nature of the policy suggests that the effect is likely to be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be in relation to climate change) will be permitted.
8: To reduce vulnerability to flooding	↑?	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include reducing the Borough's vulnerability to flooding. The policy also requires that planning applications are in accordance with other policies in the Core Strategy, which includes Core Strategy policy CS16: Sustainable Construction and Energy which encourages development to incorporate measures to reduce its vulnerability to flooding and which directs development to the areas of the Borough at lowest risk from flooding. Therefore a positive effect can be expected for SA objective 8, although the general nature of the policy suggests that the effect is likely to

SA Objectives	SA effect	SA Commentary
		be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be in relation to flood risk) will be permitted.
9: To reduce waste and conserve mineral resources	↑?	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include reducing waste and conserving mineral resources. The policy also requires that planning applications are in accordance with other policies in the Core Strategy, which includes Core Strategy policy CS16: Sustainable Construction and Energy which supports developments that reduce waste, provide for sustainable storage of waste and allow for convenient waste collections. Therefore a positive effect can be expected for SA objective 9, although the general nature of the policy suggests that the effect is likely to be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be in relation to waste generation or the consumption or sterilisation of minerals resources) will be permitted.
10: To protect soil resources and quality and make efficient use of	↑?	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the environmental conditions in Charnwood, which is assumed to include protecting soil quality and making efficient use of land and buildings. Therefore a positive

SA Objectives	SA effect	SA Commentary
land and buildings		effect can be expected for SA objective 10, although the general nature of the policy suggests that the effect is likely to be minor. However, there is some uncertainty attached to the likely positive effect as the policy states that where there are no local plan policies relevant to an application, permission should be granted unless material considerations indicate otherwise, taking into account whether any adverse impact of granting permission would significantly and demonstrably outweigh the benefits. This indicates that in certain circumstances, some level of adverse effect (which could be in relation to soil resources) will be permitted.
<b>Social:</b>		
11: To reduce poverty and social exclusion, reduce crime, anti-social behaviour and increase community safety	↑	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social and economic conditions in Charnwood, which is assumed to include reducing poverty and increasing community safety and social inclusion. Therefore a positive effect can be expected for SA objective 11, although the general nature of the policy suggests that the effect is likely to be minor.
12: To increase healthy lifestyles	↑	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social and environmental conditions in Charnwood, which is assumed to include increasing more active and healthier lifestyles among local people. Therefore a positive effect can be expected for SA objective 12, although the general nature of the policy suggests that the effect is likely to be minor.
13: To ensure that the housing stock meet the housing needs of all	↑	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social and economic conditions in Charnwood, which is assumed to include ensuring that the housing stock meets the needs of the community. The presumption in

SA Objectives	SA effect	SA Commentary
sections of the community		favour of sustainable development could mean that applications for housing developments are more likely to be approved by the Council. Therefore a positive effect can be expected for SA objective 13, although the general nature of the policy suggests that the effect is likely to be minor.
14: To increase access to a wide range of services and facilities	↑	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social, economic and environmental conditions in Charnwood, which is assumed to include increasing access to services and facilities. The presumption in favour of sustainable development could mean that applications for community services and facilities are more likely to be approved by the Council. Therefore a positive effect can be expected for SA objective 14, although the general nature of the policy suggests that the effect is likely to be minor.
15: To increase access to the countryside, open space and semi urban environments (e.g. parks)	↑	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social, economic and environmental conditions in Charnwood, which is assumed to include increasing access to the countryside and open space. The policy also requires that planning applications are in accordance with other policies in the Core Strategy, which includes Core Strategy policies CS12: Green Infrastructure and CS15: Open Spaces, Sport and Recreation. Therefore a positive effect can be expected for SA objective 15, although the general nature of the policy suggests that the effect is likely to be minor.
<b>Economy:</b>		
16: To encourage a sustainable economy supported by efficient patterns	↑	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the economic conditions in Charnwood, which is assumed to include encouraging a sustainable economy. The presumption in favour of sustainable development could mean that applications for economic-related developments are more likely to be

SA Objectives	SA effect	SA Commentary
of movement attractive to investors		approved by the Council. Therefore a positive effect can be expected for SA objective 16, although the general nature of the policy suggests that the effect is likely to be minor.
17: To reduce disparities in economic performance and improve skills and employability	↑	Policy CS26 reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves the social, economic and environmental conditions in Charnwood, which is assumed to include improving skills and employability. The policy also requires that planning applications are in accordance with other policies in the Core Strategy, which includes Core Strategy policy CS6: Employment and Economic Development. Therefore a positive effect can be expected for SA objective 1, although the general nature of the policy suggests that the effect is likely to be minor.