



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**Site Allocations and Development
Management Policies
Development Plan Document**

**Residential Site Allocations
Sustainability Appraisal Addendum**

December 2014

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What is a Sustainability Appraisal?

A sustainability appraisal is a systematic process that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are the most appropriate given the reasonable alternatives. It can be used to test the evidence underpinning the plan and help to demonstrate how the tests of soundness have been met. The Sustainability appraisal should be applied as an iterative process informing the development of the Local Plan.

Why do we need to undertake a Sustainability Appraisal?

Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Local Plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a Local Plan must do so “with the objective of contributing to the achievement of sustainable development”.

Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the ‘Strategic Environmental Assessment Regulations’), which implement the requirements of the European Directive 2001/42/EC (the ‘Strategic Environmental Assessment Directive’) on the assessment of the effects of certain plans and programmes on the environment. Sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.

Do the Council need to undertake a Habitat Regulations Assessment?

The Borough Council undertook a Screening Opinion and concluded that a Habitat Regulations Assessment would not be required for the Site Allocations and Development Management Policies DPD. This Screening Opinion was sent to Natural England and was confirmed by letter on 21 July 2014 which states:

“Natural England acknowledges that the Site Allocations and Development Management Policies DPD is in compliance with the adopted Hinckley and Bosworth Core Strategy and circumstances have not changed significantly since that adoption. We can therefore confirm that we agree with the conclusions of the screening report that this DPD would not be likely to result in a significant effect on any European Site and therefore no further assessment work would be required.”

The Site Allocations and Development Management Policies Sustainability Appraisal (December 2013)

Prior to undertaking the Pre-Submission (Regulation 19) consultation on the Site Allocations and Development Management Policies DPD, the Borough Council commissioned WYG to produce a Sustainability Appraisal of the plan to accompany it and the findings of that Appraisal are outlined below.

The SA process followed the following stages:

- Stage A - Identifying other relevant plans, policies and programmes, collecting baseline information identifying sustainability issues, developing SA objectives and consulting on the scope of the SA.
- Stage B - Testing policy objectives against SA objectives, developing options, predicting effects of the plan, evaluating effects and considering mitigation and monitoring of effects.
- Stage C - Preparing the Environmental Report (SA Report).
- Stage D - Consulting on the Policy, making changes, and providing information.
- Stage E - Monitoring the implementation of the policy and responding to adverse effects.

The Scoping Report for this DPD was produced in 2012 and provided the baseline which was then updated in 2013, as well as tests for compatibility between SA objectives and plan objectives. These tests showed compatibility between SA objectives and plan objectives. Within the scoping report a range of sustainability issues are identified and an SA framework was produced. This SA framework and suite of objectives has informed the SA rationale used by WYG to assess sites and policies.

The Development Management suite of policies was devised from iterative reviews of policy in a changing policy landscape. The need for other options, such as not proceeding with development management policies was not considered as planning guidance is clear that development should be guided by a plan led approach. Site Allocations were assessed as a suite of specific options for development in both the rural and urban areas of Hinckley and Bosworth.

The WYG assessment of the DPD showed that there were a number of significant sustainability effects, specifically from the development management policies as these are designed to promote sustainable development and ensure the protection of the environment and natural resources.

The submission version Development Management policies were concluded by WYG to be centred around sustainable development which create the conditions for development to have positive impact on the natural and built environment, as well as heritage features. Policies were found to have strong sustainability impacts in retaining and protecting biodiversity and the high quality landscape of the Borough by ensuring green corridors and settlement separation and protection for designated sites. Policies also require strong

protection for historic assets and the historic environment, and also scored well on this area of sustainability. Due to strong requirements for economic growth the policies also ensure a strong compatibility with ensuring appropriate development in sustainable and well located areas, and also ensure strong town and retail centres which ensure socio economic elements are taken into account in planning policy.

The site allocation assessment undertaken by WYG showed that within rural areas, small numbers of residential housing, community facilities and green spaces will ensure that rural areas are served by a number of allocations that deliver a high degree of sustainability. The urban sites also make allocations for green spaces, community facilities, retail, employment and residential areas. The residential sites and employment sites are those that were found to have the most significant effects on sustainability, some of which require mitigation at later stages of policy development and the planning process.

WYG assessed the allocations for residential sites in the Urban area and found that they were likely to have a number of effects, however many are on brownfield land within the settlement boundary of Hinckley and therefore are well located. Others are located on Greenfield sites and a major site is located at 'Land North of Triumph' Normandy Way' which was expected to have a number of significant effects that require mitigation. Urban allocations also include appropriate green spaces including a number of new green space designations which are likely to enhance landscape, biodiversity and recreation and health opportunities. These allocations are also supported by local and neighbourhood centre allocations which alongside large and also small employment allocations mean that a number of positive socio economic effects can be seen including access to employment and goods and services.

WYG concluded that allocations for residential use in rural areas, due to their small size were found to be likely to have potential benefits in providing housing schemes, however this is expected to be limited. These sites are predominantly windfall type sites, infilling the village envelope in rural areas and have lower landscape and biodiversity impacts due to this. A number of continued and small new allocations are made in the rural areas for employment which alongside local centres and community facilities are important in retaining the vitality of these centres and villages.

The WYG report outlined the potential generic mitigation that could be included within developments and is reflective of the development management policies are the following;

- Ensure landscape impacts from housing allocations are minimised by design, landscaping and appropriate green infrastructure.
- Development will be required to be sympathetic to the conservation area and historic environment.
- Development should ensure low impact on adjacent green infrastructure softening into the semi natural space.
- Development should be designed to a high quality reflecting local building types and vernacular.

- Green Infrastructure should be built into developments to mitigate the loss of biodiversity.
- Ensure appropriate landscape mitigation softening the rural into the urban fabric.
- Sustainable Urban Drainage Systems on site where possible, use of low water systems and green field run off rates.
- Sustainable Transport Measures and appropriate walking and cycling routes should be integrated.
- Low energy demand in the built environment should be stipulated.
- Ensure low energy demand in the built environment and from transport specifically.
- Consideration of Site Waste Management could reduce waste produced.
- The setting of the Canal should be considered in the design stage of the development to ensure that the site boundary adjacent to the Canal is sympathetic to its classification as a conservation area. Existing semi-mature trees currently line the banks of the canal and so should provide some screening from views of the development.
- Flood risk assessment may be required to determine if development will have a significant negative effect on the risk of local flooding. Policies should encourage sustainable urban designs which encourage low water use and Green field run-off rates.
- It may be necessary to undertake a plot specific ground investigation to better assess underlying ground conditions.

The Need for the Addendum and its Scope

Why is this addendum needed?

During the Pre-Submission (Regulation 19) consultation period which took place between 17 March and 31 April 2014, the Borough Council received representations which identified shortcomings of the Sustainability Appraisal which accompanied the Site Allocations and Development Management Policies DPD.

Concerns were raised that it has not been made sufficiently clear that the Borough Council has selected the most appropriate site for the allocation of new housing development when assessed against the reasonable alternatives, based on a comparative assessment using sustainability criteria.

This addendum has been produced in response to these representations and will explicitly show which sites are the most sustainable for the delivery of residential development.

To avoid repetition and confusion between appraisals, this addendum supersedes all of the residential elements of the Sustainability Appraisal report undertaken by WYG for the Pre-Submission Site Allocations and Development Management Policies DPD. All other elements of the original Sustainability Appraisal document are considered valid and therefore these two documents should be read together as a whole.

The scope of the addendum

As the allocation of sites for other uses are protective designations rather than the allocation of new sites, it is considered that the only alternative to their allocation is for them to not be allocated and left without a protective designation within the Local Plan. Due to the importance of these allocations, as determined by relevant evidence, this is not considered to be a reasonable alternative and therefore a comparative assessment against this approach is not considered to be necessary, relevant or appropriate.

For the reasons given above, this addendum is concerned solely with the allocation of sites for residential development within the Site Allocations and Development Management Policies DPD.

Each settlement within the Borough was allocated an appropriate level of development within the Core Strategy DPD (2009) which should be delivered over the plan period to 2026. Although things have moved on since the adoption of the Core Strategy, development requirements have not been met in all areas of the Borough and a number of allocations are required to accommodate residual housing requirements. Any settlement which has a residual housing requirement will require a housing allocation within the Site Allocations and Development Management Policies Document. Table 1 below outlines the residual requirements as of September 2014:

Table 1 – Residual housing requirements at 1 September 2014

Settlement	Residual Housing requirement
Hinckley	815
Burbage	16
Desford	0
Groby	84
Ratby	0
Markfield	0
Bagworth	17
Barlestone	0
Market Bosworth	43
Newbold Verdon	14
Stoke Golding	0
Higham on the Hill	0
Stanton Under Bardon	0
Sheepy Magna	15
Nailstone	20
Twycross	20
Congerstone	3

It can be seen from Table 1 that the following settlements still have a residual housing requirement and should therefore be assessed as part of this addendum:

- Hinckley
- Burbage
- Groby
- Bagworth
- Market Bosworth
- Newbold Verdon
- Sheepy Magna
- Nailstone
- Twycross
- Congerstone

It is important to note that any settlement which does not have a residual housing requirement would not be subject to a residential allocation within the Site Allocations and Development Management Policies DPD. The exception to this is in the case of Barlestone as the residual for this settlement has only recently been met through the granting of permission by appeal on a site off Brookside and Spinney Drive. Despite this, an allocation in Barlestone will remain and therefore is it appropriate to undertake the Sustainability Appraisal process.

As there would not be an allocation in the other settlements without a residual requirement, it is reasonably considered that there would be no alternatives against which to assess it. It is therefore not appropriate or proportionate to

assess any sites within the Sustainability Appraisal Addendum in a settlement which would not be the subject to a housing allocation within the Site Allocations and Development Management Policies DPD.

Methodology

In each of the settlements requiring a residential allocation, the first step is to categorise each of the reasonable alternatives which could be considered appropriate for the delivery of housing to meet the required figure for that settlement. To do this, the Strategic Housing Land Availability Assessment (SHLAA, 2014) was used to identify the developable sites in that area. Sites are identified by an AS reference which relates to the reference assigned to them in the SHLAA. In a number of cases, sites will be identified by an AS reference followed by a Site Allocations reference in brackets. In these cases, the extent of the site assessed corresponds to the proposed allocation contained within the Pre-Submission Site Allocations and Development Management Policies Document which in some instances is smaller than the whole extent of the site submitted to the Borough Council through the SHLAA.

It is important to note that a number of sites have appeared in previous iterations of the Site Allocations document which cannot any longer be considered to be a reasonable alternative. This has most often been the case where sites are no longer available for development (e.g. an occupied employment site which has not explicitly confirmed delivery) and therefore could not be reasonably considered as an allocation. Any site which may have been considered appropriate for allocation in a previous iteration of the Site Allocations DPD but is no longer available has not been assessed as part of this Sustainability Appraisal.















Upon identification of the reasonable alternatives in each settlement, every site was then assessed against the sustainability each of the 24 Sustainability Criteria identified within the Hinckley and Bosworth Sustainability Appraisal Scoping Report (2012). The criteria are as follows:

1. To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.
3. To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.
4. To improve access to and participation in cultural and leisure activities.
5. To improve community safety, reduce the fear of crime and reduce anti-social behaviour.
6. To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.

7. To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.
8. To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.
9. To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.
10. To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.
11. To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.
12. To maintain and improve the quality of water resources and protect the flood plain.
13. To improve air quality particularly through reducing transport related pollutants.
14. To proactively manage mineral resources and avoid/reduce pollution of land.
15. To minimise energy use and develop renewable energy resources.
16. To reduce greenhouse gas emissions to mitigate the rate of climate change.
17. To improve access to education and training for children, young people and adult learners.
18. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.
19. To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.
20. To optimise the use of previously developed land, buildings and existing infrastructure.
21. To promote and ensure high standards of sustainable design and construction.
22. To minimise waste and to increase the re-use and recycling of waste materials.
23. To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.
24. To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.

An appraisal was made which provides a judgement on the likely effect that the development of housing on that particular site would have on the Sustainability Objectives. As the Sustainability Appraisal is to be used as a

comparative assessment, the likely impact of each of the sites on a specific objective was assigned using the following scoring mechanism:

Key			
Direct Effects		Indirect Effects	
	Major beneficial (significant)		Major beneficial (significant)
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse
	Potentially beneficial or adverse, effects may depend on how the option or policy will be implemented.		
	No significant effect: neutral relationship with SA objective/or very little change to the status quo.		

Each score for a likely effect on an Objective is accompanied by relevant justification alongside to fully explain its award.

Following the assessment of each individual site against the 24 criteria, a comparative assessment was undertaken to assess which of the reasonable alternative sites was the most appropriate for development in sustainability terms. This was undertaken by way of a summary table which summarised the findings for all sites within the settlement against each of the criteria, followed by a final summary which concluded which were the most and least appropriate development sites within that settlement. A matrix containing all of the site scores was also developed for ease of reference.

Conclusions

A non technical summary table of the conclusions for each settlement is below:

Bagworth

Number of sites	11	Notes
Brownfield Vs Greenfield	3	The most sustainable developable site for residential development in Bagworth when compared against the 11 reasonable alternatives is AS9 - The Former Dunlop Factory.
	8	
Most Sustainable Site	As9	The site is brownfield with the advantage of also bringing forward small starter employment units enhancing the sustainability of Bagworth in line with policy SA3.

Barlestone

Number of sites	6	Notes
Brownfield Vs Greenfield Or Both	0	The most sustainable sites for development in Barlestone are considered to be AS45 (BARL02) and AS455. These two sites are considered evenly matched with AS455 scoring more favourably in relation to the impact on the rural landscape whereas AS45 (BARL02) is situated the closet to Barlestone Local Centre.
	5	
	1	
Most Sustainable Site	AS45 (BARL02) and AS455	

Burbage

Number of sites	24	Notes
Brownfield Vs Greenfield Or Both	4	The most sustainable developable site for residential development in Burbage when compared against the 24 reasonable alternatives is AS107/AS103 (BUR02) - Land at Brookfield Road and Sketchley Brook. However AS170 (BUR03) came a close second due to the more limited capacity of the site. Both of these sites are brownfield. Overall sites to the west of Burbage were assessed more favourably than those to the south and east due to their impacts on landscape character and the Green Wedge.
	17	
	3	
Most Sustainable Site	AS107/ AS103 (BUR02)	

Congerstone

Number of sites	4	Notes
Brownfield Vs Greenfield Or Both	1	The most sustainable developable site for residential development in Congerstone when compared against the 4 reasonable alternatives is AS508 (CON02) - Fox Covert Farm, Main Street. The site is brownfield with the advantage of also converting existing heritage assets into residential units to ensure their retention and enhancement to the Conservation Area.
	2	
	1	
Most Sustainable Site	AS508 (CON02)	

Groby

Number of sites	9	Notes
Brownfield Vs Greenfield	0	Groby has two evenly match sites in AS264 (GRO02) and AS1081 (GRO03) in terms of the most sustainable developable sites for residential development in Groby when compared against the 9 reasonable alternatives. Alternative sites were considered less sustainable due to potential flooding, ecological constraints, proximity to woodland and/or built form. It is noted however that the most sustainable sites cannot accommodate Groby's housing requirement and additional sites within the Green Wedge are required to be evaluated.
	9	
Most Sustainable Site	AS264 (GRO02) and AS1081 (GRO03)	

Hinckley

Number of sites	25	Notes
Brownfield Vs Greenfield Or Both	14	The most sustainable developable site for residential development in Hinckley when compared against the 25 reasonable alternatives is AS299 (HIN02) - Land West of Hinckley, Normandy Way. Whilst this site is large scale and greenfield it would lead to sustainable development through the provision of a primary school, neighbourhood centre and open space in addition to delivering the majority of Hinckley's housing requirement in line with policy SA2. It is worth noting that the site allocations is a able to allocate every developable brownfield site in Hinckley as they would be considered sustainable development.
	10	
	1	
Most Sustainable Site	AS299 (HIN02)	

Market Bosworth

Number of sites	4	Notes
Brownfield Vs Greenfield	0	The most sustainable developable site for residential development in Market Bosworth when compared against the 4 reasonable alternatives is AS393 (MKBOS02) - Land South of Station Road and Heath Road. The site is greenfield but has the advantage of bringing forward an expansion of the adjacent employment area, provision of allotments and a community facility in addition to fulfilling the Core Strategy housing requirement in line with Policy SA4.
	4	
Most Sustainable Site	AS393 (MKBOS02)	

Nailstone

Number of sites	5	Notes
Brownfield Vs Greenfield	0	The most sustainable developable site for residential development in Nailstone when compared against the 5 reasonable alternatives is AS427 (NAI14) - Land adjacent 6 Main Street. The site is greenfield but currently forms part of residential curtilage inside the settlement boundary. This could only deliver 1 dwelling and further additional sustainable sites are required to be evaluated.
	5	
Most Sustainable Site	AS427 (NAI14)	

Newbold Verdon

Number of sites	11	Notes
Brownfield Vs Greenfield	2	Newbold Verdon has two evenly match sites (AS631 (NEW03) & As646) in terms of the most sustainable developable sites for residential development in Newbold Verdon when compared against the 11 reasonable alternatives. AS631 (NEW03) and AS646 both occupy brownfield land. AS675 (NEW04) lies within Flood zones 2, 3a and 3b which are areas to be avoided by built development where possible.
	9	
Most Sustainable Site	AS631 (NEW03) & As646	

Sheepy Magna

Number of sites	8	Notes
Brownfield Vs Greenfield	0	The majority of alternative sites appraised in Sheepy Magna are relatively comparable with regards to their sustainability. The SA does however conclude that site As701 would be considered the most appropriate option as it provides the opportunity to continue the distinctive linear form of the settlement on the western side of Twycross Road between Lodge Cottage and number 27 Twycross Road.
	8	
Most Sustainable Site	AS701 (SHE02)	

Twycross

Number of sites	1	Notes
Brownfield Vs Greenfield	0	Twycross has no reasonable alternatives which formed developable sites for residential development to be considered through the Sustainability Appraisal process.
	1	
Most Sustainable Site	AS522 (TWY02)	



SA Objective	Bagworth Site Allocations	
	AS1 – Land Adjacent 78 Main Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 7 dwellings.</p> <p>Although within extremely close proximity to a bus stop (c. 50 metres), Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.5km away and the closest shop is approximately 2km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies adjacent to the Centenary Wood and Royal Tigers natural and semi-natural open space and is in close proximity to the Manor Farm natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Bagworth Site Allocations	
	AS1 – Land Adjacent 78 Main Street	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this is currently a Greenfield site, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church. Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Bagworth Site Allocations	
	AS1 – Land Adjacent 78 Main Street	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. However, this development is unlikely to have a significant impact on this SA Objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This development would be located on a Greenfield site in a fairly prominent location on a key entrance into the village. The development would therefore have a minor negative impact on the rural landscape in the vicinity.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.

SA Objective	Bagworth Site Allocations	
	AS1 – Land Adjacent 78 Main Street	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain and therefore this development would not have a significant impact on this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS1 – Land Adjacent 78 Main Street	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

Bagworth Site Allocations		
AS1 – Land Adjacent 78 Main Street		
SA Objective	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		Although within extremely close proximity to a bus stop (c. 50 metres), Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.5km away and the closest shop is approximately 2km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		This site is in extremely close proximity to a bus stop (c. 50 metres) which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.5km away and the closest shop is approximately 2km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.



SA Objective	Bagworth Site Allocations	
	AS2 - Land South of Main Street Adjacent to Laurels Farm	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 7 dwellings.</p> <p>Although there is a bus stop located at the entrance to this site on Barlestone Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.8km away and the closest shop is approximately 2.3km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Bagworth Site Allocations	
	AS2 - Land South of Main Street Adjacent to Laurels Farm	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this is currently a Greenfield site, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church. Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	The Extended Phase One Habitat Survey identified that this site is of low ecological value, therefore its development is unlikely to have a significant impact on this objective. This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Bagworth Site Allocations	
	AS2 - Land South of Main Street Adjacent to Laurels Farm	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. The development of this site would extend the village slightly to the south into the countryside. However due to its size and location in between existing development, this would be unlikely to have a significant impact on this SA Objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This development would be located on a Greenfield site in a fairly prominent location to the south of the village. The development would therefore have a minor negative impact on the rural landscape in the vicinity.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.

SA Objective	Bagworth Site Allocations	
	AS2 - Land South of Main Street Adjacent to Laurels Farm	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain and therefore this development would not have a significant impact on this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.







SA Objective	Bagworth Site Allocations	
	AS2 - Land South of Main Street Adjacent to Laurels Farm	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

Bagworth Site Allocations		
AS2 - Land South of Main Street Adjacent to Laurels Farm		
SA Objective	Appraisal	Comments/Recommendations
<p>To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.</p>		<p>Although there is a bus stop located at the entrance to this site on Barlestone Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.8km away and the closest shop is approximately 2.3km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
<p>To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.</p>		<p>A bus stop is located at the entrance of this site which provides an hourly service to the higher order centres Coalville and Leicester.</p> <p>Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.8km away and the closest shop is approximately 2.3km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>

SA Objective	Bagworth Site Allocations	
	AS3 - Land to Rear and South of Laurel House	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 11 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 4 dwellings.</p> <p>Although there is a bus stop located close to the entrance of this site on Barlestone Road (approx 60 metres), Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.9km away and the closest shop is approximately 2.4km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Bagworth Site Allocations	
	AS3 - Land to Rear and South of Laurel House	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this site is currently in agricultural use, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church. Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Bagworth Site Allocations	
	AS3 - Land to Rear and South of Laurel House	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>The development of this site would see the replacement of existing buildings which currently provide a blank frontage onto Barlestone Road which is a key entrance to the village. A well designed development in this location is considered to have a potential positive impact on this objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	As this is a brownfield site, this development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.

SA Objective	Bagworth Site Allocations	
	AS3 - Land to Rear and South of Laurel House	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain. The site does have the potential for surface water flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The introduction of 11 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 11 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The introduction of 11 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.		The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS3 - Land to Rear and South of Laurel House	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	This development would see the replacement of some buildings which are currently in agricultural use and would therefore have a potential adverse impact on this objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would be located on previously developed land and would therefore have a major positive impact on this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↑	As this is a previously developed site there is the opportunity for the reuse of materials leading to a potential positive impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS3 - Land to Rear and South of Laurel House	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	←	Although there is a bus stop located close to the entrance of this site on Barlestone Road (approx 60 metres), Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.9km away and the closest shop is approximately 2.4km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	←	A bus stop is located close to the entrance of this site on Barlestone Road (approx 60 metres) which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. The closest service in Thornton is a public house 1.8km away and the closest shop is approximately 2.3km away. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.

SA Objective	Bagworth Site Allocations	
	AS5 - Land North of Barlestone Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 7 dwellings.</p> <p>Although there is a bus stop located at the entrance to this site on Barlestone Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.

SA Objective	Bagworth Site Allocations	
	AS5 - Land North of Barlestone Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church.</p> <p>Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase One Habitat Survey identified that this site is of low ecological value, therefore its development is unlikely to have a significant impact on this objective.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>The development of this site would extend the village slightly to the west into the countryside. However due to its size and the fact that it would lie adjacent to relatively new built development this would be unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Bagworth Site Allocations	
	AS5 - Land North of Barlestone Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This development would be located on a Greenfield site in a prominent location to the south west of the village. The development would therefore have a minor negative impact on the rural landscape in the vicinity.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain and therefore this development would not have a significant impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS5 - Land North of Barlestone Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS5 - Land North of Barlestone Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Bagworth Site Allocations	
	AS5 - Land North of Barlestone Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	←	Although there is a bus stop located close to this site on Barlestone Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	←	A bus stop is located approximately 150 metres from to the entrance of this site on Barlestone Road which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.

SA Objective	Bagworth Site Allocations	
	AS6 - Land at Poplars Farm	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 7 dwellings.</p> <p>Although there is a bus stop located at the entrance to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.

SA Objective	Bagworth Site Allocations	
	AS6 - Land at Poplars Farm	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this site is currently in agricultural use, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church.</p> <p>Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase One Habitat Survey identified that this site is of low ecological value, therefore its development is unlikely to have a significant impact on this objective.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>The development of this site would extend the village slightly to the west into the countryside. However due to its size and the fact that it is currently screened from view by built development along Station Road, this would be unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Bagworth Site Allocations	
	AS6 - Land at Poplars Farm	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	As this is a brownfield site, this development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain. The site does have the potential for surface water flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.

SA Objective	Bagworth Site Allocations	
	AS6 - Land at Poplars Farm	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS6 - Land at Poplars Farm	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	This development would see the replacement of some buildings which are currently in agricultural use and would therefore have a potential adverse impact on this objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would be located on previously developed land and would therefore have a major positive impact on this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↑	As this is a previously developed site there is the opportunity for the reuse of materials leading to a potential positive impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS6 - Land at Poplars Farm	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	←	Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	←	A bus stop is located opposite the entrance of this site on Station Road which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.



SA Objective	Bagworth Site Allocations	
	AS7 - Land Rear of 59-87 Station Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 7 dwellings.</p> <p>Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.

SA Objective	Bagworth Site Allocations	
	AS7 - Land Rear of 59-87 Station Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church.</p> <p>Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase One Habitat Survey identified that this site is of low ecological value, therefore its development is unlikely to have a significant impact on this objective.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>The development of this site would extend the village slightly to the west into the countryside. However due to its size and the fact that it would lie adjacent to relatively new built development this would be unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Bagworth Site Allocations	
	AS7 - Land Rear of 59-87 Station Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This development would be located on a Greenfield site in a prominent location to the west of the village. The development would therefore have a minor negative impact on the rural landscape in the vicinity.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain. The site does have the potential for surface water flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.

SA Objective	Bagworth Site Allocations	
	AS7 - Land Rear of 59-87 Station Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS7 - Land Rear of 59-87 Station Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

Bagworth Site Allocations		
AS7 - Land Rear of 59-87 Station Road		
SA Objective	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		A bus stop is located close to the entrance of this site on Station Road which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.

SA Objective	Bagworth Site Allocations	
	AS9 - Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 7 dwellings.</p> <p>Although there is a bus stop located adjacent to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.

SA Objective	Bagworth Site Allocations	
	AS9 - Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this development would see the demolition and replacement of a derelict factory, it is considered that this could have a potential positive impact on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	↑↑	<p>The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church.</p> <p>Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.</p> <p>This development would also see the delivery of small B1 and B2 employment starter units which would drastically improve the employment offering in the village. For this reason it is considered that the development would make a significant positive contribution to the ability for a proportion of the local community to meet their employment needs without needing to rely on the private car.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Bagworth Site Allocations	
	AS9 - Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. As this development would see the replacement of a derelict factory building with a new mixed use residential and employment scheme, it is considered that this would have a positive impact on the character in a prominent part of the village.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.

SA Objective	Bagworth Site Allocations	
	AS9 - Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain and therefore this development would not have a significant impact on this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS9 - Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑↑	This development would see the delivery of small B1 and B2 employment starter units which would drastically improve the employment offering in the village and making a significant positive contribution to the ability for a proportion of the local community to meet their employment needs without needing to rely on the private car.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	As this would see the development of a brownfield site, this would have a significant positive impact on this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	As this development would involve the demolition of an existing factory, an opportunity exists to reuse materials from the site.

SA Objective	Bagworth Site Allocations	
	AS9 - Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	←	Despite the fact that the development would be required to provide some employment units and although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	←	A bus stop is located close to the entrance of this site on Station Road which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.

SA Objective	Bagworth Site Allocations	
	AS12 - Former Railway Sidings	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 7 dwellings.</p> <p>Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.

SA Objective	Bagworth Site Allocations	
	AS12 - Former Railway Sidings	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church.</p> <p>Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase One Habitat Survey (2014) identified that this site is of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Bagworth Site Allocations	
	AS12 - Former Railway Sidings	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>The development of this site would extend the village slightly to the east onto the former railway sidings. This site would once have been considered previously developed, however over time it can be reasonably considered that it has reverted to Greenfield.</p> <p>Due to the fact that this site would be largely screened from view from the village's main street by existing built development, it is considered that this development is unlikely to have a significant impact on this objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This development would be located on a Greenfield site in a prominent location to the east of the village. It is however considered that as this site is screened from view by existing development and is bound by the railway line to the east of the site, the impact would be lessened. It is for this reason that the appraisal has been marked as a potential adverse impact.</p>

SA Objective	Bagworth Site Allocations	
	AS12 - Former Railway Sidings	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain and would therefore not have a significant impact on this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.

SA Objective	Bagworth Site Allocations	
	AS12 - Former Railway Sidings	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Bagworth Site Allocations	
	AS12 - Former Railway Sidings	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	←	Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	←	A bus stop is located close to the entrance of this site on Station Road which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.

SA Objective	Bagworth Site Allocations	
	AS13 - Station Terrace	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 7 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 3 dwellings.</p> <p>Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.

SA Objective	Bagworth Site Allocations	
	AS13 - Station Terrace	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this is currently a Greenfield site, it is unlikely that it the subject of antisocial behaviour or the fear of crime therefore this is unlikely to have a significant impact on this objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church. Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. The development of this site would extend the village slightly to the west onto a Greenfield site. However this site contains a number of small, derelict temporary structures which, if replaced could have a positive impact on the built character of the village.

SA Objective	Bagworth Site Allocations	
	AS13 - Station Terrace	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	The development of this site would extend the village slightly to the west onto a Greenfield site. However this site is overgrown and contains a number of small, derelict temporary structures which are considered to currently detract from the rural landscape in the area. It is for this reason that built development on this site is considered unlikely to have a significant impact on this objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain and therefore its development would not have a significant impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS13 - Station Terrace	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↔	The introduction of 7 dwellings would bring with it an increase in the number of private motor vehicles that would likely increase transport related pollutants in this location. However, due to the size of the site it is not considered that the development would have a significant impact on this objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 7 dwellings would slightly increase energy use in this location. However, due to the size of the site it is not considered that the development would have a significant impact on this objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The introduction of 7 dwellings would bring with it an increase in the number of private motor vehicles that would likely increase transport related pollutants and greenhouse in this location. However, due to the size of the site it is not considered that the development would have a significant impact on this objective.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS13 - Station Terrace	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Bagworth Site Allocations	
	AS13 - Station Terrace	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	←	Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	←	A bus stop is located close to the entrance of this site on Station Road which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.

SA Objective	Bagworth Site Allocations	
	AS16 – Land West of Station Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 15 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 6 dwellings.</p> <p>Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children’s play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.

SA Objective	Bagworth Site Allocations	
	AS16 – Land West of Station Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church.</p> <p>Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase One Habitat Survey identified that this site is of low ecological value, therefore its development is unlikely to have a significant impact on this objective.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>The development of this site would extend the village slightly to the north-west into the countryside along one of the main entrances into the town. However due to its size and the fact that it would lay adjacent to relatively new built development this would be unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Bagworth Site Allocations	
	AS16 – Land West of Station Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This development would be located on a Greenfield site in a prominent location to the north of the village and would also exacerbate ribbon development which has occurred along Station Road. The development would therefore have a minor negative impact on the rural landscape in the vicinity.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain but no identified surface water flooding concerns and with a less than 25% probability of ground water flooding which can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.

SA Objective	Bagworth Site Allocations	
	AS16 – Land West of Station Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 15 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 15 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 15 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS16 – Land West of Station Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development would not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Bagworth Site Allocations	
	AS16 – Land West of Station Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	←	Although there is a bus stop located close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	←	A bus stop is located close to the entrance of this site on Station Road which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.

SA Objective	Bagworth Site Allocations	
	AS908 - Land Adjacent Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Bagworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 or more in the rural area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 7 dwellings.</p> <p>Although there is a bus stop located close to this site on Station Road (approximately 100 metres away through the former Dunlop Factory), Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is situated significantly outside the 1000 metre walking catchment of a health centre.</p> <p>The site lies within walking distance of a number of open space allocations in Bagworth. These offer a wide range of open space opportunities including amenity green space, children's play space, outdoor sports facilities and natural and semi-natural open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Bagworth Site Allocations	
	AS908 - Land Adjacent Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (January 2013) did not identify and cultural or tourism facilities within Bagworth.
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this is currently a Greenfield site, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The Community, Cultural and Tourism Facilities Review (January 2013) identified two community facilities within Bagworth. The Community Centre and Sure Start Centre and the Cross Hills Baptist Church. Although no other services currently exist in Bagworth, there are currently two sites within the village with planning permission to deliver retail units which would significantly improve service provision in the settlement. The delivery of additional housing in Bagworth would ensure that, when established, these services are supported and could result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Bagworth Site Allocations	
	AS908 - Land Adjacent Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	<p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>The development of this site would extend the village slightly to the east into the open countryside. However due to its size and the fact that it would be screened from view by the former Dunlop Factory, the development would be unlikely to have a significant impact on this SA Objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This development would be located on a Greenfield site and would extend the village into the open countryside to the east. The site does not lend itself as a logical extension to Bagworth and would therefore have a minor negative impact on the rural landscape in the vicinity.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires development to provide on-site or nearby landscaping that meets the National Forest development planting guidelines or in exceptional circumstances a commuted sum will be applied.

SA Objective	Bagworth Site Allocations	
	AS908 - Land Adjacent Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain and would therefore not have a significant impact on this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 17 dwellings would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse in this location.
To improve access to education and training for children, young people and adult learners.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas for community facilities depending on their classification. The site is outside of the relevant catchment areas for both primary and secondary schools and therefore this development would have limited impact on this objective.

SA Objective	Bagworth Site Allocations	
	AS908 - Land Adjacent Former Dunlop Factory	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	Bagworth contains a number of small employment sites which would be within a reasonable walking distance of this site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

Bagworth Site Allocations		
AS908 - Land Adjacent Former Dunlop Factory		
SA Objective	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	←	Although there is a bus stop located fairly close to this site on Station Road, Bagworth does not currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	←	A bus stop is located fairly close to this site on Station Road which provides an hourly service to the higher order centres Coalville and Leicester. Bagworth does not however currently contain any local service provision. The closest are contained within the adjacent village of Thornton and are spread throughout along the main street in the village. These services are not considered to be within a reasonable walking distance of the site and it is likely that many residents would be required to rely on the private car to access them.

SA Objective		Bagworth Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	All of the available sites in Bagworth were able to accommodate the 17 dwelling residual in Bagworth with the exception of As3, As13 and As16 which could accommodate 11, 7 and 15 respectively. All of the sites were adjudged to have a minor beneficial impact on this sustainability objective.
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	Although all sites in Bagworth are outside the 1000 metre walking catchment of a health centre, the village contains a number of open spaces which provide residents with varied opportunities for outdoor activities. Accordingly, each of the sites has been assessed as having a minor indirect benefit.
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	Each of the sites is considered unlikely to have a significant effect on this sustainability objective.
SAO4	To improve access to and participation in cultural and leisure activities.	Each of the sites is considered unlikely to have a significant effect on this sustainability objective.
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	All but one of the sites were assessed as having no significant effect on this objective as they would be located on Greenfield sites and would therefore likely not improve on the situation as it is at present. The exception to this was Former Dunlop Factory (As9) which was judged to have a potential positive impact on the objective as it would involve the replacement of a derelict factory which could currently be the subject of antisocial behaviour or effect the fear of crime.

SA Objective		Bagworth Summary
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	<p>All but one of the sites assessed were adjudged as having an indirect potential positive impact on this objective. Although there are not currently any services within Bagworth, there are two sites which have planning permission for the delivery of a range of retail uses. Once these are delivered, the additional housing located within the village will help maintain these services as viable businesses.</p> <p>The exception to this is the Former Dunlop Factory (As9) which was assessed as having a direct major positive contribution to the achievement of this objective as it would see the delivery of start up employment units which would significantly improve the employment offering in the village.</p>
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	<p>When assessed against this objective, sites As2, As5, As6, As7 and As16 were judged to have no significant effect as they were identified as being of low ecological value in the Extended Phase One Habitat Survey (2014).</p> <p>Site As12 was assessed as being of moderate ecological value and could therefore have a positive or negative impact dependent on the scheme proposed and the ability for the valuable aspects of the site to be mitigated.</p> <p>Sites As1, As3, As9, As13 and As908 were not assessed within the Extended Phase One Habitat Survey and were therefore all assessed as having a potential positive or negative impact on this objective dependent on additional information being submitted at a later time. It should be noted however that As3 and As9 are previously developed sites, with the others being Greenfield.</p>

SA Objective		Bagworth Summary
SA08	To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	<p>Due to the relatively limited residual housing requirement in Bagworth and the requirement for any development to be appropriately designed in line with policy DM10: Development and Design, the majority of these sites were assessed as having no significant effect on this objective.</p> <p>Exceptions to this are sites As3, which would see the replacement of a blank frontage along Barlestone Road and was considered to have a potential positive impact; As9 which would replace an empty, outdated factory with new development and was considered to have a direct positive impact, and; As13 which would see the development of a piece of overgrown land which contains a number of empty temporary buildings and was also assessed as having a potential positive impact.</p>
SA09	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	Each of the sites is considered unlikely to have a significant effect on this sustainability objective.
SA010	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>Sites As3, As6 and As7 are all considered to be brownfield and would therefore have no significant impact on this objective. Site As13 was also considered to have no significant impact despite it being a Greenfield site as it is currently overgrown and contains a number of unused temporary buildings on site.</p> <p>Sites As1, As2, As5, As7, As16 and As908 were all judged to have a minor negative effect on this objective as they would take place on fairly prominent Greenfield sites.</p> <p>Site As12 is largely screened from view and is bound by built development and the railway line and is therefore considered to only have a potential minor negative impact on this objective.</p>

SA Objective		Bagworth Summary
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	All sites were assessed as having a minor positive effect on this objective as the development would be required to conform with Policy 21 of the Core Strategy which requires developments in the National Forest to provide onsite planting or contribute a commuted sum.
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	<p>The majority of the sites were assessed as being outside of the floodplain and would therefore not have a significant effect on this objective.</p> <p>The exceptions to this are sites As7 and As16 which have the potential for surface water flooding and are therefore assessed as having either a positive or negative impact dependent on the mitigation incorporated in the scheme.</p>
SAO13	To improve air quality particularly through reducing transport related pollutants.	<p>The vast majority of the sites would provide for the residual requirement of 17 and in this instance have been assessed as having a direct minor negative effect on this objective. Site As16 would be able to accommodate 15 dwellings but is also considered to have a minor negative effect.</p> <p>Site As13 was assessed as having no significant effect on this objective as it would only be able to accommodate 7 dwellings.</p>
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	Each of the sites is considered unlikely to have a significant effect on this sustainability objective.
SAO15	To minimise energy use and develop renewable energy resources.	<p>The vast majority of the sites would provide for the residual requirement of 17 and in this instance have been assessed as having a direct minor negative effect on this objective. Site As16 would be able to accommodate 15 dwellings but is also considered to have a minor negative effect.</p> <p>Site As13 was assessed as having no significant effect on this objective as it would only be able to accommodate 7 dwellings.</p>

SA Objective		Bagworth Summary
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	<p>The vast majority of the sites would provide for the residual requirement of 17 and in this instance have been assessed as having a direct minor negative effect on this objective. Site As16 would be able to accommodate 15 dwellings but is also considered to have a minor negative effect.</p> <p>Site As13 was assessed as having no significant effect on this objective as it would only be able to accommodate 7 dwellings.</p>
SAO17	To improve access to education and training for children, young people and adult learners.	As all of the sites within the village are outside of the walking catchments of both primary and secondary schools, they were all assessed as having no significant impact on this sustainability objective.
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	<p>As Bagworth contains a number of small employment opportunities, all sites are considered to have a minor positive effect on this objective.</p> <p>Site As9 (Former Dunlop Factory) is assessed as having a direct major positive impact on this objective as it would see the provision of a number of small start up units developed for employment use in line with the Employment Land and Premises Review (2013). This would significantly improve both the employment provision and sustainability of Bagworth.</p>
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	Each of the sites is considered unlikely to have a significant effect on this sustainability objective with the exception of sites As3 and As6 which are considered to have a potential negative impact as they would see the loss of buildings which are currently in agricultural use.
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	Sites As3, As6 and As9 are previously developed land and would therefore have a major positive effect on this objective. All other sites are Greenfield and would therefore not have a significant effect.

SA Objective		Bagworth Summary
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites are considered to have the potential for either positive or negative effects on this objective dependent on implementation.
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	The previously developed sites (As3, As6 and As9) are considered to have the potential for the reuse of materials and are therefore judged to have a potential positive effect on this objective. All other sites are Greenfield and would therefore not have a significant effect.
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	Despite having an hourly bus service to higher order centres, as Bagworth does not currently contain any services it is likely that residents would rely on the private car to access service provision. For this reason all sites were assessed as having a minor indirect negative effect on this objective.
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	Despite having an hourly bus service to higher order centres, as Bagworth does not currently contain any services it is likely that residents would rely on the private car to access service provision. For this reason all sites were assessed as having a minor indirect negative effect on this objective.

SA Objective		Bagworth Summary
	<p>Summary</p>	<p>Although minor differences exist between the sites, the key differences tend to revolve around the impact on the rural landscape and biodiversity. Due to the fairly small scale of the residual housing requirement and the fact that all but three of the sites are Greenfield result in a number of the considerations being similar. The fact that Bagworth is a small, linear settlement also leads to many of the sustainability considerations for the settlements are the same across sites.</p> <p>Through the assessment process it has become clear that overall the most sustainable site for allocation is considered to be As9 the former Dunlop factory. This site was assessed as having a major direct positive effect in three of the sustainability objectives, the reason for this being that it will be located on a previously developed site, therefore negating the need for further Greenfield allocation in Bagworth. It would also involve the development of small employment start up units which would not only greatly improve the employment offering in the village, it would also significantly improve the sustainability of Bagworth.</p>

SA Objective	Barlestone Site Allocations	
	AS43 – Land off Newbold Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of a minimum of 27 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Barlestone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 10 dwellings.</p> <p>In addition the site is located within 100 metres of the local bus stop and within the walking distance catchment of Barlestone Local Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within the 1000 metre walking catchment of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with the Core Strategy Policy 19.</p> <p>The site stands directly adjacent an area of allotments.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify any cultural and leisure facility within Barlestone.

SA Objective	Barlestone Site Allocations	
	AS43 – Land off Newbold Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇️⬇️	<p>A Local Wildlife Site designation covers the entirety of the site and development of this site is likely to have a significant adverse effect on this SA objective.</p>

SA Objective	Barlestone Site Allocations	
	AS43 – Land off Newbold Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The allocation of this site is not likely to have a significant effect on this SA objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	Barlestone does not have a Conservation Area. The site is situated approximately 600 metres from the Listed Buildings of St Giles Church and The Manor House however the site is not visible from these heritage assets. The allocation of this site is not likely to have a significant effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↕	The site is situated on a greenfield site on the northern arm of development along Newbold Road. The site is bounded by hedgerows with an area of woodland and farmhouse standing to the north. These features largely obscure the site from wider aspects views from the rural landscape beyond. Therefore allocation of this site is not likely to have a significant effect on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site does not stand within the National Forest and does not include an area of woodland, therefore development of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS43 – Land off Newbold Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain and no surface water probability has been identified.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within 100 metres to the local bus stop and within short walking distance of Barlestone Local Centre and the majority of community facilities. Whilst service accessibility is good from this site the introduction of 27 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 27 dwellings on a greenfield site would significantly increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site stands within a short walking distance of Barlestone Local Centre which provides for a range of the day to day needs of local residents including a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant. Whilst development of this site for 27 dwellings is likely to increase car trips and result in increased greenhouse gas emissions this would be mitigated to some extent by the sites close proximity to Barlestone Local Centre.
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment areas for the primary school and doctors surgery.







SA Objective	Barlestone Site Allocations	
	AS43 – Land off Newbold Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Barlestone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS43 – Land off Newbold Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set in considered necessary to ensure existing services and community cohesion is maintained.</p> <p>Barlestone has a regular bus service to higher order service centres such as Hinckley Town Centre and Market Bosworth District Centre including a high school and grammar school. Barlestone has its own Local Centre which provides a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant all within walking distance of this site.</p> <p>In addition the site is located within 100 metres of the local bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	<p>The site is within 100 metres of a bus stop and approximately 370 metres of the local centre and therefore within walking distance to public transport services to meet day to day needs.</p>

SA Objective	Barlestone Site Allocations	
	AS53 – Land off Bosworth Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of a minimum of 40 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Barlestone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 16 dwellings.</p> <p>In addition the site is located within 200 metres of the local bus stop and within the walking distance catchment of Barlestone Local Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within the 1000 metre walking catchment of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with the Core Strategy Policy 19.</p> <p>The northern boundary of the site stands directly adjacent an area of amenity green space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify any cultural and leisure facility within Barlestone.

SA Objective	Barlestone Site Allocations	
	AS53 – Land off Bosworth Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey found the site to be of moderate ecological value. The site contains some semi-natural broadleaved woodland, open stream, defunct species-poor hedgerow, dense or continuous scrub and some neutral semi-improved grassland. Development of this site should retain these features to ensure there is no significant effect on this SA objective in line with policy DM6: Enhancement of Biodiversity and Geological Interest.</p>

SA Objective	Barlestone Site Allocations	
	AS53 – Land off Bosworth Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The allocation of this site is not likely to have a significant effect on this SA objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>Barlestone does not have a Conservation Area.</p> <p>The southern boundary of the site stands approximately 550 metres from the Listed building of Osbaston Hall and approximately 350 metres from the Osbaston Conservation Area. The site is largely obscured from view by woodland which stands by the southern site boundary and woodland which largely surrounds Osbaston Conservation Area.</p> <p>The northern boundary of the site stands approximately 340 metres and 370 metres from the Listed Buildings of The White House and The Manor House respectively. The site is not visible from these heritage assets.</p> <p>The allocation of this site is not likely to have a significant effect on this SA objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓↓	The sites western boundary stands adjacent the A447 which serves as a primary route through the borough, in addition the site slopes up towards the settlement which combined creates a very prominent and visible site. The site currently contributes significantly to the local distinctiveness of the landscape as it provides the rural setting for Barlestone. This adverse impact on the character, diversity and local distinctiveness is exemplified by the large scale of the site leading to a direct major adverse impact on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site does not stand within the National Forest and does not include an area of woodland but the southern boundary stands adjacent to Hut Spinney. However the development of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS53 – Land off Bosworth Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has a 1 in 30 year, 100 year and 1000 year probability of surface water flooding however this can be mitigated through an appropriate SuD scheme as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is located within 200 metres to the local bus stop and within short walking distance of Barlestone Local Centre and the majority of community facilities. Whilst service accessibility is good from this site the introduction of 40 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.		The introduction of 40 dwellings on a greenfield site would result in a relatively small increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site stands within a short walking distance of Barlestone Local Centre which provides for a range of the day to day needs of local residents including a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant. Whilst development of this site for 40 dwellings is likely to increase car trips and result in increased greenhouse gas emissions this would be mitigated to some extent by the sites close proximity to Barlestone Local Centre.
To improve access to education and training for children, young people and adult learners.		The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment areas for the primary school and doctors surgery.







SA Objective	Barlestone Site Allocations	
	AS53 – Land off Bosworth Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Barlestone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS53 – Land off Bosworth Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set in considered necessary to ensure existing services and community cohesion is maintained.</p> <p>Barlestone has a regular bus service to higher order service centres such as Hinckley Town Centre and Market Bosworth District Centre including a high school and grammar school. Barlestone has its own Local Centre which provides a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant all within walking distance of this site.</p> <p>In addition the site is located within 200 metres of the local bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	<p>The site is within 200 metres of a bus stop and approximately 550 metres of the local centre and therefore within walking distance to public transport services to meet day to day needs.</p>

SA Objective	Barlestone Site Allocations	
	AS455 – Land at Barton Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of a minimum of 40 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Barlestone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 16 dwellings.</p> <p>In addition the site is located directly adjacent the local bus stop and within the walking distance catchment of Barlestone Local Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within the 1000 metre walking catchment of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with the Core Strategy Policy 19.</p> <p>The site stands within 200 metres of the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify any cultural and leisure facility within Barlestone.

SA Objective	Barlestone Site Allocations	
	AS455 – Land at Barton Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey 2014 found the site to be of low ecological value.</p>

SA Objective	Barlestone Site Allocations	
	AS455 – Land at Barton Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The allocation of this site is not likely to have a significant effect on this SA objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	Barlestone does not have a Conservation Area. The site stands approximately 500 metres from the nearest Listed Building of The White House, separated by a significant number of residential properties. Therefore this site is not considered to have a significant effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↕	The site is situated on the northern side of Barton Road, on the western edge of the settlement. Development of this site would only project past existing built development marginally and as such the allocation of this site is not considered to have a significant effect on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site does not stand within the National Forest and does not include an area of woodland, therefore development of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS455 – Land at Barton Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has a 1 in 1000 year probability of surface water flooding however this can be mitigated through an appropriate SuD scheme as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is located directly adjacent to the local bus stop and within short walking distance of Barlestone Local Centre and the majority of community facilities. Whilst service accessibility is good from this site the introduction of 40 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.		The introduction of 40 dwellings on a greenfield site would result in a relatively small increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site stands within a short walking distance of Barlestone Local Centre which provides for a range of the day to day needs of local residents including a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant. Whilst development of this site for 40 dwellings is likely to increase car trips and result in increased greenhouse gas emissions this would be mitigated to some extent by the sites close proximity to Barlestone Local Centre.
To improve access to education and training for children, young people and adult learners.		The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment areas for the primary school and doctors surgery.







SA Objective	Barlestone Site Allocations	
	AS455 – Land at Barton Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Barlestone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↔	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS455 – Land at Barton Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set in considered necessary to ensure existing services and community cohesion is maintained.</p> <p>Barlestone has a regular bus service to higher order service centres such as Hinckley Town Centre and Market Bosworth District Centre including a high school and grammar school. Barlestone has its own Local Centre which provides a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant all within walking distance of this site.</p> <p>In addition the site is located directly adjacent to the local bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	<p>The site is situated directly adjacent a bus stop and approximately 600 metres of the local centre and therefore within walking distance to public transport services to meet day to day needs</p>

SA Objective	Barlestone Site Allocations	
	AS676 – The Crabtree, Bagworth Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of a minimum of 40 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Barlestone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 16 dwellings.</p> <p>In addition the site is located within 400 metres of the local bus stop and within the walking distance catchment of Barlestone Local Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within the 1000 metre walking catchment of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with the Core Strategy Policy 19.</p> <p>The site stands within 350 metres of the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify any cultural and leisure facility within Barlestone.

SA Objective	Barlestone Site Allocations	
	AS676 – The Crabtree, Bagworth Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Barlestone Site Allocations	
	AS676 – The Crabtree, Bagworth Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The allocation of this site is not likely to have a significant effect on this SA objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>Barlestone does not have a Conservation Area.</p> <p>The site stands approximately 140 metres from the Listed Building Church Farmhouse and approximately 175 metres from the Listed Church of St Giles. The site is not visible from either Listed building and allocation of this is not considered to have a significant effect on this SA objective.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these heritage assets are not affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site stands on the north eastern corner of the settlement. Development of this greenfield site would result in an encroachment of built development significantly farther north than is currently the case which may have a detrimental impact on the local distinctiveness of the rural landscape around Barlestone.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site does not stand within the National Forest and does not include an area of woodland, therefore development of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS676 – The Crabtree, Bagworth Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has a 1 in 1000 year probability of surface water flooding however this can be mitigated through an appropriate SuD scheme as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is located within 400 metres to the local bus stop and within short walking distance of Barlestone Local Centre and the majority of community facilities. Whilst service accessibility is good from this site the introduction of 40 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.		The introduction of 40 dwellings on a greenfield site would result in a relatively small increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site stands within a short walking distance of Barlestone Local Centre which provides for a range of the day to day needs of local residents including a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant. Whilst development of this site for 40 dwellings is likely to increase car trips and result in increased greenhouse gas emissions this would be mitigated to some extent by the sites close proximity to Barlestone Local Centre.
To improve access to education and training for children, young people and adult learners.		The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment areas for the primary school and doctors surgery.

SA Objective	Barlestone Site Allocations	
	AS676 – The Crabtree, Bagworth Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Barlestone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↔	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS676 – The Crabtree, Bagworth Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set in considered necessary to ensure existing services and community cohesion is maintained.</p> <p>Barlestone has a regular bus service to higher order service centres such as Hinckley Town Centre and Market Bosworth District Centre including a high school and grammar school. Barlestone has its own Local Centre which provides a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant all within walking distance of this site.</p> <p>In addition the site is located within 400 metres of the local bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	The site is within 400 metres of a bus stop and approximately 350 metres of the local centre and therefore within walking distance to public transport services to meet day to day needs

SA Objective	Barlestone Site Allocations	
	AS969 – Land north of 63 Bagworth Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of a minimum of 40 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Barlestone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 16 dwellings.</p> <p>In addition the site is located within 400 metres of the local bus stop and within the walking distance catchment of Barlestone Local Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within the 1000 metre walking catchment of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with the Core Strategy Policy 19.</p> <p>The site stands within 350 metres of the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify any cultural and leisure facility within Barlestone.

SA Objective	Barlestone Site Allocations	
	AS969 – Land north of 63 Bagworth Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Barlestone Site Allocations	
	AS969 – Land north of 63 Bagworth Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The allocation of this site is not likely to have a significant effect on this SA objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↓	<p>Barlestone does not have a Conservation Area.</p> <p>The site stands approximately 100 metres from the Listed Building Church Farmhouse. Whilst the site stands in close proximity to this Listed Building the property is largely obscured by surrounding farm buildings, church and graveyard and other residential properties. The property is however a farm building on the edge of the settlement with direct access to the countryside beyond. Development of this site could erode some of the agricultural context which provides the setting of the farmhouse.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the setting of Church Farmhouse is not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site stands on the north eastern corner of the settlement. Development of this greenfield site would result in an encroachment of built development significantly farther north than is currently the case which may have a detrimental impact on the local distinctiveness of the rural landscape around Barlestone.

SA Objective	Barlestone Site Allocations	
	AS969 – Land north of 63 Bagworth Road	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site does not stand within the National Forest and does not include an area of woodland, therefore development of this site is not likely to have a significant effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has a 1 in 1000 year probability of surface water flooding however this can be mitigated through an appropriate SuD scheme as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within 400 metres to the local bus stop and within short walking distance of Barlestone Local Centre and the majority of community facilities. Whilst service accessibility is good from this site the introduction of 40 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 40 dwellings on a greenfield site would significantly increase energy use in this location.

SA Objective	Barlestone Site Allocations	
	AS969 – Land north of 63 Bagworth Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site stands within a short walking distance of Barlestone Local Centre which provides for a range of the day to day needs of local residents including a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant. Whilst development of this site for 40 dwellings is likely to increase car trips and result in increased greenhouse gas emissions this would be mitigated to some extent by the sites close proximity to Barlestone Local Centre.
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment areas for the primary school and doctors surgery.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Barlestone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	Development of this site could erode some of the agricultural context which provides the setting of the farmhouse and result in a minor adverse effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS969 – Land north of 63 Bagworth Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set in considered necessary to ensure existing services and community cohesion is maintained.</p> <p>Barlestone has a regular bus service to higher order service centres such as Hinckley Town Centre and Market Bosworth District Centre including a high school and grammar school. Barlestone has its own Local Centre which provides a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant all within walking distance of this site.</p> <p>In addition the site is located within 400 metres of the local bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	The site is within 400 metres of a bus stop and approximately 370 metres of the local centre and therefore within walking distance to public transport services to meet day to day needs

SA Objective	Barlestone Site Allocations	
	AS45 (BARL02) – Land at Garden Farm, Bagworth Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of a minimum of 40 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Barlestone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 16 dwellings.</p> <p>In addition the site is located within 250 metres of the local bus stop and within the walking distance catchment of Barlestone Local Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within the 1000 metre walking catchment of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with the Core Strategy Policy 19.</p> <p>The site stands directly adjacent to an outdoor sports facility and amenity green space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify any cultural and leisure facility within Barlestone.

SA Objective	Barlestone Site Allocations	
	AS45 (BARL02) – Land at Garden Farm, Bagworth Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) found the site to be of moderate ecological value which includes species-rich intact hedgerow on the roadside boundary which may serve as a potential wildlife site. In addition the site is identified as having species-poor intact hedgerow on field boundaries and a scattering of broadleaved trees.</p> <p>Development of this site should retain these ecological features to ensure there is no significant effect on this SA objective in line with DM6: Enhancement of Biodiversity and Geological Interest.</p>

SA Objective	Barlestone Site Allocations	
	AS45 (BARL02) – Land at Garden Farm, Bagworth Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The allocation of this site is not likely to have a significant effect on this SA objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	A farmhouse currently stands on the site however this building is not Listed or identified as a locally important heritage asset. Barlestone does not have a Conservation Area. The site stands approximately 150 metres from the Listed Church St Giles however the site is not visible from this heritage asset. The allocation of this site is not likely to have a significant effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site stands on the north eastern edge of Barlestone and development of this greenfield site would result in an encroachment of the built form into the countryside. In addition a farmhouse and agricultural buildings stand on the site which will require removing to develop the site. This is considered to reduce the agricultural context of Barlestone and may have a minor adverse effect on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site does not stand within the National Forest and does not include an area of woodland, therefore development of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS45 (BARL02) – Land at Garden Farm, Bagworth Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain and no surface water probability has been identified.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within 250 metres to the local bus stop and within short walking distance of Barlestone Local Centre and the majority of community facilities. Whilst service accessibility is good from this site the introduction of 40 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 40 dwellings on a greenfield site would result in a relatively small increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site stands within a short walking distance of Barlestone Local Centre which provides for a range of the day to day needs of local residents including a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant. Whilst development of this site for 40 dwellings is likely to increase car trips and result in increased greenhouse gas emissions this would be mitigated to some extent by the sites close proximity to Barlestone Local Centre.
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment areas for the primary school and doctors surgery.

SA Objective	Barlestone Site Allocations	
	AS45 (BARL02) – Land at Garden Farm, Bagworth Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Barlestone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site would result in the loss of a farmhouse and associated agricultural buildings, although the site is not Agricultural Grade II Land, and will therefore result in an adverse effect on this objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	The could result in the reuse of the existing farmhouse and agricultural buildings on the site.
To promote and ensure high standards of sustainable design and construction.	↔	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Barlestone Site Allocations	
	AS45 (BARL02) – Land at Garden Farm, Bagworth Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Barlestone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set in considered necessary to ensure existing services and community cohesion is maintained.</p> <p>Barlestone has a regular bus service to higher order service centres such as Hinckley Town Centre and Market Bosworth District Centre including a high school and grammar school. Barlestone has its own Local Centre which provides a doctors surgery, convenience store, hairdressers, take-away's, a building society, public house and restaurant all within walking distance of this site.</p> <p>In addition the site is located within 250 metres of the local bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	<p>The site is within 250 metres of a bus stop and approximately 250 metres of the local centre and therefore within walking distance to public transport services to meet day to day needs.</p>

SA Objective		Settlement Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	All sites within Barlestone, except AS43, were evaluated as having a direct major beneficial effect on this SA objective as they are all capable of providing more than 10 affordable dwellings. Site AS43 could provide exactly 10 affordable dwellings on site and therefore has been evaluated as having a direct minor beneficial effect on this SA objective.
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	All sites were evaluated as having an indirect minor beneficial effect on this SA objective.
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	All sites were evaluated as having no significant effect on this SA objective.
SAO4	To improve access to and participation in cultural and leisure activities.	All sites were evaluated as having no significant effect on this SA objective.
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	All sites were evaluated as having no significant effect on this SA objective.

SA Objective		Settlement Summary
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	All sites were evaluated as having an indirect minor beneficial effect on this SA objective.
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	Site AS43 was evaluated as the least favourable site in terms of this SA objective, assessed as having a direct significant adverse effect. This is due to a local wildlife site standing on the entirety of the site. Site AS455 was evaluated as the most favourable site in terms of this SA objective, assessed as having no significant effect. This is due to the site being assessed within the Extended Phase 1 Habitat Survey (2014) as having low ecological value with no significant biodiversity features to be retained.
SAO8	To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	All sites were evaluated as having no significant effect on this SA objective.
SAO9	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	All sites, with the exception of AS969, were evaluated as having no significant effect on this SA objective. Site AS969 was evaluated as the least favourable site in terms of this SA objective, assessed as having a potential adverse effect due to its potential impact on the setting of the nearby Listed farmhouse.

SA Objective		Settlement Summary
SAO10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>Site AS53 was evaluated as the least favourable site in terms of this SA objective, assessed as having a direct major adverse effect. This is due to the prominent position of the site adjacent a primary transport route through the borough, its open aspect and greenfield nature and its consequential impact on the rural context of Barlestone.</p> <p>Sites AS45 (BARL02), AS676 and AS969 were all evaluated as having a minor adverse effect on this SA objective because all would involve further encroachment of the built form into a greenfield countryside location.</p>
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	All sites were evaluated as having no significant effect on this SA objective.
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	<p>The strategic Flood Risk Assessment (2014) identifies that all identified sites lie outside of the floodplain.</p> <p>Sites AS45 (BARL02) and AS43 were evaluated most favourably in relation to this SA objective, assessed as having no significant effect on this SA objective.</p> <p>The remaining four sites were evaluated as having a potentially beneficial or adverse effect on this SA objective depending on how a SuD's policy is implemented.</p>
SAO13	To improve air quality particularly through reducing transport related pollutants.	All sites were evaluated as having a direct minor adverse effect on this SA objective because every site has the potential to include more than 10 dwellings which would result in an increase in transport related pollutants.
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	All sites were evaluated as having no significant effect on this SA objective.





SA Objective		Settlement Summary
SAO15	To minimise energy use and develop renewable energy resources.	All sites were evaluated as having a direct minor adverse effect on this SA objective because the introduction of more than 10 dwellings on a greenfield site would increase energy use.
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	All sites were evaluated as having a direct minor adverse effect on this SA objective because the introduction of more than 10 dwellings on a greenfield site would bring with it an increase in the number of private vehicles which would result in an increase in greenhouse gas emissions.
SAO17	To improve access to education and training for children, young people and adult learners.	All sites were evaluated as having a direct minor beneficial effect in regards to this SA objective as all sites stand within walking distance of a school and doctors surgery.
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	All sites were evaluated as having no significant effect on this SA objective.
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	Sites AS45 (BARL02) and AS969 were evaluated as having a minor adverse effect on this SA objective. All other sites were evaluated as having no significant effect on this SA objective.
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	All sites were evaluated as having no significant effect on this SA objective.
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites were evaluated as potentially beneficial or adverse depending on implementation in relation to this SA objective.






SA Objective		Settlement Summary
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	All sites were evaluated as having no significant effect on this SA objective.
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	All sites were evaluated as having a direct minor beneficial effect in regards to this SA objective as all sites stand within walking distance of a school and doctors surgery and the Local Centre which contains a number of services and facilities.
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	All sites were evaluated as having a indirect minor beneficial effect in regards to this SA objective as all sites stand within walking distance of a bus stop, school, doctors surgery and local centre which contains a number of services and facilities.

SA Objective	Settlement Summary
<p>Summary</p>	<p>Overall site AS43 has been evaluated as the least sustainable site for the proposed residential development of the Core Strategy housing requirement for Barlestone when balanced against the reasonable alternatives i.e. AS45 (BARL02), AS53, AS455, AS676 and AS969. Site AS43 has been evaluated as the least favourable site for 4 (1 significant) out of the 24 sustainability criteria. This is considered the least sustainable site as development would result in the potential loss or damage to an identified local wildlife site which covers the entirety of the site and would provide the lowest level of affordable homes.</p> <p>The remaining differences between the sites are small with the sites scoring nearly identical scores with the exception of sustainability objective SA09 and SA10. Site AS969 was evaluated as having a potential direct adverse effect on sustainability objective SA09 because its potential impact on the setting of a nearby Listed Farmhouse. This compares with all other sites which were evaluated as having no significant effect on this SA objective. Site AS53 was evaluated as having a direct major adverse effect on the local distinctiveness of the rural landscape whereas AS45 (BARL02), AS676 and AS969 were evaluated as having a direct minor effect on this objective. Sites AS45 (BARL02) and AS969 were evaluated as having a minor adverse effect on SA19 as the site are in agricultural use although not on Grade II Agricultural Land.</p> <p>Overall sites AS45 (BARL02) and AS455 are considered evenly matched with AS455 scoring more favourably in relation to the impact on the rural landscape whereas AS45 (BARL02) is situated the closest to Barlestone Local Centre.</p>

SA Objective	Burbage Site Allocations	
	AS108 – Land rear of Applebee House	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 16 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 5 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop primary school and open space; and 800 metres of a local centre. A Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>A Health Centre is within 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS108 – Land rear of Applebee House	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, schools, health centre and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS108 – Land rear of Applebee House	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies opportunities to improve the urban fringe environment by enhancing links to the surrounding landscape allowing open space to filter into the urban edge softening the built development.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies opportunities to improve the urban fringe environment by enhancing links to the surrounding landscape allowing open space to filter into the urban edge softening the built development.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Burbage Site Allocations	
	AS108 – Land rear of Applebee House	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water flooding and ground water flooding however this can be mitigated through appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 16 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 16 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 16 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.






SA Objective	Burbage Site Allocations	
	AS108 – Land rear of Applebee House	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Burbage Site Allocations	
	AS108 – Land rear of Applebee House	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, schools, health centre and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS109 – Land at Sketchley Manor Farm, Sketchley Old Village	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 97 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 19 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop and primary school; and 800 metres of a local centre and open space. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 800 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS109 – Land at Sketchley Manor Farm, Sketchley Old Village	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is just within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS109 – Land at Sketchley Manor Farm, Sketchley Old Village	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies opportunities to improve the urban fringe environment by enhancing links to the surrounding landscape allowing open space to filter into the urban edge softening the built development.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies opportunities to improve the urban fringe environment by enhancing links to the surrounding landscape allowing open space to filter into the urban edge softening the built development. Development of the site would result in an intrusion into the rural landscape and result in an adverse affect on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Burbage Site Allocations	
	AS109 – Land at Sketchley Manor Farm, Sketchley Old Village	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water flooding and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 97 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 97 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 97 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.






SA Objective	Burbage Site Allocations	
	AS109 – Land at Sketchley Manor Farm, Sketchley Old Village	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Burbage Site Allocations	
	AS109 – Land at Sketchley Manor Farm, Sketchley Old Village	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is just within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS110 – Area adjoining Sketchley Grange and Meadows Industrial Estate	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 124 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 24 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space; and 800 metres of a bus stop, primary school, and post office; a local centre is over 800 metres from the site. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS110 – Area adjoining Sketchley Grange and Meadows Industrial Estate	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS110 – Area adjoining Sketchley Grange and Meadows Industrial Estate	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies opportunities to improve the urban fringe environment by enhancing links to the surrounding landscape allowing open space to filter into the urban edge softening the built development.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies opportunities to improve the urban fringe environment by enhancing links to the surrounding landscape allowing open space to filter into the urban edge softening the built development.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Burbage Site Allocations	
	AS110 – Area adjoining Sketchley Grange and Meadows Industrial Estate	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water flooding and ground water flooding however this can be mitigated through appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 124 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.







SA Objective	Burbage Site Allocations	
	AS110 – Area adjoining Sketchley Grange and Meadows Industrial Estate	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Burbage Site Allocations	
	AS110 – Area adjoining Sketchley Grange and Meadows Industrial Estate	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	The site is over 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services but over the recommended walking distance to services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS111 – Land at Sketchley House, Watling Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 124 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 24 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, bus stop and primary school; and over 800 metres of a post office and local centre. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS111 – Land at Sketchley House, Watling Street	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS111 – Land at Sketchley House, Watling Street	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies opportunities to improve the urban fringe environment by enhancing links to the surrounding landscape allowing open space to filter into the urban edge softening the built development.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies opportunities to improve the urban fringe environment by enhancing links to the surrounding landscape allowing open space to filter into the urban edge softening the built development. Development of the site will result in an intrusion into the landscape between the settlement boundary and the A5.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS111 – Land at Sketchley House, Watling Street	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water flooding and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 124 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS111 – Land at Sketchley House, Watling Street	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS111 – Land at Sketchley House, Watling Street	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	The site is over 800 metres of a local centre and within 400 metres of a bus stop and therefore within walking distance to public transport services but over the recommended walking distance to services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS114 – Stretton Pines, Wolvey Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 20 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 4 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, bus stop, primary school, post office. A local centre is over 800 metres and a Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS114 – Stretton Pines, Wolvey Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this site contains both greenfield and brownfield land, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS114 – Stretton Pines, Wolvey Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	⇄	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. The site is within the settlement boundary.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	⇄	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	⇄	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. The site is within the settlement boundary and is a mixture of brownfield and greenfield land
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	⇄	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS114 – Stretton Pines, Wolvey Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 20 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 20 dwellings on this site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 20 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS114 – Stretton Pines, Wolvey Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	As this site contains both greenfield and brownfield land it would contribute towards this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS114 – Stretton Pines, Wolvey Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	The site is over 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services but over the recommended walking distance to services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS115 – Stretton Poplars, Wolvey Road, Burbage	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 20 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 4 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, bus stop, primary school, post office. A local centre is over 800 metres and a Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS115 – Stretton Poplars, Wolvey Road, Burbage	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this site contains both greenfield and brownfield land, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS115 – Stretton Poplars, Wolvey Road, Burbage	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. The site is within the settlement boundary.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↕	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. The site is within the settlement boundary and is a mixture of brownfield and greenfield land
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS115 – Stretton Poplars, Wolvey Road, Burbage	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 20 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 20 dwellings on this site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 20 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS115 – Stretton Poplars, Wolvey Road, Burbage	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	As this site contains both greenfield and brownfield land it would contribute towards this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS115 – Stretton Poplars, Wolvey Road, Burbage	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	The site is over 800 metres of a local centre and within 400 metres of a bus stop and therefore within walking distance to public transport services but over the recommended walking distance to services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS116 – Land off Rugby Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 51 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 10 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, bus stop, primary school, post office. A local centre is over 800 metres and a Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS116 – Land off Rugby Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS116 – Land off Rugby Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. This site could have a potentially adverse effect on this objective as it is drawing the settlement closer to the M69.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. This site could have a potentially adverse effect on this objective as it is drawing the settlement closer to the M69.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS116 – Land off Rugby Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 51 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 51 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 51 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS116 – Land off Rugby Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS116 – Land off Rugby Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	The site is over 800 metres of a local centre and within 400 metres of a bus stop and therefore within walking distance to public transport services but over the recommended walking distance to services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS117 – Land surrounding and behind Three Pots Farmhouse	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 124 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 24 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, bus stop, primary school, post office. A local centre is over 800 metres and a Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS117 – Land surrounding and behind Three Pots Farmhouse	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is partly within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of high ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS117 – Land surrounding and behind Three Pots Farmhouse	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. This site abuts the M69 and would result in the settlement adjoining the M69 and would significantly change the morphology of the settlement.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. This site abuts the M69 and would result in the settlement adjoining the M69 and the erosion of the countryside.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Burbage Site Allocations	
	AS117 – Land surrounding and behind Three Pots Farmhouse	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 124 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is partly within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS117 – Land surrounding and behind Three Pots Farmhouse	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS117 – Land surrounding and behind Three Pots Farmhouse	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is partly within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	The site is over 800 metres of a local centre and within 400 metres of a bus stop and therefore within walking distance to public transport services but over the recommended walking distance to services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS118 – Land east of Rugby Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 8 dwellings would have a beneficial effect on the delivery of decent housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. This site is below the affordable housing threshold.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, bus stop, primary school, post office. A local centre is over 800 metres and a Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS118 – Land east of Rugby Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS118 – Land east of Rugby Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a Greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS118 – Land east of Rugby Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 8 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 8 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 8 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS118 – Land east of Rugby Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS118 – Land east of Rugby Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	The site is over 800 metres of a local centre and within 400 metres of a bus stop and therefore within walking distance to public transport services but over the recommended walking distance to services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS119 – Land attached to Bullfurlong Lane/M69 Slip Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 124 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 24 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, bus stop, primary school, post office. A local centre is over 800 metres and a Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS119 – Land attached to Bullfurlong Lane/M69 Slip Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS119 – Land attached to Bullfurlong Lane/M69 Slip Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. This site abuts the M69 and would result in the settlement adjoining the M69.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	This is a greenfield site outside the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. This site abuts the M69 and would result in the settlement adjoining the M69.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Burbage Site Allocations	
	AS119 – Land attached to Bullfurlong Lane/M69 Slip Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 124 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and over 800 metres of a local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS119 – Land attached to Bullfurlong Lane/M69 Slip Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS119 – Land attached to Bullfurlong Lane/M69 Slip Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	The site is over 800 metres of a local centre and within 400 metres of a bus stop and therefore within walking distance to public transport services but over the recommended walking distance to services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS120 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 58 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 11 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school and bus stop. A local centre within 800 metres and a Health Centre are within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>A Health Centre is within 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS120 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS120 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. The site will result in an extension to the settlement boundary and an intrusion into the rural landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Burbage Site Allocations	
	AS120 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 58 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 58 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 58 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS120 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS120 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS121 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 49 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 9 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school and bus stop. A local centre is within 800 metres and a Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>A Health Centre is within 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS121 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS121 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. The site is located outside of the settlement boundary and will result in an intrusion into the landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Burbage Site Allocations	
	AS121 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 49 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 49 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 49 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS121 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS121 – Land at Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS122 – Land adjacent to ‘Bonita’, Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 37 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 7 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school and bus stop. A local centre is within 800 metres and a Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>A Health Centre is within 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS122 – Land adjacent to ‘Bonita’, Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS122 – Land adjacent to ‘Bonita’, Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the ‘Heritage at Risk’ Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site adjacent to the settlement. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. The site will extend the settlement boundary and result in an intrusion into the rural landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Burbage Site Allocations	
	AS122 – Land adjacent to ‘Bonita’, Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 37 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 37 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 37 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS122 – Land adjacent to ‘Bonita’, Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS122 – Land adjacent to ‘Bonita’, Bullfurlong Lane	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS125 – Land off Workhouse Lane, Burbage	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 20 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 4 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school, local centre and bus stop. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS125 – Land off Workhouse Lane, Burbage	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS125 – Land off Workhouse Lane, Burbage	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor. The site will result in an extension to the settlement boundary and an intrusion into the rural landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS125 – Land off Workhouse Lane, Burbage	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and local centre. However, the introduction of 20 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 20 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and local centre. However, the introduction of 20 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS125 – Land off Workhouse Lane, Burbage	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS125 – Land off Workhouse Lane, Burbage	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS130 – Land off Lutterworth Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 124 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 24 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school, local centre and bus stop. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS130 – Land off Lutterworth Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>This site is a combination of Greenfield and brownfield land, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS130 – Land off Lutterworth Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved. The site will result in an extension to the settlement boundary and an extension to the existing settlement form of a significant number of dwellings.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	This is a greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved. The site would result in a significant extension into the rural landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS130 – Land off Lutterworth Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 124 dwellings on this site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.







SA Objective	Burbage Site Allocations	
	AS130 – Land off Lutterworth Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	This site is a combination of greenfield and brownfield land and would contribute to this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS130 – Land off Lutterworth Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS132 – Land south of Lychgate Lane, Burbage	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 69 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 13 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space and 800 metres of a primary school, local centre and bus stop. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS132 – Land south of Lychgate Lane, Burbage	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS132 – Land south of Lychgate Lane, Burbage	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved. Development of the site will result in an extension to the settlement but the only a small portion of the western boundary of the site abuts the settlement boundary and will change the existing settlement form.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	This is a Greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved. A small portion of the site is situated adjacent to the settlement boundary and the site results in an extension into the rural landscape that is not consistent with the existing built form.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS132 – Land south of Lychgate Lane, Burbage	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 800 metres of a bus stop and local centre. However, the introduction of 69 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 69 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 800 metres of a bus stop and local centre. However, the introduction of 69 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.

SA Objective	Burbage Site Allocations	
	AS132 – Land south of Lychgate Lane, Burbage	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.






SA Objective	Burbage Site Allocations	
	AS132 – Land south of Lychgate Lane, Burbage	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 800 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.





SA Objective	Burbage Site Allocations	
	AS134 – Land east of Burbage	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 124 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 24 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school, local centre and bus stop. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↕	<p>Adjacent to the south west of the site is a conservation area and listed buildings and therefore there is potential for the option to be beneficial or adverse depending on how the option or policy is implemented.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is located within close proximity to Burbage Common and Woodland however it is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Burbage Site Allocations	
	AS134 – Land east of Burbage	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS134 – Land east of Burbage	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	To the south west of the site is a conservation area and listed buildings and therefore there is potential for the option to be beneficial or adverse depending on how the option or policy is implemented.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	This is a Greenfield site adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the close relationship between the village and the open landscape to the east is of key importance, and notes the need for this area to be protected and preserved. The site will result in a significant intrusion into the rural landscape extending the settlement boundary.

SA Objective	Burbage Site Allocations	
	AS134 – Land east of Burbage	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within 400 metres of a bus stop and local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of 124 dwellings on a greenfield site would increase energy use in this location.

SA Objective	Burbage Site Allocations	
	AS134 – Land east of Burbage	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and local centre. However, the introduction of 124 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.		This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS134 – Land east of Burbage	
	Appraisal	Comments/Recommendations
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The site is within 400 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.





SA Objective	Burbage Site Allocations	
	AS137 – Land rear of 71-95 Sapcote Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 27 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 5 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school, local centre and bus stop. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The site is not in close proximity to a conservation area or heritage asset and therefore it is unlikely to have a significant impact on this SA Objective.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within close proximity to Burbage Common and Woodland although it is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Burbage Site Allocations	
	AS137 – Land rear of 71-95 Sapcote Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇	<p>The site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource. The potential allocation would remove part of the Green Wedge.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS137 – Land rear of 71-95 Sapcote Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	<p>The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies the need to protect and enhance the green open land between Hinckley, Barwell and Earl Shilton.</p> <p>The potential development would encroach into the green wedge.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>The site is not in close proximity to a conservation area or heritage asset and therefore it is unlikely to have a significant impact on this SA Objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	<p>This is a greenfield site located within the green wedge adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies the need to protect and enhance the green open land between Hinckley, Barwell and Earl Shilton.</p>

SA Objective	Burbage Site Allocations	
	AS137 – Land rear of 71-95 Sapcote Road	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop and local centre. However, the introduction of 27 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 27 dwellings on a greenfield site would increase energy use in this location.

SA Objective	Burbage Site Allocations	
	AS137 – Land rear of 71-95 Sapcote Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site is within 400 metres of a bus stop and local centre. However, the introduction of 27 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS137 – Land rear of 71-95 Sapcote Road	
	Appraisal	Comments/Recommendations
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The site is within 400 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.





SA Objective	Burbage Site Allocations	
	AS141 – Land between The Coppice and Woodgate Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 46 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 9 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school and bus stop and within 800 metres of local centre. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>The site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The site is not in close proximity to a conservation area or heritage asset and therefore it is unlikely to have a significant impact on this SA Objective.</p>
To improve access to and participation in cultural and leisure activities.	↕	<p>The site is within close proximity to Burbage Common and Woodland and a public right of way connecting to the open space abuts the site giving good access to this open space. There is potential for this site to provide greater access to Burbage Common and Woodland for existing residents if the site provides a pedestrian linkage from the existing built area.</p>

SA Objective	Burbage Site Allocations	
	AS141 – Land between The Coppice and Woodgate Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇	<p>The site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource. The potential allocation would remove part of the Green Wedge.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS141 – Land between The Coppice and Woodgate Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	<p>The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies the need to protect and enhance the green open land between Hinckley, Barwell and Earl Shilton.</p> <p>The potential development would encroach into the green wedge.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>The site is not in close proximity to a conservation area or heritage asset and therefore it is unlikely to have a significant impact on this SA Objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	<p>This is a greenfield site located within the green wedge adjacent to the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It identifies the need to protect and enhance the green open land between Hinckley, Barwell and Earl Shilton.</p>





SA Objective	Burbage Site Allocations	
	AS141 – Land between The Coppice and Woodgate Road	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 46 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 46 dwellings on a greenfield site would increase energy use in this location.







SA Objective	Burbage Site Allocations	
	AS141 – Land between The Coppice and Woodgate Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 46 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS141 – Land between The Coppice and Woodgate Road	
	Appraisal	Comments/Recommendations
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The site is within 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS971 – Land adjacent to White House Farm, Workhouse Lane	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 64 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 12 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school, local centre and bus stop. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>A Health Centre is over 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS971 – Land adjacent to White House Farm, Workhouse Lane	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of high ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS971 – Land adjacent to White House Farm, Workhouse Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		This is a greenfield site outside the settlement boundary. The site falls within the Hinckley, Barwell and Burbage Fringe Character Area as identified within the Landscape Character Assessment (2006). It highlights the need to enhance the landscape structure which separates the village from the M69 corridor.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS971 – Land adjacent to White House Farm, Workhouse Lane	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water and ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and local centre. However, the introduction of 64 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 64 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and local centre. However, the introduction of 64 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall and primary school.

SA Objective	Burbage Site Allocations	
	AS971 – Land adjacent to White House Farm, Workhouse Lane	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS971 – Land adjacent to White House Farm, Workhouse Lane	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS987 – Garages at Forryan Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 1 dwelling would have a beneficial effect on the delivery of decent housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. This site is below the threshold and therefore would not provide affordable units on the site.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school, local centre and bus stop. A Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>A Health Centre is within 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	This site is not likely to have a significant effect on this SA objective.

SA Objective	Burbage Site Allocations	
	AS987 – Garages at Forryan Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	This is currently a brownfield site which was formerly in employment use. The development of this site for a residential scheme could have a positive effect on the surrounding of the area and reduce the fear of crime and anti-social behaviour.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	The Landscape Character Assessment (2006) identifies the site within the Burbage Urban Character Area. The site is a Council garage site and therefore this site is not likely to have a significant effect on this SA objective.

SA Objective	Burbage Site Allocations	
	AS987 – Garages at Forryan Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This is a brownfield site within an urban area and therefore this site is unlikely to have a significant effect on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.

SA Objective	Burbage Site Allocations	
	AS987 – Garages at Forryan Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↔	The site is within 400 metres of a bus stop and local centre. However, the introduction of 1 dwelling would not significantly increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 1 dwelling on this brownfield site would only slightly increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The site is within 400 metres of a bus stop and local centre. However, the introduction of 1 dwelling on this site would only slightly increase the level of energy use and the number of private motor vehicles.
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.

SA Objective	Burbage Site Allocations	
	AS987 – Garages at Forryan Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This is a brownfield site and would have a major beneficial effect on this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS987 – Garages at Forryan Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS988 – Garages at Lucas Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 2 dwellings would have a beneficial effect on the delivery of decent housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. This site is below the threshold and therefore would not provide affordable units on the site.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of an open space, primary school, local centre and bus stop. A Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>A Health Centre is within 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS988 – Garages at Lucas Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	This is currently a brownfield site which was formerly in employment use. The development of this site for a residential scheme could have a positive effect on the surrounding of the area and reduce the fear of crime and anti-social behaviour.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	The Landscape Character Assessment (2006) identifies the site within the Burbage Urban Character Area. The site is a Council garage site and therefore this site is not likely to have a significant effect on this SA objective.

SA Objective	Burbage Site Allocations	
	AS988 – Garages at Lucas Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This site is not likely to have a significant effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This is a brownfield site within an urban area and therefore this site is unlikely to have a significant effect on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.

SA Objective	Burbage Site Allocations	
	AS988 – Garages at Lucas Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↔	The site is within 400 metres of a bus stop and local centre. However, the introduction of 2 dwellings would not significantly increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 2 dwellings on this brownfield site would only slightly increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The site is within 400 metres of a bus stop and local centre. However, the introduction of 2 dwellings on this site would only slightly increase the level of energy use and the number of private motor vehicles.
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.

SA Objective	Burbage Site Allocations	
	AS988 – Garages at Lucas Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This is a brownfield site and would have a major beneficial effect on this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS988 – Garages at Lucas Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, primary school, and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Burbage Site Allocations	
	AS107/AS103 (BUR02) – Land at Brookfield Road and Sketchley Brook	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 110 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 22 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop primary school and open space; and 800 metres of a post office. A Health Centre is within 1000 metres of the site. It is just over 400 metres to Hinckley Train Station.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is within 1000 metres of a health centre and within 400 metres of an open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>The site is located within close proximity to Ashby Canal which is connected from the site by the Sketchley Brook Corridor providing a potential indirect beneficial effect.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>This site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Burbage Site Allocations	
	AS107/AS103 (BUR02) – Land at Brookfield Road and Sketchley Brook	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	This is currently a brownfield site which was formerly in employment use. The development of this site for a residential scheme could have a positive effect on the surrounding of the area and reduce the fear of crime and anti-social behaviour.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is just outside the relevant catchment area for the library, community centre/village hall, schools and place of worship but within the catchment for a health centre.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	This site is a former employment site which has been demolished. This site is not likely to have a significant effect on this SA objective.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	The site is a former employment use and residential properties adjacent to the site are currently under construction (BUR04PP). The site runs adjacent to the Sketchley Brook Green Corridor (BUR08PP). As the site will be surrounded by modern development it is felt that the development would not have a significant impact on local distinctiveness. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.

SA Objective	Burbage Site Allocations	
	AS107/AS103 (BUR02) – Land at Brookfield Road and Sketchley Brook	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This site is unlikely to have a significant effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This is a brownfield site within an urban area and therefore this site is unlikely to have a significant effect on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground and surface water flooding however this can be mitigated through appropriate SUDs as a requirement of policy DM10: Development and Design.

SA Objective	Burbage Site Allocations	
	AS107/AS103 (BUR02) – Land at Brookfield Road and Sketchley Brook	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance to a number of services which are as follows: 400 metres of a local centre and bus stop. It is just over 400 metres to Hinckley Train Station. However, the introduction of 110 dwellings on this site would bring with it an increase in the number of private motor vehicles which would significantly increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 110 dwellings on this site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site is within walking distance to a number of services which are as follows: 400 metres of a local centre and bus stop. It is just over 400 metres to Hinckley Train Station. However, the introduction of 110 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is just outside the relevant catchment area for the library, community centre/village hall, and schools.

SA Objective	Burbage Site Allocations	
	AS107/AS103 (BUR02) – Land at Brookfield Road and Sketchley Brook	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑↑	This site forms part of a wider mixed use scheme which is providing employment. The introduction of housing on this site will mean that residents are within close proximity to these new employment opportunities. There are also a range of employment opportunities within Hinckley.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This is a brownfield site and would have a major beneficial effect on this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS107/AS103 (BUR02) – Land at Brookfield Road and Sketchley Brook	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is just outside the relevant catchment area for the library, community centre/village hall, schools and place of worship but within the catchment for a health centre. Hinckley Train Station is just over 400 metres away from this site.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑↑	This site is within close proximity to public transport, including bus services and train services between Leicester and Birmingham. The site is within 400 metres of a local centre and employment opportunities.

SA Objective	Burbage Site Allocations	
	AS170 (BUR03) – Wynne Motor Services, 73-75 Sapcote Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 5 dwellings would have a beneficial effect on the delivery of decent housing in Burbage.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. This site would deliver 5 dwellings and is below the affordable housing requirement threshold.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop primary school and open space; and 800 metres of a local centre and post office. A Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>A Health Centre is within 1000 metres of the site and an open space is within 400 metres.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The site is within close proximity to Burbage Common and Woods. However, this site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	This site is not likely to have a significant effect on this SA objective.

SA Objective	Burbage Site Allocations	
	AS170 (BUR03) – Wynne Motor Services, 73-75 Sapcote Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>This is currently a brownfield site and is used for car sales, a petrol station and vehicles servicing and repairs. The development of this site for a residential scheme could have a positive effect on the surrounding of the area.</p> <p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The delivery of additional housing in Burbage would ensure that existing services are supported and would result in a minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, schools, health centre and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Burbage Site Allocations	
	AS170 (BUR03) – Wynne Motor Services, 73-75 Sapcote Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The site is located on the edge of Burbage following the linear pattern of development along Sapcote Road and the Landscape Character Assessment (2006) identifies it within the Burbage Urban Character Area. This site is not likely to have a significant effect on this SA objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This site is not likely to have a significant effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↕	This is a brownfield site within an urban area and therefore this site is unlikely to have a significant effect on this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Burbage Site Allocations	
	AS170 (BUR03) – Wynne Motor Services, 73-75 Sapcote Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	⚠	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for ground flooding however this can be mitigated through appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 5 dwellings on this site would result in a small increase in the number of private motor vehicles and only result in a negligible increase in transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 5 dwellings may not increase the level of energy use on this site as it is currently operating as a car sales garage, fuelling station and servicing and repairs garage.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The site is within 400 metres of a bus stop and 800 metres of a local centre. However, the introduction of 5 dwellings on this site would bring with it a small increase in energy usage and the number of private motor vehicles which would result in a negligible increase in greenhouse gas emissions in this location.

SA Objective	Burbage Site Allocations	
	AS170 (BUR03) – Wynne Motor Services, 73-75 Sapcote Road	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, and schools.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub regional centre and is identified as part of the urban area. This ensures existing services are supported and help improve employment opportunities within the settlement. There are eight employment sites within Burbage.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This is a brownfield site and would have a major beneficial effect on this objective.
To promote and ensure high standards of sustainable design and construction.	⇅	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Burbage Site Allocations	
	AS170 (BUR03) – Wynne Motor Services, 73-75 Sapcote Road	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, schools, health centre and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 800 metres of a local centre and 400 metres of a bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective		Burbage Settlement Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	AS107/AS103 (BUR02), AS109, AS110, AS111, AS116, AS117, AS119, AS120, AS130, AS132, AS141, and AS971 were identified as having a major beneficial direct effect on this SA objective making a contribution of over 10 affordable units on each site. AS170 (BUR03), AS108, AS114, AS115, AS118, AS121, AS122, AS125, AS137, AS987, and AS988 were identified as having a minor beneficial direct effect on this SA Objective making a contribution of less than 10 affordable units on the site.
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	AS107/AS103 (BUR02), AS170 (BUR03), AS108, AS120, AS121, AS122, AS971, AS987, and AS988 are within 1000 metres of a health centre and within 400 metres of an open space and were therefore identified as having a minor indirect positive effect due to the proximity of the health centre reducing the need to travel. All other alternatives were outside 1000 metres of health services therefore creating the need to travel. As a result they were not considered to have an effect on this objective
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	AS107/AS103 (BUR02) was identified as having a positive indirect benefit on this objective due to its proximity to Ashby Canal which is to be connected through the Sketchley Brook Green Corridor. All other sites were evaluated as having no significant effect on this SA objective.
SAO4	To improve access to and participation in cultural and leisure activities.	No site includes the provision of cultural or leisure facilities as defined by the Community, Cultural and Tourism Facilities Review. Therefore all sites have no significant impact on this SA objective.
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	AS107/AS103 (BUR02), AS170 (BUR03), AS987 and AS988 are brownfield sites and it is considered that the development of these sites for a residential scheme could have a positive effect on the surrounding area and reduce the fear of crime and anti-social behaviour. All other alternatives were considered not to have a significant effect on this objective.

SA Objective		Burbage Settlement Summary
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	All of the sites were identified as having an indirect minor beneficial impact as the sites contribute to meeting the residual housing requirement for Burbage identified within the Core Strategy as the development would help to support local services.
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	<p>AS107/AS103 (BUR02), AS170 (BUR03), AS110, AS121, and AS122 were identified as having no significant impact on this objective as it has low ecological value.</p> <p>AS108, AS109, AS111, AS114, AS115, AS116, AS117, AS118, AS119, AS120, AS125, AS130, AS132, AS134, AS971, AS987, and AS988 were identified as having a potentially beneficial or adverse effect depending on how the option or policy would be implemented.</p> <p>AS137 and AS141 located within the Green Wedge and one of the functions of the green wedge is to provide a green lung. This function relates to this SA objective and it was evaluated that due to the location of these sites within the green wedge they would have a minor adverse direct impact on this objective.</p>

SA Objective	Burbage Settlement Summary
<p>SA08</p> <p>To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.</p>	<p>AS107/AS103 (BUR02), AS170 (BUR03), AS987 and AS988 were all identified as having no significant effect on this objective.</p> <p>AS108, AS109, AS110, AS111, AS114, AS115, AS118, AS120, AS121, AS122, AS125, and AS971 were identified as having the potential to be beneficial or adverse to this objective due to them encroaching on the countryside and the impact they could have on the landscape character on the edge of the settlement.</p> <p>AS116 was identified as having a potentially adverse effect on this objective as the Landscape Character Assessment (2006) highlights the need to enhance the landscape structure which separates the village from the M69 corridor. This site draws the settlement closer to the motorway. The site is adjacent to AS117 which abuts the M69 and the development of this site would result in the settlement adjoining the M69 and would significantly change the morphology of the settlement and therefore would have a minor adverse effect on this objective. AS119 will also have a minor adverse effect on this objective for the same reason.</p> <p>The Landscape Character Assessment (2006) highlights the close relationship between the village and the open landscape to the east as high importance and notes the need for this area to be preserved and protected. As a result AS130, AS132, and AS134 were identified as having a minor adverse effect on this objective.</p> <p>AS137 and AS141 were identified as having a minor adverse effect on this objective as the Landscape Character Assessment identifies the need to protect and enhance the green open land between Hinckley, Barwell and Earl Shilton. The sites are also within the Green Wedge.</p>

SA Objective		Burbage Settlement Summary
SAO9	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	With the exception of AS134 all sites were identified as having no significant effect on this objective. AS134 was identified as having a potentially beneficial or adverse effect depending on how the option or policy was implemented this is due to the proximity of a conservation area and listed buildings to the south west of the site.

SA Objective		Burbage Settlement Summary
SAO10	<p>To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.</p>	<p>AS107/AS103 (BUR02), AS170 (BUR03), AS987 and AS988 were all identified as having no significant effect on this objective as they are brownfield sites within the settlement boundary.</p> <p>AS114 and AS115 were identified as having the potential to be beneficial or adverse to this objective as they are located within the settlement boundary and have the potential to enhance the landscape structure from within the settlement close to the M69.</p> <p>AS108, AS109, AS110, AS111, AS116, AS118, AS120, AS121, AS122, AS125, and AS971 were identified as having a minor adverse effect on this objective as they are greenfield sites outside of the settlement boundary.</p> <p>AS117 and AS119 were identified as having a major adverse effect due to the sites being greenfield and the Landscape Character Assessment (2006) highlights the need to enhance the landscape structure which separates the village from the M69 corridor. These sites abut the M69 and would result in the settlement adjoining the M69 and the erosion of the countryside.</p> <p>The Landscape Character Assessment (2006) highlights the close relationship between the village and the open landscape to the east as high importance and notes the need for this area to be preserved and protected. As a result AS130, AS132, and AS134 were identified as having a major adverse effect on this objective.</p> <p>AS137 and AS141 were identified as having a major adverse effect on this objective as the Landscape Character Assessment identifies the need to protect and enhance the green open land between Hinckley, Barwell and Earl Shilton. The sites are also within the Green Wedge.</p>
SAO11	<p>To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.</p>	<p>None of the sites assessed are located within the National Forest and therefore were identified as not having a significant effect on this objective.</p>

SA Objective		Burbage Settlement Summary
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	All sites were identified as having a potentially beneficial or adverse effect depending on how the option or policy was implemented as they were identified as suffering from either/both groundwater and surface water flooding and therefore subject to policy DM10 to provide mitigation through appropriate SUDs. There were no sites assessed which fell within flood zones 2, 3a and 3b.
SAO13	To improve air quality particularly through reducing transport related pollutants.	AS170 (BUR03), AS987, and AS988 were identified as having no significant effect on this objective due to it being located within close proximity to local services facilities enabling residents to walk to facilities to meet their day to day needs and providing a relatively small number of dwellings. AS107/AS103 (BUR02), AS108, AS109, AS114, AS115, AS116, AS118, AS120, AS121, AS122, AS125, AS132, AS137, AS141 and AS971 were identified as having a minor adverse direct impact on this objective due to the increase in vehicles which would create transport related pollutants in this location. AS110, AS111, AS117, AS119, AS130, and AS134 were identified as having a major adverse direct due to the number of dwellings which could be accommodated on the site and the associated increase in vehicle movements.
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	All sites were identified as being unlikely to have a significant impact on this SA objective.

SA Objective		Burbage Settlement Summary
SAO15	To minimise energy use and develop renewable energy resources.	<p>AS170 (BUR03), AS987, and AS988 were identified as having no significant effect on this objective due to relatively small number of dwellings to be accommodated on this site</p> <p>AS107/AS103 (BUR02), AS108, AS109, AS114, AS115, AS116, AS118, AS120, AS121, AS122, AS125, AS132, AS137, AS141 and AS971 were identified as having a minor adverse direct impact on this objective due to the increase in energy use associated with the development</p> <p>AS110, AS111, AS117, AS119, AS130, and AS134 were identified as having a major adverse direct effect due to the number of dwellings which could be accommodated on the site and the larger increase in energy use.</p>
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	<p>AS170 (BUR03), AS987, and AS988 were identified as having no significant effect on this objective due to it being located within close proximity to local services facilities enabling residents to walk to facilities to meet their day to day needs and providing a relatively small number of dwellings.</p> <p>AS107/AS103 (BUR02), AS108, AS109, AS114, AS115, AS116, AS118, AS120, AS121, AS122, AS125, AS132, AS137, AS141 and AS971 were identified as having a minor adverse direct impact on this objective due to the increase in vehicles which would create transport related pollutants in this location.</p> <p>AS110, AS111, AS117, AS119, AS130, and AS134 were identified as having a major adverse direct due to the number of dwellings which could be accommodated on the site and the associated increase in vehicle movements.</p>
SAO17	To improve access to education and training for children, young people and adult learners.	All sites assessed were identified as having a minor direct positive effect as they were in the relevant catchment area for community facilities as identified in the Community Facilities Audit (2013).

SA Objective		Burbage Settlement Summary
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	<p>The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub-regional centre and to ensure existing services are supported and help to improve employment opportunities within the settlement. There are eight employment sites within Burbage and therefore with the exception of AS107/AS103 (BUR02) all sites were identified as having a minor positive direct effect.</p> <p>AS107/AS103 (BUR02) was identified as having a major beneficial effect as the site forms part of a mixed use site which is providing additional employment.</p>
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	All sites were identified as having no significant effect on this objective.
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	<p>AS107/AS103 (BUR02), AS170 (BUR03), AS987 and AS988 were identified as having a major beneficial effect on this objective as they are brownfield sites.</p> <p>AS114, AS115 and AS130 were identified as having a minor beneficial effect as they are a combination of greenfield and brownfield land</p> <p>All other sites were identified as having no significant effect on this objective as they are located on greenfield sites.</p>
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites were identified as having potentially beneficial or adverse effects depend on how the option or policy will be implemented. This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective		Burbage Settlement Summary
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	All sites were identified as having no significant effect on this objective as they are located on greenfield sites.
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	The quantum of housing proposed for Burbage within the Core Strategy is derived with the aim of supporting Hinckley as a sub-regional centre and to ensure existing services are supported. All sites were located within the relevant catchment within the Community Facilities Audit and therefore were evaluated as having a minor indirect benefit.
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	<p>AS107/AS103 (BUR02) was identified as having a major beneficial effect as it is within close proximity to public transport including bus and train services.</p> <p>AS170 (BUR03), AS108, AS109, AS120, AS121, AS122, AS125, AS130, AS132, AS134, AS137, AS141, AS971, AS987, and AS988 were identified as having a minor positive direct effect due to their proximity to public transport and services to meet day to day needs.</p> <p>AS110, AS111, AS114, AS115, AS116, AS117, AS118 and AS119 were identified as not having a significant effect on this objective as they are not within the relevant walking distance.</p>

SA Objective	Burbage Settlement Summary
<p>Summary</p>	<p>AS107/AS103 (BUR02) and AS170 (BUR03) have been evaluated as the most sustainable sites to meet the residual housing requirement for Burbage.</p> <p>AS987 and AS988 also scored well against the sustainability appraisal objectives but are small sites and would only deliver 3 dwellings combined.</p> <p>AS114 and AS115 are a combination of greenfield and brownfield land and in light of this scored higher than other alternatives.</p> <p>All other sites are greenfield and outside of the settlement boundary. The main differences between the other alternative options relate to SAO8 and SAO10 which were concerned with the impact on local distinctiveness and the rural landscape.</p> <p>Concern was raised in relation to AS117 and AS119 and the impact the site would have in adjoining Burbage to the M69.</p> <p>AS130, AS132, and AS134 scored lower than other alternatives due to the close relationship between the village and the open landscape to the east and the need for this area to be preserved and protected as highlighted in the Landscape Character Assessment (2006).</p> <p>AS137 and AS141 also scored lower than other alternatives due to the impact on the green wedge.</p>

SA Objective	Congerstone	
	AS507- Land at Main Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 4 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Congerstone, on the proviso the existing local authority owned housing is retained.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 1 dwelling.</p> <p>In addition the site is located in a central location in close proximity to the local bus stop and community centre.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↓↓	<p>The site is situated over 1000 metres from the nearest Health Centre.</p> <p>Development of this would involve the construction of dwellings on an existing centrally located amenity green space to the detriment of this SA objective.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	The Community, Cultural and Tourism Facilities Review does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Congerstone	
	AS507- Land at Main Street	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The quantum of housing proposed for Congerstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇	This development would be required to conform to policy DM6: Enhancement of Biodiversity and Geological Interest. Development of this site would result in the loss in an area of open space.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	⬇⬇	The development of this would involve the removal of a centrally located area of green space which adds to the natural character of Congerstone. In addition the development may involve the demolition of a number of existing dwellings which may impact on Congerstone's built character. The site also stands within the setting of a Listed Church and within Congerstone Conservation Area. Development of this site could have a minor direct impact on this SA objective.

SA Objective	Congerstone	
	AS507- Land at Main Street	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↓↓	The site stands within the Congerstone Conservation area. The Congerstone Conservation Area Appraisal identifies the area of open space covering the site as a key space which affords a view to be protected. Development of this site is likely to have a significant adverse impact on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	The site stands within the existing built limits of Congerstone and as such the local distinctiveness of the rural landscape in the borough area is not considered to be affected by this proposal.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site stands within the existing built limits of Congerstone is not likely to have a significant effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain but that Congerstone has the potential for groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.

SA Objective	Congerstone	
	AS507- Land at Main Street	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↔	Congerstone does not have a local shop within walking distance therefore new residents of the development will be required to drive to and from nearby services. This would however result in a negligible impact on transport related pollutants due to the limited scale of the proposal.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↔	The residual housing number of 4 dwellings for Congerstone would result in a negligible increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The nearest service centre to this site stands approximately 4km away in Market Bosworth District Centre. Residents would be required to largely travel by car to this service centre for most day to day items. Whilst this may increase car trips and result in increased greenhouse gas emissions, the proposed quantum of development is minimal and would have a negligible impact on this SA objective.
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies walking catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the Congerstone Primary School.

SA Objective	Congerstone	
	AS507- Land at Main Street	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Congerstone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of the site would require the development of greenfield open/recreational space and would have no impact on optimising the use of previously developed land.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform to the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Congerstone	
	AS507- Land at Main Street	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↕	<p>The quantum of housing proposed for Congerstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The nearest service centre to this site stands approximately 4km away in Market Bosworth District Centre.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	The site is situated within 400 metres of a bus stop which may encourage residents to use public transport.

SA Objective	Congerstone	
	AS510- Land south of Poplar Terrace	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 4 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Congerstone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 1 dwellings.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000 metres from the nearest Health Centre. A development of this size is not likely to have a significant effect on this SA objective.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p> <p>The site stands approximately 250 metres from the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The site stands in close proximity to Congerstone Conservation Area however the site is largely visually detached and the allocation of this site is not likely to have a significant effect on this SA objective.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The Community, Cultural and Tourism Facilities Review does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Congerstone	
	AS510- Land south of Poplar Terrace	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Congerstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey found the site to be of low ecological value however a species-rich intact hedgerow stands on the boundary with Poplar Terrace and may qualify as a Local Wildlife Site. Development of this should retain this ecological boundary feature to ensure there is no significant effect on this SA objective in line with DM6: Enhancement of Biodiversity and Geological Interest.</p>

SA Objective	Congerstone	
	AS510- Land south of Poplar Terrace	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The Landscape Character Assessment identifies Congerstone as an estate village within the Gopsall Parkland Character Area. It identifies a landscape strategy which seeks to strengthen primary hedge lines and field boundaries, retain features such as estate fencing and open roadsides. The development of this site could contribute to this strategy depending of the design and retention of these features.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	The site stands within the setting of both the Congerstone Conservation Area and the Ashby Canal Conservation Area and development of this site could potentially have a positive or negative effect on these heritage assets depending on their design. Development of this site would be required to adhere to the provisions of DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	Whilst this site is a greenfield site outside of the settlement boundary of Congerstone it is closely bounded by the roadways of Poplar Terrace and Barton Road with residential properties on three sides and bounded entirely by hedgerows. Whilst development of this site would be an encroachment into the rural landscape it is considered to have a limited detrimental impact on the landscapes local distinctiveness due to its location.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Congerstone	
	AS510- Land south of Poplar Terrace	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain but that Congerstone has the potential for groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	Congerstone does not have a local shop within walking distance therefore new residents of the development will be required to drive to and from nearby services. This would however result in a negligible impact on transport related pollutants due to the limited scale of the proposal.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↔	The residual housing number of 4 dwellings for Congerstone would result in a negligible increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The nearest service centre to this site stands approximately 4km away in Market Bosworth District Centre. Residents would be required to largely travel by car to this service centre for most day to day items. Whilst this may increase car trips and result in increased greenhouse gas emissions, the proposed quantum of development is minimal and would have a negligible impact on this SA objective.
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies walking catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the Congerstone Primary School.







SA Objective	Congerstone	
	AS510- Land south of Poplar Terrace	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Congerstone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform to the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Congerstone	
	AS510- Land south of Poplar Terrace	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↕	<p>The quantum of housing proposed for Congerstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The nearest service centre to this site stands approximately 4km away in Market Bosworth District Centre.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	The site is situated within 400 metres of a bus stop which may encourage residents to use public transport.

SA Objective	Congerstone	
	AS511- Land north of Barton Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of the residual of 4 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Congerstone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 1 dwelling.</p> <p>In addition the site is located within 400m of a bus stop and community centre.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000 metres from the nearest Health Centre. A development of this size is not likely to have a significant effect on this SA objective.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p> <p>The site stands approximately 235metres from the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The site stands in close proximity to Congerstone Conservation Area however the site is largely visually detached and the allocation of this site is not likely to have a significant effect on this SA objective.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The Community, Cultural and Tourism Facilities Review does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Congerstone	
	AS511- Land north of Barton Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Congerstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey found the site to be of moderate ecological value with a species-rich intact hedgerow stands on the boundary with Barton Road which may qualify as a Local Wildlife Site. Development of this should retain this ecological boundary feature to ensure there is no significant effect on this SA objective.</p>

SA Objective	Congerstone	
	AS511- Land north of Barton Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	<p>The Landscape Character Assessment identifies Congerstone as an estate village within the Gopsall Parkland Character Area. It identifies a landscape strategy which seeks to strengthen primary hedge lines and field boundaries, retain features such as estate fencing and open roadsides.</p> <p>This site is visible on the approach to Congerstone down Barton Road, providing an open roadside and strong boundary features. Development of this site has the potential to adversely affect this SA objective depending on design.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>The site stands within the setting of the Congerstone Conservation Area and the Ashby Canal Conservation Area and development of this site could potentially have a positive or negative effect on these heritage assets depending on their design. Development of this site would be required to adhere to the provisions of DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	<p>The site is situated on the northern entrance to the village with open roadside frontage with Barton Road. The site is enclosed to the rear with trees and hedgerows largely obscuring the site from wide aspect views from the north. The southern aspect is largely obscured by properties on Poplar Terrace and Barton Road. Therefore this site is not viewed in the context of the wider rural landscape and the allocation of this site is not likely to have a significant effect on this SA objective.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	<p>The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Congerstone	
	AS511- Land north of Barton Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that a portion of land adjacent the northern boundary of the site encompasses flood zones 2 and 3 and development of this site has the potential to have a direct adverse impact on this SA objective.
To improve air quality particularly through reducing transport related pollutants.		Congerstone does not have a local shop within walking distance therefore new residents of the development will be required to drive to and from nearby services. This would however result in a negligible impact on transport related pollutants due to the limited scale of the proposal.
To proactively manage mineral resources and avoid/reduce pollution of land.		The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.		The residual housing number of 4 dwellings for Congerstone would result in a negligible increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The nearest service centre to this site stands approximately 4km away in Market Bosworth District Centre. Residents would be required to largely travel by car to this service centre for most day to day items. Whilst this may increase car trips and result in increased greenhouse gas emissions, the proposed quantum of development is minimal and would have a negligible impact on this SA objective.
To improve access to education and training for children, young people and adult learners.		The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies walking catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the Congerstone Primary School.

SA Objective	Congerstone	
	AS511- Land north of Barton Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Congerstone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↔	This development would be required to conform to the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA objective.

SA Objective	Congerstone	
	AS511- Land north of Barton Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↕	<p>The quantum of housing proposed for Congerstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in a minor indirect benefit.</p> <p>The nearest service centre to this site stands approximately 4km away in Market Bosworth District Centre.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	<p>The site is situated within 400 metres of a bus stop which may encourage residents to use public transport.</p>

SA Objective	Congerstone	
	AS508 (CON02) - Fox Covert Farm, Main Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 4 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Congerstone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 1 dwelling.</p> <p>In addition the site is located in a central location in close proximity to the local bus stop and community centre.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000 metres from the nearest Health Centre. A development of this size is not likely to have a significant effect on this SA objective.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p> <p>The site stands approximately 110 metres from the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↑	<p>The site stands within the Congerstone Conservation Area. The site includes existing historic farm buildings with features worthy of preservation including the courtyard arrangement of the structures. The Congerstone Conservation Area Appraisal notes the character of the area is primarily derived from the agricultural origins of the settlement.</p> <p>Development of the site has the ability to convert the existing agricultural buildings to residential use to retain the heritage significance in line with DM11 and DM12 resulting in a potential direct benefit of the allocation.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Congerstone	
	AS508 (CON02) - Fox Covert Farm, Main Street	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The conversion of disused agricultural buildings to habitable dwellings is likely to increase natural surveillance and has the potential direct benefit to improve community safety.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The quantum of housing proposed for Congerstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey found the site to be of moderate ecological value and the development has the potential to have an adverse impact on this SA objective. This may however be mitigated to some degree by the conversion of the existing buildings and implementation of development management policy DM6: Enhancement of Biodiversity and Geological Interest.</p>

SA Objective	Congerstone	
	AS508 (CON02) - Fox Covert Farm, Main Street	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>Development of the site has the ability to convert the existing agricultural buildings to residential use to retain the heritage significance in line with DM11 and DM12 resulting in a potential direct benefit of the allocation.</p> <p>The Landscape Character Assessment identifies Congerstone as an estate village within the Gopsall Parkland Character Area. It identifies a landscape strategy which seeks to strengthen primary hedge lines and field boundaries and maintain character and scale of estate villages. The development of this site and conversion of the existing agricultural buildings could contribute to this strategy.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↑↑	<p>The site stands within the Congerstone Conservation Area. The site includes existing historic farm buildings with features worthy of preservation including the courtyard arrangement of the structures. The Congerstone Conservation Area Appraisal notes the character of the area is primarily derived from the agricultural origins of the settlement which can be identified through a number of existing and former farm buildings including Fox Covert Farm. Fox Covert Farm is identified as an important building within the Conservation area.</p> <p>Development of the site has the ability to convert the existing agricultural buildings to residential use to retain the heritage significance in line with DM11 and DM12 resulting in a potential direct benefit of the allocation.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↑	The site is situated within the existing built form of Congerstone and will not encroach into the rural landscape beyond. This ensures the adjacent paddock remains in its current use affording views from the site to wider countryside.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Congerstone	
	AS508 (CON02) - Fox Covert Farm, Main Street	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain but that Congerstone has the potential for groundwater flooding however this can be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	Congerstone does not have a local shop within walking distance therefore new residents of the development will be required to drive to and from nearby services. This would however result in a negligible impact on transport related pollutants due to the limited scale of the proposal.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↔	The number of dwellings converted from existing structures would result in a negligible increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The nearest service centre to this site stands approximately 4km away in Market Bosworth District Centre. Residents would be required to largely travel by private car to this service centre for the most day to day items. Whilst this may increase car trips and result in increased greenhouse gas emissions, the proposed quantum of development is minimal and would have a negligible impact on this SA objective.
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies walking catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the Congerstone Primary School.

SA Objective	Congerstone	
	AS508 (CON02) - Fox Covert Farm, Main Street	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	Congerstone has no identified employment site therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The allocation of this site is unlikely to have a significant impact on the SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	The site includes existing historic farm buildings with features worthy of preservation including the courtyard arrangement of the structures. Development of the site has the ability to convert the existing agricultural buildings to optimise their reuse for residential purposes.
To promote and ensure high standards of sustainable design and construction.	↕	The development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Congerstone	
	AS508 (CON02) - Fox Covert Farm, Main Street	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↕	<p>The quantum of housing proposed for Congerstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The nearest service centre to this site stands approximately 4km away in Market Bosworth District Centre.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	<p>The site is situated within 400 metres of a bus stop which may encourage residents to use public transport.</p>

SA Objective		Congerstone Settlement Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	All sites within Congerstone were identified as having a minor beneficial effect on this SA objective as all sites are capable to accommodate the Core Strategy Residual housing requirement of 4 dwellings and the provision of 1 dwelling.
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	All sites stand outside the walking catchment of 1000 metres for health services therefore creating a need to travel. Therefore no site is considered to contribute to this SA objective. Site AS507 was assessed as the worst site for this criterion with an assessment that its allocation would result in loss of amenity green space.
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	Site AS508 (CON02) was evaluated as the most advantageous site for this SA objective, assessed as potentially beneficial. AS508 (CON02) seeks to re-use existing buildings which are identified as important to the character of the Conservation Area through the Conservation Area Appraisal. All other sites were evaluated as having no significant effect on this SA objective.
SAO4	To improve access to and participation in cultural and leisure activities.	No site includes the provision of cultural or leisure facilities as defined by the Community, Cultural and Tourism Facilities Review and no site stands within walking distance of such a facility. Therefore all sites have no significant impact on this SA objective.
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	Site AS508 (CON02) is evaluated as potentially beneficial on this SA objective as the redundant agricultural buildings currently stand on the site and bringing these structures back into use is likely to increase natural surveillance and reduce some criminal opportunities. All other sites were evaluated as having no significant effect on this SA objective.

SA Objective		Congerstone Settlement Summary
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	All sites were evaluated as having a minor beneficial effect on this SA objective because all sites can accommodate the Core Strategy residual housing requirement which seeks to maintain rural population levels to ensure existing services are supported.
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	All sites (with the exception of AS507) were evaluated as potentially beneficial or adverse on this SA objective depending on how policy DM6:Enhancement of Biodiversity and Geological Interest is implemented and any ecological interest is retained and enhanced. Site AS510 has a potential Local Wildlife Site and AS507 was evaluated as having a minor adverse effect on this SA objective as it would involve the loss of open space.
SAO8	To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	Site AS508 (CON02) was evaluated most favourably in regards to this SA objective as the conversion of the existing buildings into 4 dwellings would result in no encroachment in the rural landscape beyond and conserve an important building which contributes to the local distinctiveness of Congerstone. Site AS507 was evaluated the least favourably as development of this site would result in the loss of the prominent and centrally located area of open space, to the detriment on Congerstone's local distinctiveness .

SA Objective		Congerstone Settlement Summary
SAO9	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	<p>Site AS507 was evaluated the least favourably against this SA objective, with a major adverse effect. Development of this site would result in the loss of the area of open space which the Congerstone Conservation Area Appraisal identifies as a key space which affords protection to a view.</p> <p>Site AS508 (CON02) was evaluated the most favourably with a major beneficial effect as development on this site would result in the retention of this important building within the Conservation Area, leading to an overall enhancement.</p>
SAO10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>Site AS508 (CON02) was evaluated the most favourably with a minor beneficial effect as development of this site would not encroach into the rural landscape beyond. The redevelopment of the existing agricultural buildings ensures the adjacent paddock stays in its current use, maintaining views from the settlement into the wider countryside.</p> <p>All other sites were evaluated as having no significant effect on this SA objective because, the limited level of development proposed (4 dwellings), they are located within the settlement (AS507) or on its periphery largely obscured from wide aspect views from the countryside by vegetation and existing dwellings.</p>
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	All sites were evaluated as having no significant effect on this SA objective because no site stands within the National Forest or include woodland within their boundaries.
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	<p>All sites within the exception of site AS511, stand outside of the floodplain as identified through the Strategic Flood Risk Assessment (2014) and would therefore result in no significant effect on this SA objective.</p> <p>Site AS511 was evaluated the least favourably for this SA objective as flood plain zones 2 and 3 cover part of the site.</p>

SA Objective		Congerstone Settlement Summary
SAO13	To improve air quality particularly through reducing transport related pollutants.	All sites were evaluated as having no significant effect on this SA objective due the limited number of dwellings proposed leading to very limited increases in transport related pollutants.
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	All sites were evaluated as having no significant effect on this SA objective.
SAO15	To minimise energy use and develop renewable energy resources.	All sites were evaluated as having no significant effect on this SA objective as the limited number of dwellings proposed (4 dwellings) would result in a negligible increase in energy use in this location.
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	All sites were evaluated as having no significant effect on this SA objective due the limited number of dwellings proposed leading to very limited increases in greenhouse gas emissions.
SAO17	To improve access to education and training for children, young people and adult learners.	All sites were evaluated as having a minor beneficial effect on this SA objective because all sites stands within the 800 metre walking distance catchment area of Congerstone Primary School, identified through the Community, Cultural and Tourism Facilities Review.
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	All sites were evaluated as having no significant effect on this SA objective because Congerstone does not have an identified employment site.
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	All sites were evaluated as having no significant effect on this SA objective.

SA Objective		Congerstone Settlement Summary
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	All sites, with the exception of AS508 (CON02) were evaluated as having no significant effect on this SA objective as these sites would develop greenfield land. Site AS508 (CON02) had the most favourable assessment and was evaluated as having a major beneficial effect on this SA objective as it proposes to utilise existing buildings.
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites were evaluated as having potentially beneficial or adverse effects depending on when the scheme is implemented as sustainable design and construction is a requirement of Building Regulations.
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	All sites were evaluated as having no significant effect on this SA objective.
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	All sites were evaluated as having no significant effect on this SA objective.
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	All sites were evaluated as having a potential indirect benefit to this SA objective because all sites can accommodate the Core Strategy residual housing requirement which seeks to maintain rural population levels to ensure existing services are supported. In addition all sites are situated within walking distance of a bus stop presented the opportunity for public transportation use.

SA Objective	Congerstone Settlement Summary
<p>Summary</p>	<p>Overall site AS508 (CON02) has been evaluated as the most sustainable site for the proposed residential development of the Core Strategy residual when balanced against the reasonable alternatives i.e. AS507, AS510 and AS511. AS508 (CON02) has been evaluated as the most favourable site for 6 out of the 24 sustainability criteria. This site has a sustainable advantage over the other sites as the scheme involves a conversion of existing agricultural buildings, centrally located and within the Conservation area with the potential to maintain and enhance the character of the Congerstone Conservation Area and enhance local distinctiveness.</p> <p>Overall site AS507 has been evaluated as the least sustainable site for the proposed residential development of the Core Strategy residual when balanced against the reasonable alternatives i.e. AS508 (CON02), AS510 and AS511. AS507 has been evaluated as the least favourable site for 5 out of the 24 sustainability criteria. The result is largely due to the site standing on an area of amenity green space, which is prominent and centrally located and adds to the distinctiveness of the settlement and Conservation area which would be lost through the allocation of this site for residential development.</p> <p>Site AS511 includes are an area of flood zone which reduces the sustainability of this site in relation to the reasonable alternatives.</p>

SA Objective	Groby Site Allocations	
	AS254 – Land at Sacheverell Way, Groby	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site would meet the residual housing requirement for Groby of 84 dwellings in its entirety and would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 33 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop, primary school, and open space. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is over 1000 metres of a health centre and within 400 metres of an open space.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The site is over 900 metres from a Conservation Area. This site is not likely to have a significant effect on this SA objective.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>This site is not likely to have a significant effect on this SA objective.</p>


SA Objective	Groby Site Allocations	
	AS254 – Land at Sacheverell Way, Groby	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, schools and place of worship but outside of the catchment for a health centre.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of low ecological value.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource. The potential allocation would remove part of the Green Wedge.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>





SA Objective	Groby Site Allocations	
	AS254 – Land at Sacheverell Way, Groby	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	<p>The site is located on the edge of Groby and abuts residential properties, agricultural land and a trunk road. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity.</p> <p>This site would breach Sacheverell Way which acts as a man made boundary to the built form of Groby. It would therefore dramatically change the morphology of the settlement.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is over 900 metres from a Conservation Area. This site is not likely to have a significant effect on this SA objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This is a Greenfield site adjacent to the settlement boundary. It breaches Sachverell Way which acts as a man made physical boundary to the built form of Groby.</p>

SA Objective	Groby Site Allocations	
	AS254 – Land at Sacheverell Way, Groby	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↓↓	The Strategic Flood Risk Assessment (2014) identifies that the site lies within Flood Zones 2, 3a, and 3b. The site has the potential for groundwater flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop, primary school, and open space. A Health Centre is over 1000 metres of the site. However, the introduction of 84 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.

SA Objective	Groby Site Allocations	
	AS254 – Land at Sacheverell Way, Groby	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.	↓	The introduction of 84 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop, primary school, and open space. A Health Centre is over 1000 metres of the site.</p> <p>However, the introduction of 84 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, schools and place of worship but outside of the catchment for a health centre.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.




SA Objective	Groby Site Allocations	
	AS254 – Land at Sacheverell Way, Groby	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, schools and place of worship but outside of the catchment for a health centre.</p>

SA Objective	Groby Site Allocations	
	AS254 – Land at Sacheverell Way, Groby	
	Appraisal	Comments/Recommendations
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The site is within 400 metres of a local centre and bus stop and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Groby Site Allocations	
	AS270 – Land to the rear of Fern Crescent, Groby	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site would deliver 36 dwellings and would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 14 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, primary school, and open space and 800 metres of a local centre. A Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>The site is within 1000 metres of a health centre and within 400 metres of an open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>The site is within 250 metres from a Conservation Area however it is visually detached and therefore not likely to have a significant effect on this SA objective.</p>
To improve access to and participation in cultural and leisure activities.		<p>This site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Groby Site Allocations	
	AS270 – Land to the rear of Fern Crescent, Groby	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Groby Site Allocations	
	AS270 – Land to the rear of Fern Crescent, Groby	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	<p>The site is bounded by residential properties, schools and paddocks and the A50 is within close proximity. The Areas of Separation Review (2012) identified that the site and its surrounding area had an undulating landscape which contrasts with the surrounding area. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity. An identified key characteristic which relates to land abutting the site is localised steep slopes around rocky outcrops. The landscape strategy is to conserve and enhance rocky outcrops any development would have to be sympathetic to this.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is within 250 metres from a Conservation Area however it is visually detached and therefore not likely to have a significant effect on this SA objective.</p>

SA Objective	Groby Site Allocations	
	AS270 – Land to the rear of Fern Crescent, Groby	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The site is bounded by residential properties, schools and paddocks and the A50 is within close proximity. The Areas of Separation Review (2012) identified that the site and its surrounding area had an undulating landscape which contrasts with the surrounding area. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity. An identified key characteristic which relates to land abutting the site is localised steep slopes around rocky outcrops. The landscape strategy is to conserve and enhance rocky outcrops any development would have to be sympathetic to this.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		<p>The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.</p>
To maintain and improve the quality of water resources and protect the flood plain.		<p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.</p>




SA Objective	Groby Site Allocations	
	AS270 – Land to the rear of Fern Crescent, Groby	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, primary school, and open space and 800 metres of a local centre. A Health Centre is within 1000 metres of the site.</p> <p>However, the introduction of 36 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 36 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, primary school, and open space and 800 metres of a local centre. A Health Centre is within 1000 metres of the site.</p> <p>However, the introduction of 36 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.</p>






SA Objective	Groby Site Allocations	
	AS270 – Land to the rear of Fern Crescent, Groby	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Groby Site Allocations	
	AS270 – Land to the rear of Fern Crescent, Groby	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a bus stop and 800 local centre and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Groby Site Allocations	
	AS497 – Land to the north of the M1	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site would meet the residual housing requirement for Groby of 84 dwellings in its entirety and would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 33 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, primary school, and secondary school and within 800 metres of an open space and local centre. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is over 1000 metres of a health centre and within 800 metres of an open space.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↕	<p>The site is over 1 kilometre away from a Conservation Area but within close proximity to the listed Martinshaw Lodge (Grade II) which is post medieval hunting loge and the planted ancient woodland of Martinshaw Woods which is also a local wildlife site.</p> <p>Policies DM11: Protecting and enhancing the historic environment and DM12: Heritage Assets would apply.</p>

SA Objective	Groby Site Allocations	
	AS497 – Land to the north of the M1	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	↔	This site is not likely to have a significant effect on this SA objective.
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is outside the relevant catchment area for a library, community centre/village hall, health centre, primary school, and place of worship.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇	The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource. The potential allocation would remove part of the Green Wedge. This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Groby Site Allocations	
	AS497 – Land to the north of the M1	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>The site is detached from Groby surrounded by school fields, agricultural land and the M1. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity. The site rises upwards towards Martinshaw Woods a planted ancient woodland and local wildlife site which has particular sensitivities.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>The site is over 1 kilometre away from a Conservation Area but within close proximity to the listed Martinshaw Lodge (Grade II) which is post medieval hunting loge and the planted ancient woodland of Martinshaw Woods which is also a local wildlife site.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>This potential allocation is detached from Groby. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity. The site rises upwards towards Martinshaw Woods a planted ancient woodland and local wildlife site which has particular sensitivities and is locally distinct.</p>




SA Objective	Groby Site Allocations	
	AS497 – Land to the north of the M1	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, primary school, and secondary school and within 800 metres of a open space and local centre. A Health Centre is over 1000 metres of the site. However, the introduction of 84 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 84 dwellings on a Greenfield site would increase energy use in this location.






SA Objective	Groby Site Allocations	
	AS497 – Land to the north of the M1	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, primary school, and secondary school and within 800 metres of a open space and local centre. A Health Centre is over 1000 metres of the site.</p> <p>However, the introduction of 84 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is outside the relevant catchment area for a library, community centre/village hall, health centre, primary school, and place of worship. It is within the catchment for a secondary schools.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Groby Site Allocations	
	AS497 – Land to the north of the M1	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↓	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is outside the relevant catchment area for a library, community centre/village hall, health centre, primary school, and place of worship which results in the site having a potential negative direct effect.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	The site is within 400 metres of a bus stop and 800 metres to local centre and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Groby Site Allocations	
	AS498 – Land east of Groby Village Cemetery, Groby Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site would provide 83 dwellings and would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 33 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of bus stop, primary school, secondary school, and open space and within 800 metres of a local centre. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is over 1000 metres of a health centre and within 400 metres of an open space.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The site is just under 600 metres from a Conservation Area and 700 metres from a listed building. This site is not likely to have a significant effect on this SA objective.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>This site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Groby Site Allocations	
	AS498 – Land east of Groby Village Cemetery, Groby Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, health centre, schools and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of low ecological value.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource. The potential allocation would remove part of the Green Wedge.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Groby Site Allocations	
	AS498 – Land east of Groby Village Cemetery, Groby Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>The site is located on the edge of Groby surrounded by residential properties, cemetery, open space and roads. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity. The site abuts the built form of Groby but it is surrounded by green infrastructure such as a cemetery, open space and Cowpen Spinney.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>The site is just under 600 metres from a Conservation Area and 700 metres from a listed building. This site is not likely to have a significant effect on this SA objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The site is located on the edge of Groby surrounded by residential properties, cemetery, open space and roads. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity. The site abuts the built form of Groby, it is surrounded by green infrastructure such as a cemetery, open space and Cowpen Spinney.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>




SA Objective	Groby Site Allocations	
	AS498 – Land east of Groby Village Cemetery, Groby Road	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site does not lie within a Flood Zone. The site has the potential for groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of bus stop, primary school, secondary school, and open space and within 800 metres of a local centre. A Health Centre is over 1000 metres of the site. However, the introduction of 83 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 83 dwellings on a Greenfield site would increase energy use in this location.

SA Objective	Groby Site Allocations	
	AS498 – Land east of Groby Village Cemetery, Groby Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of bus stop, primary school, secondary school, and open space and within 800 metres of a local centre. A Health Centre is over 1000 metres of the site.</p> <p>However, the introduction of 83 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, health centre, schools and place of worship.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Groby Site Allocations	
	AS498 – Land east of Groby Village Cemetery, Groby Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, health centre, schools and place of worship.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a bus stop and 800 metres of a local centre and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Groby Site Allocations	
	AS611 – Land South of the Leicester Western Bypass	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site would meet the residual housing requirement for Groby of 84 dwellings in its entirety and would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 33 dwellings.</p> <p>The SHLAA identifies that the site is within 400 metres of a bus stop, primary school and open space and 800 metres of a local centre. A Health Centre is over 1000 metres of the site. The A46 divides this site from the settlement of Groby and there is a footbridge across the A46 from this site which would enable residents to walk into Groby for these amenities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is over 1000 metres of a health centre and within 800 metres of an open space.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>This site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Groby Site Allocations	
	AS611 – Land South of the Leicester Western Bypass	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	↔	This site is not likely to have a significant effect on this SA objective.
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, schools and place of worship but outside of the catchment for a health centre.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇	The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value. The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource. The potential allocation would remove part of the Green Wedge. This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Groby Site Allocations	
	AS611 – Land South of the Leicester Western Bypass	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>The site is located on the edge of Groby and abuts residential properties, agricultural land and a trunk road. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity.</p> <p>This site would breach Sacheverell Way and the A46 which act as a man made boundary to the built form of Groby. It would therefore dramatically change the morphology of the settlement.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>The site is over 800 metres from a Conservation Area. This site is not likely to have a significant effect on this SA objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>This is a Greenfield site not adjacent to the settlement boundary. It breaches Sachverell Way and the A46 which acts as a man made physical boundary to the built form of Groby.</p>

SA Objective	Groby Site Allocations	
	AS611 – Land South of the Leicester Western Bypass	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain and is not impacted upon by surface water or ground water flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The SHLAA identifies that the site is within 400 metres of a bus stop, primary school and open space and 800 metres of a local centre. A Health Centre is over 1000 metres of the site. The A46 divides this site from the settlement of Groby and there is a footbridge across the A46 from this site which would enable residents to walk into Groby for these amenities.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 84 dwellings on a Greenfield site would increase energy use in this location.

SA Objective	Groby Site Allocations	
	AS611 – Land South of the Leicester Western Bypass	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>The SHLAA identifies that the site is within 400 metres of a bus stop, primary school and open space and 800 metres of a local centre. A Health Centre is over 1000 metres of the site. The A46 divides this site from the settlement of Groby and there is a footbridge across the A46 from this site which would enable residents to walk into Groby for these amenities.</p> <p>However, the introduction of 84 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, schools and place of worship but outside of the catchment for a health centre.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.





SA Objective	Groby Site Allocations	
	AS611 – Land South of the Leicester Western Bypass	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↓	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a library, community centre/village hall, schools and place of worship but outside of the catchment for a health centre. The A46 divides this site from the settlement of Groby and there is a footbridge across the A46 from this site which would enable residents to walk into Groby for these amenities.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↕	The SHLAA identifies that the site is within 400 metres of a bus stop, primary school and open space and 800 metres of a local centre. A Health Centre is over 1000 metres of the site. The A46 divides this site from the settlement of Groby and there is a footbridge across the A46 from this site which would enable residents to walk into Groby for these amenities.

SA Objective	Groby Site Allocations	
	AS620 – Land west of Anstey Lane, Groby	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site would meet the residual housing requirement for Groby of 84 dwellings in its entirety and would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 33 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 800 metres of a bus stop, open space and primary school. A Health Centre is over 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↕	<p>The site is over 1000 metres of a health centre and within 800 metres of an open space.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↕	This site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↕	This site is not likely to have a significant effect on this SA objective.

SA Objective	Groby Site Allocations	
	AS620 – Land west of Anstey Lane, Groby	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is outside the relevant catchment area for all community facilities identified within the audit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇	<p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource. The potential allocation would remove part of the Green Wedge.</p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Groby Site Allocations	
	AS620 – Land west of Anstey Lane, Groby	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	⇕	<p>The site is located on the edge of Groby and abuts the A50 and agricultural land. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity.</p> <p>This site would breach the A50 which acts as a man made boundary to the built form of Groby. It would therefore dramatically change the morphology of the settlement.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is over 900 metres from a Conservation Area. This site is not likely to have a significant effect on this SA objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This is a Greenfield site adjacent to the settlement boundary. It breaches the A50 which acts as a man made physical boundary to the built form of Groby.</p>

SA Objective	Groby Site Allocations	
	AS620 – Land west of Anstey Lane, Groby	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.
To maintain and improve the quality of water resources and protect the flood plain.	↓↓	The Strategic Flood Risk Assessment (2014) identifies that the site lies within Flood Zones 2, 3a, and 3b. The site has the potential for groundwater flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within walking distance to a number of services which are as follows: 800 metres of a bus stop, open space and primary school. A Health Centre is over 1000 metres from the site. A local centre is over 800 metres from the site and therefore it is likely that residents would use a private vehicle to access local shops to meet day to day needs. The A50 also acts as a physical barrier. However, the introduction of 84 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 84 dwellings on a Greenfield site would increase energy use in this location.

SA Objective	Groby Site Allocations	
	AS620 – Land west of Anstey Lane, Groby	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>The site is within walking distance to a number of services which are as follows: 800 metres of a bus stop, open space and primary school. A Health Centre is over 1000 metres of the site. A local centre is over 800 metres from the site and therefore it is likely that residents would use a private vehicle to access local shops to meet day to day needs. The A50 also acts as a physical barrier.</p> <p>However, the introduction of 84 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.		<p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is outside the relevant catchment area for all community facilities identified within the Audit.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.</p>
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Groby Site Allocations	
	AS620 – Land west of Anstey Lane, Groby	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↓	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is outside the relevant catchment area for all community facilities identified within the audit.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↓	The site is within walking distance to a bus stop but a local centre is over 800 metres from the site and therefore it is likely that residents would use a private vehicle to access local shops to meet day to day needs. The A50 also acts as a physical barrier.

SA Objective	Groby Site Allocations	
	AS264 (GRO02) – Land south of Martinshaw Lane	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The potential allocation of this site for the development of 11 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 4 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop and open space; and 800 metres of a primary school and post office. A Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is within 1000 metres of a health centre and within 400 metres of an open space.</p> <p>The site is within walking distance to the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	This site is not likely to have a significant effect on this SA objective.

SA Objective	Groby Site Allocations	
	AS264 (GRO02) – Land south of Martinshaw Lane	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of lower ecological value.</p> <p>The site is within walking distance to the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>The potential allocation is a greenfield site within the settlement boundary and therefore preferential to a greenfield site adjacent to a settlement.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Groby Site Allocations	
	AS264 (GRO02) – Land south of Martinshaw Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>The Landscape Character Assessment (LCA) (2006) assessed the urban character of Groby, it identifies that this site is within an area of 20th Century development and adjacent to modern properties to three sides. There are some older terraced housing located on Ratby Road and identified as 19th Century development in the LCA. Due to the enclosed nature of this site the allocation would have little effect on local distinctiveness.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>A Conservation Area is located within 200 metres of the site however due to the enclosed nature of the site it will not be visible from the Conservation Area setting.</p> <p>The site is identified as having uncertain but potentially significant archaeological potential.</p> <p>It will therefore have little effect on the historic environment or cultural assets.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This potential allocation is within the built form of Groby and will therefore have little effect on the rural landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.

SA Objective	Groby Site Allocations	
	AS264 (GRO02) – Land south of Martinshaw Lane	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The site is not identified as being within a flood zone in the SFRA (2014) and therefore the site is unlikely to have a significant impact on this SA objective.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop and open space; and 800 metres of a primary school and post office. A Health Centre is within 1000 metres of the site.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 11 dwellings on a greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop and open space; and 800 metres of a primary school and post office. A Health Centre is within 1000 metres of the site. However, the introduction of 11 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.






SA Objective	Groby Site Allocations	
	AS264 (GRO02) – Land south of Martinshaw Lane	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship. Groby provides educational provision for the full age range in the village.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This site is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Groby Site Allocations	
	AS264 (GRO02) – Land south of Martinshaw Lane	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This site is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a bus stop and local centre and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Groby Site Allocations	
	AS1081 (GRO03) – Land to the rear of Daisy Close	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The potential allocation of this site for the development of 38 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 15 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop, open space, primary school and post office. A Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is within 1000 metres of a health centre and within 400 metres of an open space.</p> <p>The site is within walking distance to the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	This site is not likely to have a significant effect on this SA objective.

SA Objective	Groby Site Allocations	
	AS1081 (GRO03) – Land to the rear of Daisy Close	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value.</p> <p>The site is within walking distance to the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Groby Site Allocations	
	AS1081 (GRO03) – Land to the rear of Daisy Close	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	The site is enclosed and surrounded by modern residential properties and the A50. Due to the enclosed nature of this site the potential allocation will have little effect on local distinctiveness. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	The site is within 100 metres of a Conservation Area. The site is identified as having uncertain but potentially significant archaeological potential. Due to the enclosed nature of the site it is unlikely to have a significant effect on this sustainability appraisal objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This potential allocation is surrounded by residential properties and will have little effect on the rural landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.

SA Objective	Groby Site Allocations	
	AS1081 (GRO03) – Land to the rear of Daisy Close	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has the potential for surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop and open space; and 800 metres of a primary school and post office. A Health Centre is within 1000 metres of the site.
To proactively manage mineral resources and avoid/reduce pollution of land.		This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 38 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a local centre, bus stop and open space; and 800 metres of a primary school and post office. A Health Centre is within 1000 metres of the site. However, the introduction of 38 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.

SA Objective	Groby Site Allocations	
	AS1081 (GRO03) – Land to the rear of Daisy Close	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship. Groby provides educational provision for the full age range in the village.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Groby Site Allocations	
	AS1081 (GRO03) – Land to the rear of Daisy Close	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a bus stop and local centre and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Groby Site Allocations	
	AS704 (GRO04) – Land at Laurel Farm	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 45 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Groby and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 18 dwellings.</p> <p>The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, open space, and primary school and over 800 metres to a local centre and post office. A Health Centre is within 1000 metres of the site.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is within 1000 metres of a health centre and within 400 metres of an open space.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	The site is just under 700 metres from a Conservation Area. This site is not likely to have a significant effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	This site is not likely to have a significant effect on this SA objective.

SA Objective	Groby Site Allocations	
	AS704 (GRO04) – Land at Laurel Farm	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is just outside the relevant catchment area for a library, community centre/village hall, health centre, schools and place of worship. The site is just outside the 800 metre walking distance to the above uses however it is judged that the site is within a reasonable walking distance.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇️⬇️	<p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of high ecological value.</p> <p>The site is within the Rothley Brook Green Wedge, the role of the Green Wedge is to provide a green lung and recreational resource. The potential allocation would remove part of the Green Wedge.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Groby Site Allocations	
	AS704 (GRO04) – Land at Laurel Farm	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	The site is located on the edge of Groby surrounded by residential properties and roads. The Landscape Character Assessment (2006) places the site within the Charnwood Fringe Character Area and notes that it is diverse and sometimes has dramatic features which results in high sensitivity. As this site is sandwiched between the built form of Groby and Sacheverell Way it is judged unlikely to have an impact on the built and natural character of Groby. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	The site is just less than 700 metres of a Conservation Area and is unlikely to have an impact on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This potential allocation is adjacent to the built form of Groby and enclosed by Sacheverell Way and Leicester Road. Due to the site being surrounded by man made features it does not feel particularly rural in character. The site is visible from Sacheverell Way.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↑	The site is located within the National Forest and Policy 21 of the Core Strategy would apply. This requires developments to provide on-site or nearby landscaping that meets the National Forest development Planting guidelines or in exceptional circumstances a commuted sum will be applied.

SA Objective	Groby Site Allocations	
	AS704 (GRO04) – Land at Laurel Farm	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, open space, and primary school and over 800 metres to a local centre and post office. A Health Centre is within 1000 metres of the site. However, the introduction of 45 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This site is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 45 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site is located within close proximity to local services and facilities and therefore residents would be able to walk to facilities meet their everyday needs reducing the need to use a private vehicle. The site is within walking distance to a number of services which are as follows: 400 metres of a bus stop, open space, and primary school and over 800 metres to a local centre and post office. A Health Centre is within 1000 metres of the site. However, the introduction of 45 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would increase greenhouse gas emissions in this location.

SA Objective	Groby Site Allocations	
	AS704 (GRO04) – Land at Laurel Farm	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is just outside the relevant catchment area for a library, community centre/village hall, health centre, schools and place of worship. The site is just outside the 800 metre walking distance to the above uses however it is judged that the site is within a reasonable walking distance.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Groby.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This site will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Groby Site Allocations	
	AS704 (GRO04) – Land at Laurel Farm	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	<p>The quantum of housing proposed for Groby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is just outside the relevant catchment area for a library, community centre/village hall, health centre, schools and place of worship. The site is just outside the 800 metre walking distance to the above uses however it is judged that the site is within a reasonable walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400 metres of a bus stop and local centre and therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective		Grobby Settlement Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	<p>AS1081 (GRO03), AS705 (GRO04), AS254, AS270, AS497, AS498 and AS621 were identified as having a major beneficial direct effect on this SA objective making a contribution of over 10 affordable units on each site.</p> <p>AS264 (GRO02) was identified as having a minor beneficial direct effect on this SA Objective making a contribution of less than 10 affordable units on the site.</p> <p>Although AS611 would make a contribution of over 10 affordable units on each site it was not identified as having a major beneficial effect. This is because the site is segregated from Grobby by the A46 which is a significant barrier to movement. Although there is a pedestrian footbridge across the A46 from the site it was evaluated that the physical separation hampered links to the provision of services and an accessible local environment and was therefore identified as having a minor beneficial effect.</p>
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	<p>AS264 (GRO02), AS1081 (GRO03), AS705 (GRO04) and AS270 are within 1000 metres of a health centre and within 400 metres of an open space and were therefore identified as having a minor indirect positive effect due to the proximity of the health centre reducing the need to travel.</p> <p>AS254, AS497, AS498 and AS621 were outside 1000 metres of health services therefore creating the need to travel. As a result they were not considered to have an effect on this objective</p>
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	<p>AS497 was identified as having the potential to have a beneficial or adverse effects depending on how the option or policy will be implemented. This is because of the proximity of the Grade II listed Martinshaw Lodge and the planted ancient woodland of Martinshaw Woods.</p> <p>All other sites were evaluated as having no significant effect on this SA objective.</p>
SAO4	To improve access to and participation in cultural and leisure activities.	No site includes the provision of cultural or leisure facilities as defined by the Community, Cultural and Tourism Facilities Review. Therefore all sites have no significant impact on this SA objective.

SA Objective		Groby Settlement Summary
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	All of the sites are entirely or predominantly Greenfield and were evaluated as having no significant effect on this SA objective.
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	With the exception of AS620 all of the sites were identified as having an indirect minor beneficial impact as the sites contribute to meeting the residual housing requirement for Groby identified within the Core Strategy which seeks to maintain rural population levels to ensure existing services are supported.
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	<p>AS264 (GRO02) was identified as having no significant impact on this objective as it has low ecological value.</p> <p>AS1081 (GRO03) and AS270 were identified as having a potentially beneficial or adverse effect depending on how the option or policy would be implemented.</p> <p>AS254, AS498, AS620 and AS611 were identified as having low or moderate ecological value, however all of these sites are located within the Green Wedge and one of the functions of the green wedge is to provide a green lung. This function relates to this SA objective and it was evaluated that due to the location of these sites within the green wedge they would have a minor adverse direct impact on this objective.</p> <p>AS705 (GRO04) was identified as having high ecological value and is within the green wedge it was therefore determined that this site would have a major adverse direct effect on this objective.</p>

SA Objective		Groby Settlement Summary
SAO8	To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	<p>AS264 (GRO02), AS1081 (GRO03), and AS705 (GRO04) were all identified as having no significant effect on this objective.</p> <p>AS254, AS270, AS497, AS498 AS611 and AS620 were identified as having the potential to be beneficial or adverse to this objective due to them encroaching on the countryside/green wedge and the impact they could have on the landscape character on the edge of the village and its morphology.</p>
SAO9	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	<p>With the exception of AS497 all sites were identified as having no significant effect on this objective.</p> <p>AS497 was identified as having a potentially beneficial or adverse effect depending on how the option or policy was implemented this is due to the proximity of the listed Martinshaw Lodge and planted ancient woodland (Martinshaw Woods).</p>
SAO10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>AS264 (GRO02) and AS1081 (GRO03) were identified as having no significant effect on this objective as they are located within the built form of Groby.</p> <p>AS705 (GRO04), AS254, AS270 AS497, AS498 and AS620 were identified as having a minor adverse direct impact on this SA objective as they are greenfield sites adjacent to the settlement.</p> <p>AS270 was identified as having particular sensitivities due to its close proximity to localised steep slopes and rocky outcrops which were identified as being particularly sensitive in the Landscape Character Assessment.</p> <p>AS611 was identified as having a major adverse direct impact on this SA objective as it is a Greenfield site which is not adjacent to the settlement boundary of Groby.</p>




SA Objective		Grobby Settlement Summary
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	All of the sites assessed are located within the National Forest and were identified as having a minor beneficial direct effect. This is because development would enable the provision of onsite or nearby landscaping that meets the National Forest Development Planting Guidelines.
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	<p>AS264 (GRO02), AS705 (GRO04) and AS611 were identified as having no significant effect on this objective as they do not suffer from flood risk.</p> <p>AS1081 (GRO03), AS270, AS497, and AS498 were identified as having a potentially beneficial or adverse effect depending on how the option or policy was implemented as they were identified as suffering from either/both groundwater and surface water flooding and therefore subject to policy DM10 to provide mitigation through appropriate SUDs.</p> <p>AS254 and AS620 were identified as having a major adverse direct effect as part of the site fell within flood zone 3b.</p>
SAO13	To improve air quality particularly through reducing transport related pollutants.	<p>AS264 (GRO02) was identified as having no significant effect on this objective due to it being located within close proximity to local services facilities enabling residents to walk to facilities to meet their day to day needs and providing a relatively small number of dwellings.</p> <p>AS1081 (GRO03), AS705 (GRO04), AS254, AS270, AS497, AS498 and AS611 were identified as having a minor adverse direct impact on this objective due to the increase in vehicles which would create transport related pollutants in this location.</p> <p>AS620 was identified as having a major adverse direct effect because although it was within walking distance to a number of services a local centre was over 800 metres from the site and as the A50 segregates the site from Groby it was evaluated that this would reduce the likelihood of residents walking to meet their day to day needs.</p>

SA Objective		Grobby Settlement Summary
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	All sites were identified as being unlikely to have a significant impact on this SA objective.
SAO15	To minimise energy use and develop renewable energy resources.	All sites were identified as having a minor adverse direct effect on this objective as the introduction of dwellings would result in an increase of energy use.
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	<p>With the exception of AS620, all sites were identified as having a minor adverse direct effect on this objective as the introduction of dwellings would result in an increase of transport related pollutants.</p> <p>AS620 was identified as having a major adverse direct effect because although it was within walking distance to a number of services a local centre was over 800 metres from the site and as the A50 segregates the site from Grobby it was evaluated that this would reduce the likelihood of residents walking to meet their day to day needs.</p>
SAO17	To improve access to education and training for children, young people and adult learners.	<p>AS1081 (GRO03), AS705 (GRO04), AS254, AS270, AS498 and AS611 were identified as having a minor direct positive effect as they were in the relevant catchment area for community facilities as identified in the Community Facilities Audit (2013).</p> <p>AS497 was identified as having a potential direct effect as it was outside the catchment of a primary school (catchment areas defined within the Community Facilities Audit (2013)) but within the catchment area of a secondary school.</p>
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	The quantum of housing proposed for Grobby within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are three employment sites within Grobby and therefore all sites were identified as having a minor positive direct effect.

SA Objective		Grobby Settlement Summary
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	All sites were identified as having no significant effect on this objective.
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	All sites were identified as having no significant effect on this objective as they are located on greenfield sites.
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites were identified as having potentially beneficial or adverse effects depend on how the option or policy will be implemented. This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	All sites were identified as having no significant effect on this objective as they are located on greenfield sites.

SA Objective		Grobby Settlement Summary
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	<p>The quantum of housing proposed for Grobby within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and therefore AS264 (GRO02), AS1081 (GRO03), AS705 (GRO04), AS254, AS270, and AS498 were evaluated as having a minor indirect benefit.</p> <p>AS497 was identified as having a potential negative direct effect this was because it was outside the relevant catchment area for a library, community centre/village hall, health centre, primary school, and place of worship.</p> <p>AS611 was identified as having a potential negative direct effect as although the site is within the relevant catchment area for a library, community centre/village hall, schools and place of worship the A46 acts as a physical separation hampering links to the provision of services and an accessible local environment.</p>
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	<p>With the exception of AS611 and AS620 all sites were identified as having a minor positive direct effect due to their proximity to public transport and services to meet day to day needs.</p> <p>AS611 was identified as having potentially beneficial or adverse effects depending on how the option or policy will be implemented. This is because although the site is within walking distance to public transport and a local centre the A46 acts as a physical separation hampering links to the provision of services and an accessible local environment.</p> <p>AS620 was identified as having a minor negative direct effect as although the site is within walking distance to public transport it is outside of the walking distance to a local centre and the A50 segregates the site from Grobby.</p>

SA Objective	Groby Settlement Summary
<p>Summary</p>	<p>AS264 (GRO02) and AS1081 (GRO03) have been evaluated as the most sustainable sites to contribute towards the residual housing requirement for Groby. However, these sites combined do not meet the entire residual and therefore it is necessary to allocate an additional site to meet the remaining 45 dwellings required.</p> <p>AS270 and AS498 scored relatively well against the sustainability appraisal objectives.</p> <p>AS705 (GRO04) also scored relatively well against the sustainability appraisal objectives with the exception of the SAO7 due to the site being considered of high ecological value.</p> <p>AS254 performed badly in relation to SAO12 as part of the site was covered by flood zone 3b.</p> <p>Concerns were raised in relation to the impact AS497 would have on the listed Martinshaw Lodge and Ancient Planted Woodland (Martinshaw Woods) and also in relation to its proximity to services.</p> <p>AS611 performed relatively badly as it was not adjacent to the settlement boundary of Groby and segregated by the A46.</p> <p>AS620 performed badly in relation to flood risk and proximity to services.</p> <p>As there are a number of alternatives which have been assessed relatively well against each other it will be necessary to explore these sites further through justification papers to assess them against other planning considerations such as impact to the green wedge.</p>

SA Objective	Hinckley Site Allocations	
	AS287 - Land at Wapping Farm and Harrow Farm, Watling Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site for the development of 734 dwellings (based on the capacity of the site assumed in the SHLAA) would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley town and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 147 dwellings.</p> <p>This site is reasonably well connected to Hinckley town centre through the use of sustainable transport modes including walking, cycling and bus.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19. A development of this size would deliver a significant amount of formal open space which would encourage new and existing residents to use them and gain health benefits.</p> <p>This site would be further than the 1000 metre catchment from a medical centre, the nearest being the Hollycroft medical centre which is located on Clifton Way. This facility would be approximately 1950 metres walking distance from the edge of the development.</p> <p>On balance, this site is judged as having a potential indirect benefit on this objective.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>This site is in close proximity to the Ashby De La Zouch Canal which is a designated conservation area along its entire length. Development of this site could open up access to this asset and the countryside surrounding it for existing and new residents.</p>





SA Objective	Hinckley Site Allocations	
	AS287 - Land at Wapping Farm and Harrow Farm, Watling Street	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	<p>Although this site would not deliver any cultural facilities, the delivery of this large number of dwellings would have a positive impact on the patronage of facilities in the town centre.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19 which would have a positive impact on the participation in leisure activities.</p>
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔➔	<p>The delivery of additional housing in Hinckley, particularly at the scale, would ensure that existing services are supported and would result in a major indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

Hinckley Site Allocations		
AS287 - Land at Wapping Farm and Harrow Farm, Watling Street		
SA Objective	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓↓	<p>This site is in an extremely prominent location on the northern perimeter road and could have a positive impact on the character and local distinctiveness of Hinckley. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>The development of this site would see the settlements of Hinckley and Nuneaton joined by continuous development. This is seen as a significant adverse impact in relation to this SA objective as it would be detrimental to the local distinctiveness of the settlements.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>The Ashby De La Zouch Canal also lies in extremely close proximity to the east of the site (approximately 60 metres); this canal is designated as a Conservation Area along its entire length.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of this asset are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	As this is currently a Greenfield site, a development of this scale would have a major adverse impact on the rural landscape.

SA Objective	Hinckley Site Allocations	
	AS287 - Land at Wapping Farm and Harrow Farm, Watling Street	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↓↓↓	The Strategic Flood Risk Assessment 2014 identifies that this site is partially covered by flood zones 2, 3a and 3b with the site lying in an area of potential climate change flood risk. The site also has the potential for groundwater and surface water flooding, however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓↓↓	A development of this size is likely to involve a significant rise in the number of cars in the area which could adversely impact air quality. The site is however well connected to the town centre by way of walking, cycling and public transport which should encourage people to travel by means other than the private car.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓↓↓	The introduction of 734 dwellings on a Greenfield site would significantly increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓↓	Despite the sustainable location of this site and its proximity to sustainable transport modes, this development would give rise to a significant number of motor vehicles which could adversely impact greenhouse gas emissions and climate change.






SA Objective	Hinckley Site Allocations	
	AS287 - Land at Wapping Farm and Harrow Farm, Watling Street	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas for community facilities depending on their classification. This site is within the relevant catchment area of a primary school but lies outside the catchment of a secondary school.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑↑	This site is within a convenient walking distance of the main existing employment areas in the Hinckley, including lying adjacent to the Triumph factory, and would therefore provide excellent access to jobs for the local population.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	As this is a Greenfield site, this development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Hinckley Site Allocations	
	AS287 - Land at Wapping Farm and Harrow Farm, Watling Street	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is approximately 2km walking distance from the closest defined Local Centre which is located on Clifton Way. The site does however wrap around existing services located on the A5 which would provide residents with the ability to meet a variety of day to day needs without the necessity of a private car.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is approximately 2km walking distance from the closest defined Local Centre which is located on Clifton Way. The site does however wrap around existing services located on the A5 which would provide residents with the ability to meet a variety of day to day needs without the necessity of a private car. The site is within 800m walking distance of a bus stop which provides a direct service to Hinckley and Nuneaton town centres.

SA Objective	Hinckley Site Allocations	
	AS295 - 390 Coventry Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site for the development of 49 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 10 dwellings.</p> <p>The entrance to this site is approximately 400 metres away from the services at the Coventry Road and Strathmore Road Neighbourhood Centre which is considered to be within the catchment and a reasonable walking distance.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>This site is located over 1000 metres from the nearest health centre.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19. This site is also within close proximity to a number of open spaces within the area, the Waterside Green Corridor and Waterside play area. The site is also close to the westernmost boundary of Hinckley, with open countryside beyond the A5.</p> <p>On the balance of considerations, this site is judged as having a potential indirect benefit on this objective.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>This site lies adjacent to the Ashby de la Zouch canal which is a designated conservation area along its entire length. This development would benefit from convenient access to this important heritage asset and could therefore have a direct benefit to this objective.</p>
To improve access to and participation in cultural and leisure activities.		<p>This site lies within the catchment of both a community facility (St John's Church Hall) and a leisure facility (Hinckley Wharf). This development would therefore have a minor beneficial impact on this objective.</p>

SA Objective	Hinckley Site Allocations	
	AS295 - 390 Coventry Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase One Habitat Study (2014) identified that this site is of moderate ecological value.</p> <p>The development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Hinckley Site Allocations	
	AS295 - 390 Coventry Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>This site is located in a prominent location to the south of Coventry Road which is one of the key routes into Hinckley town centre. The site is however currently screened from view by the existing property at 390 Coventry Road, lessening the impact of the introduction of residential development on this site.</p> <p>Newer properties on Long Meadow Drive lie opposite the site to the west which would also reduce the impact of introducing new residential development on the site. It is therefore considered that this development is unlikely to have a significant impact on this objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>This site lies adjacent to the Ashby de la Zouch Canal which is a designated conservation area and therefore this development could impact on this asset.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these assets are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.




SA Objective	Hinckley Site Allocations	
	AS295 - 390 Coventry Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment 2014 identifies that this site lies outside of the floodplain. This site has the potential for groundwater flooding however this can be mitigated through appropriate SuDS as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The entrance to this site is approximately 350 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is within the catchment area of a Neighbourhood Centre and therefore considered to be a reasonable walking distance. It is within 400 metres of a bus stop. However, the introduction of 49 dwellings on this site would bring with it an increase in the number of private motor vehicles which would moderately increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 49 dwellings on a Greenfield site would have a moderate increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The entrance to this site is approximately 350 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is within the catchment area of a Neighbourhood Centre and therefore considered to be a reasonable walking distance. It is within 400 metres of a bus stop. However, the introduction of 49 dwellings on this site would bring with it an increase in the number of private motor vehicles which would moderately increase greenhouse gas omissions in this location.

SA Objective	Hinckley Site Allocations	
	AS295 - 390 Coventry Road	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the 800 metre catchment of a primary school but outside the 1500 metre catchment area for a secondary school.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is within a convenient walking distance of the main existing employment areas in the Hinckley and would therefore provide excellent access to jobs for the local population.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	As a Greenfield site this development would not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Hinckley Site Allocations	
	AS295 - 390 Coventry Road	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The entrance to this site is approximately 350 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is within the catchment area of a Neighbourhood Centre and therefore considered to be a reasonable walking distance. It is within 400 metres of a bus stop.</p> <p>The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a community centre/village hall and place of worship.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	The entrance to this site is approximately 350 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is within the catchment area of a Neighbourhood Centre and therefore considered to be a reasonable walking distance. It is within 400 metres of a bus stop.

SA Objective	Hinckley Site Allocations	
	AS301 - Land rear of 238-258 Ashby Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 88 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 18 dwellings.</p> <p>The entrance to this site is approximately 900 metres away from the Barwell Lane Local Centre which is outside the catchment area yet still considered to be a reasonable walking distance to reach these services.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is within close proximity to a number of formal and informal open spaces on Ashby Road and Barwell Lane which offer a range of opportunities for outdoor play. The site is also within the identified Green Wedge, one of the roles of which is to provide a recreational resource.</p> <p>The site is within extremely close proximity to the Hinckley and Bosworth Community Hospital which would provide residents with excellent access to health services.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS301 - Land rear of 238-258 Ashby Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇️⬇️	<p>This development would have a significant detrimental impact on green infrastructure as it would involve the development of part of the green wedge which forms an integral part of the Borough's green infrastructure.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Hinckley Site Allocations	
	AS301 - Land rear of 238-258 Ashby Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>This site is in an extremely prominent location on a key route into the town and the site does not lend itself to being a natural extension of the settlement boundary. Existing properties have developed along the eastern side of Ashby Road as ribbon development. This scheme would extend the settlement boundary into the open countryside and be extremely visible to people travelling to Hinckley from the north.</p> <p>Furthermore, the development of this site would see the settlements of Hinckley and Barwell brought significantly closer to each other, jeopardising the distinctiveness of the two settlements. This is seen as a significant adverse impact in relation to this SA objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>This development is unlikely to have a significant impact on this SA Objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>As this is currently a Greenfield site, a development of this scale would have a major adverse impact on the rural landscape.</p> <p>This development is also located within the Hinckley, Barwell, Earl Shilton and Burbage Green Wedge. One of the functions of this green wedge is to prevent the merging of settlements and this development would see Hinckley and Barwell brought significantly closer to each other, jeopardising the distinctiveness of the two settlements. This is seen as a significant adverse impact in relation to this SA objective.</p>

SA Objective	Hinckley Site Allocations	
	AS301 - Land rear of 238-258 Ashby Road	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment 2014 identifies that this site lies outside of the floodplain. This site has the potential for ground water flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The entrance to this site is approximately 900 metres away from the Barwell Lane Local Centre which is outside the catchment area yet still considered to be a reasonable walking distance to reach these services. However, despite the sustainable location of the site, the introduction of 88 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 88 dwellings on this site would increase energy use in this location.






SA Objective	Hinckley Site Allocations	
	AS301 - Land rear of 238-258 Ashby Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>The entrance to this site is approximately 900 metres away from the Barwell Lane Local Centre which is outside the catchment area yet still considered to be a reasonable walking distance to reach these services. The site is also conveniently located to a number of bus stops on Ashby Road, less than 400 metres away.</p> <p>However, despite the sustainable location of the site, the introduction of 88 dwellings would nevertheless bring with it an increase in energy use and the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is within the 800 metre and 1500 metre catchments of a primary school and secondary school respectively.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is within close proximity to a number of employment sites, including the Hinckley Fields industrial estate.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS301 - Land rear of 238-258 Ashby Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development will not have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	The entrance to this site is approximately 900 metres away from the Barwell Lane Local Centre which is outside the catchment area yet still considered to be a reasonable walking distance to reach these services. The site is also conveniently located to a number of bus stops on Ashby Road, less than 400 metres away.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	The entrance to this site is approximately 900 metres away from the Barwell Lane Local Centre which is outside the catchment area yet still considered to be a reasonable walking distance to reach these services. The site is however conveniently located to a number of bus stops on Ashby Road, less than 400 metres away.

SA Objective	Hinckley Site Allocations	
	AS302 - Allotments at Normandy Way	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 29 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 6 dwellings.</p> <p>The entrance to this site is approximately 650 metres away from the Barwell Lane Local Centre which is within the catchment area and considered to be a reasonable walking distance to reach these services.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↓↓	<p>The site is within extremely close proximity to the Hinckley and Bosworth Community Hospital which would provide residents with excellent access to health services.</p> <p>Despite this site being well located in relation to open spaces and health facilities, it is considered that it would have a major negative impact on this objective as it would see the development of allotments, an open space type which is already oversubscribed in the town. The development on this land would have a direct negative impact on the ability for a number of residents to use and enjoy this open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>
To improve access to and participation in cultural and leisure activities.	↓↓	<p>This would involve the development of allotments, an open space type which is already oversubscribed in the town. The development on this land would have a direct negative impact on the ability for a number of residents to use and enjoy this open space as a leisure use.</p>

SA Objective	Hinckley Site Allocations	
	AS302 - Allotments at Normandy Way	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	↓	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit. It is however considered that the development of this site would have a negative impact on the ability for a number of Hinckley residents to grow their own food as it would be removing allotments. The site has therefore been judged to have a negative impact on this objective.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↓↓	<p>This development would have a significant detrimental impact on green infrastructure as it would involve the development of part of the green wedge which forms an integral part of the Borough's green infrastructure.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Hinckley Site Allocations	
	AS302 - Allotments at Normandy Way	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	<p>This site is in an extremely prominent location on northern perimeter road. Existing properties have developed along the eastern side of Ashby Road as ribbon development whereas no development is currently located to further along the perimeter road in this direction.</p> <p>Furthermore, the development of this site would see the settlements of Hinckley and Barwell brought moderately closer to each other, jeopardising the distinctiveness of the two settlements. This is seen as an adverse impact in relation to this SA objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This development is also located within the Hinckley, Barwell, Earl Shilton and Burbage Green Wedge. One of the functions of this green wedge is to prevent the merging of settlements and this development would see Hinckley and Barwell brought closer to each other, jeopardising the distinctiveness of the two settlements. This is seen as an adverse impact in relation to this SA objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.




SA Objective	Hinckley Site Allocations	
	AS302 - Allotments at Normandy Way	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment 2014 identifies that this site lies outside of the floodplain. This site has the potential for ground water flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The entrance to this site is approximately 650 metres away from the Barwell Lane Local Centre which is within the catchment area and considered to be a reasonable walking distance to reach these services. However, despite the sustainable location of the site, the introduction of 29 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 29 dwellings on this site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The entrance to this site is approximately 650 metres away from the Barwell Lane Local Centre which is within the catchment area and considered to be a reasonable walking distance to reach these services. The site is also conveniently located to a number of bus stops on Ashby Road, less than 400 metres away. However, despite the sustainable location of the site, the introduction of 29 dwellings would nevertheless bring with it an increase in energy use and the number of private motor vehicles. This would likely increase transport related pollutants in this location.

SA Objective	Hinckley Site Allocations	
	AS302 - Allotments at Normandy Way	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	This site is within the 800 metre and 1500 metre catchments of a primary school and secondary school respectively.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is within close proximity to a number of employment sites, including the Hinckley Fields industrial estate.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.





SA Objective	Hinckley Site Allocations	
	AS302 - Allotments at Normandy Way	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development will not have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	The entrance to this site is approximately 650 metres away from the Barwell Lane Local Centre which is outside the catchment area yet still considered to be a reasonable walking distance to reach these services. The site is also conveniently located to a number of bus stops on Ashby Road, less than 400 metres away.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	The entrance to this site is approximately 650 metres away from the Barwell Lane Local Centre which is outside the catchment area yet still considered to be a reasonable walking distance to reach these services. The site is however conveniently located to a number of bus stops on Ashby Road, less than 400 metres away.

SA Objective	Hinckley Site Allocations	
	AS303 – Land bounded by Barwell Lane, Laneside and Leicester Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 260 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 52 dwellings.</p> <p>The entrance to this site is approximately 720 metres away from the Barwell Lane Local Centre which is within the catchment area and considered to be a reasonable walking distance to reach these services.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↓	<p>This site is within close proximity to a number of formal and informal open spaces on Leicester Road and Barwell Lane, (including Burbage Common and Wood) which offer a range of opportunities for outdoor play. The site is also within the identified Green Wedge, one of the roles of which is to provide a recreational resource.</p> <p>The site is outside the catchment area of a health centre. Accordingly this site is judged as having a potential indirect benefit on this objective.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS303 – Land bounded by Barwell Lane, Laneside and Leicester Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	⬇️⬇️	<p>This development would have a significant detrimental impact on green infrastructure as it would involve the development of part of the green wedge which forms an integral part of the Borough’s green infrastructure.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Hinckley Site Allocations	
	AS303 – Land bounded by Barwell Lane, Laneside and Leicester Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>This scheme would extend the settlement boundary into the open countryside to the east and be extremely visible to people travelling to Hinckley along Leicester Road. It should be noted however that a site opposite has recently been developed for residential development which would go some way to lessening the impact of any encroachment on the northern side of Leicester Road.</p> <p>However, the development of this site would see encroachment into the green wedge, one of the functions of which is to maintain the separation of settlements. Upon completion of this development, the settlements of Hinckley and Barwell would be significantly closer to each other, jeopardising the distinctiveness of the two settlements. This is seen as a significant adverse impact in relation to this SA objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>This development is unlikely to have a significant impact on this SA Objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>As this is currently a Greenfield site, a development of this scale would have a major adverse impact on the rural landscape.</p> <p>This development is also located within the Hinckley, Barwell, Earl Shilton and Burbage Green Wedge. One of the functions of this green wedge is to prevent the merging of settlements and this development would see Hinckley and Barwell brought significantly closer to each other, jeopardising the distinctiveness of the two settlements. This is seen as a significant adverse impact in relation to this SA objective.</p>

SA Objective	Hinckley Site Allocations	
	AS303 – Land bounded by Barwell Lane, Laneside and Leicester Road	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment 2014 identifies that this site lies outside of the floodplain. This site has the potential for groundwater flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The entrance to this site is approximately 720 metres away from the Barwell Lane Local Centre which is within the catchment area and considered to be a reasonable walking distance to reach these services. However, despite the sustainable location of the site, the introduction of 260 dwellings would nevertheless bring with it a significant increase in the number of private motor vehicles. This would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of 260 dwellings on this site would significantly increase energy use in this location.






SA Objective	Hinckley Site Allocations	
	AS303 – Land bounded by Barwell Lane, Laneside and Leicester Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>The entrance to this site is approximately 720 metres away from the Barwell Lane Local Centre which is within the catchment area and considered to be a reasonable walking distance to reach these services. The site is also conveniently located to a number of bus stops on Leicester Road.</p> <p>However, despite the sustainable location of the site, the introduction of 260 dwellings would nevertheless bring with it a significant increase in energy use and the number of private motor vehicles. This would increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.		<p>This site is within the 800 metre and 1500 metre catchments of a primary school and secondary school respectively.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		<p>This site is within a reasonable distance of Hinckley town centre which offers a significant number of employment opportunities.</p>
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Hinckley Site Allocations	
	AS303 – Land bounded by Barwell Lane, Laneside and Leicester Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development will not have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	The entrance to this site is approximately 720 metres away from the Barwell Lane Local Centre which is within the catchment area and considered to be a reasonable walking distance to reach these services. The site is also conveniently located to a number of bus stops on Leicester Road.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	The entrance to this site is approximately 720 metres away from the Barwell Lane Local Centre which is within the catchment area and considered to be a reasonable walking distance to reach these services. The site is also conveniently located to a number of bus stops on Leicester Road.

SA Objective	Hinckley Site Allocations	
	AS306 - The Pit, land off Ashby Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 51 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 10 dwellings.</p> <p>This site lies adjacent to the Barwell Lane Local Centre and is therefore within exceptionally easy reach of these services.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is within close proximity to a number of formal and informal open spaces on Ashby Road and Barwell Lane which offer a range of opportunities for outdoor recreation.</p> <p>The site is within a short distance from the Hinckley and Bosworth Community Hospital which would provide residents with excellent access to health services.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS306 - The Pit, land off Ashby Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↓↓↓	<p>This site is a designated Local Wildlife Site and therefore its development would have a significant detrimental impact on this objective.</p>

SA Objective	Hinckley Site Allocations	
	AS306 - The Pit, land off Ashby Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	Despite being a Greenfield site within the settlement boundary, this area is currently bordered on two sides by built development and screened completely from the main thoroughfares of the town. It is considered that its development would not have a significant impact on this objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	As this is currently a Greenfield site and a natural and semi-natural open space, a development of this scale would have an adverse impact on the rural landscape. This would however be lessened by the fact that the site is within the settlement boundary.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS306 - The Pit, land off Ashby Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment 2014 identifies that this site lies outside of the floodplain. This site currently stores water from surface water flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		This site lies adjacent to the Barwell Lane Local Centre and is therefore within exceptionally easy reach of these services. However, despite the sustainable location of the site, the introduction of 51 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 51 dwellings on this site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		This site lies adjacent to the Barwell Lane Local Centre and is therefore within exceptionally easy reach of these services. The site is also conveniently located to a number of bus stops on Ashby Road. However, despite the sustainable location of the site, the introduction of 51 dwellings would nevertheless bring with it an increase in energy use and the number of private motor vehicles. This would likely increase transport related pollutants in this location.

SA Objective	Hinckley Site Allocations	
	AS306 - The Pit, land off Ashby Road	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	This site is within the 800 metre and 1500 metre catchments of a primary school and secondary school respectively.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is conveniently located in relation to access to a number of employment sites in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development will not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Hinckley Site Allocations	
	AS306 - The Pit, land off Ashby Road	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development will not have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site lies adjacent to the Barwell Lane Local Centre and is therefore within exceptionally easy reach of these services. The site is also conveniently located to a number of bus stops on Ashby Road.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site lies adjacent to the Barwell Lane Local Centre and is therefore within exceptionally easy reach of these services. The site is also conveniently located to a number of bus stops on Ashby Road.

SA Objective	Hinckley Site Allocations	
	AS332 – Former Manchester Hosiery Site, Queens Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 10 dwellings would have a beneficial effect on the delivery of decent housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. There would not be a requirement for affordable units on this site as it would fall below this threshold.</p> <p>This site lies within a close walking distance of Hinckley town centre and is therefore a sustainable location for new development.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site within a short walking distance of the main health services in the town located on Hill Street. It is also in close proximity to Queens Park which is one of the main open spaces and recreation areas in the town.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>This site lies approximately 500 metres away from the Hinckley Town Centre Conservation Area, separated completely from built development. It is therefore unlikely that the development of this site would have a significant impact on this objective.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>This site is located within close walking distance of the defined Hinckley town centre and is therefore in a sustainable location in relation to access to services, facilities and public transport.</p>

SA Objective	Hinckley Site Allocations	
	AS332 – Former Manchester Hosiery Site, Queens Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this would see the re-use of a derelict brownfield site, it is considered that this would make a potential positive contribution to the reduction of the fear of crime and anti-social behaviour in the area.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>This scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>This development would involve the re-use of a derelict, brownfield site on a prominent site in the town which would could have a positive impact on the built character and local distinctiveness of Hinckley.</p>

SA Objective	Hinckley Site Allocations	
	AS332 – Former Manchester Hosiery Site, Queens Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This site lies approximately 500 metres away from the Hinckley Town Centre Conservation Area, separated completely from built development. It is therefore unlikely that the development of this site would have a significant impact on this objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment identifies that this site does not stand within a flood zone or within the potential climate change flooding area. This site should incorporate an SuDS as a requirement of policy DM10: Development and Design.

SA Objective	Hinckley Site Allocations	
	AS332 – Former Manchester Hosiery Site, Queens Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>This site is located within close walking distance of Hinckley town centre and is therefore a sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 10 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 10 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is located within close walking distance of Hinckley town centre and is therefore a sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 10 dwellings would nevertheless bring with it an increase in greenhouse gas emissions. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is located within close walking distance of Hinckley town centre and is therefore in a sustainable location in relation to access to educational facilities in the town.

SA Objective	Hinckley Site Allocations	
	AS332 – Former Manchester Hosiery Site, Queens Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within close walking distance of Hinckley town centre and is therefore in a sustainable location in relation to access to employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would involve the siting of a number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS332 – Former Manchester Hosiery Site, Queens Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS829 - Land adjacent The Bungalow, off Nutts Lane, (adjacent to AS289)	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 35 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 7 dwellings.</p> <p>The entrance to this site is just over 750 metres away from the services on Coventry Road.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	⇒	<p>This site is located over 1000 metres from the nearest health centre.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19. This site is also within close proximity to a number of open spaces within the area, the Hammonds Sports Pitch, Greyhound Croft Green Space and Waterside Green Corridor. The site is also on the westernmost boundary of Hinckley, with open countryside beyond the A5.</p> <p>On the balance of considerations, this site is judged as having a potential indirect benefit on this objective.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>This site lies within close proximity (450 metres) of the Ashby de la Zouch canal, which is a designated conservation area along its entire length. This development would benefit from convenient access to this important heritage asset and could therefore have a potential indirect benefit to this objective.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>This site lies within the catchment of both a community facility (St John's Church Hall) and a leisure facility (Hinckley Wharf). This development would therefore have a minor beneficial impact on this objective.</p>





SA Objective	Hinckley Site Allocations	
	AS829 - Land adjacent The Bungalow, off Nutts Lane, (adjacent to AS289)	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey 2014 identified this site as having lower ecological value, therefore this development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Hinckley Site Allocations	
	AS829 - Land adjacent The Bungalow, off Nutts Lane, (adjacent to AS289)	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	This site is adjacent to the A5 on the westernmost edge of Hinckley so would be visible to passing traffic on this road. The site is however partially screened by existing vegetation so visibility and the impact on the character and distinctiveness of Hinckley is likely to be negligible.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	The entrance to this site is approximately 450 metres distance away from the Ashby de la Zouch Canal which is a designated conservation area. It is however unlikely that the development of this site would have any impact on this heritage asset due to the fact that they are currently separated by residential development.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The impact of this development would be lessened by the presence of defendable boundaries on each of its three sides in the form of the A5 to the south west, the railway line to the north and existing residential development to the south east. This however is currently a Greenfield site and therefore its development would extend the built form of Hinckley to the west, having a minor negative impact on this sustainability objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS829 - Land adjacent The Bungalow, off Nutts Lane, (adjacent to AS289)	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↓↓	This site is covered by Flood Zones 2, 3a and 3b. The delivery of this site would not be in accordance with the 'flood risk vulnerability and flood zone compatibility' table contained in the National Planning Policy Guidance
To improve air quality particularly through reducing transport related pollutants.	↓	The entrance to this site is approximately 750 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is outside the catchment area of a Neighbourhood Centre. It is within 800 metres of a bus stop. However, the introduction of 35 dwellings on this site would bring with it an increase in the number of private motor vehicles which would moderately increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 35 dwellings on a Greenfield site would have a moderate increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The entrance to this site is approximately 750 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is outside the catchment area of a Neighbourhood Centre. It is within 800 metres of a bus stop. However, the introduction of 35 dwellings on this site would bring with it an increase in the number of private motor vehicles which would moderately increase greenhouse gas omissions in this location.

SA Objective	Hinckley Site Allocations	
	AS829 - Land adjacent The Bungalow, off Nutts Lane, (adjacent to AS289)	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is outside the 800 metre and 1500 metre catchment area for the primary and secondary schools respectively. The development of this site is therefore unlikely to have any impact on this sustainability objective.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is within a convenient walking distance of the main existing employment areas in the Hinckley and would therefore provide excellent access to jobs for the local population.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	As a Greenfield site this development would not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Hinckley Site Allocations	
	AS829 - Land adjacent The Bungalow, off Nutts Lane, (adjacent to AS289)	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	The entrance to this site is approximately 750 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is outside the catchment area of a Neighbourhood Centre. It is within 800 metres of a bus stop. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a community centre/village hall and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is within approximately 750 metres walk away from a bus stop and Neighbourhood Centre on Coventry Road which is over the suggested catchment of 400 metres.

SA Objective	Hinckley Site Allocations	
	AS914 – Denis House, Hawley Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site for the development of 56 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 11 dwellings.</p> <p>This site is located within an extremely close walking distance of the defined Hinckley town centre (less than 200 metres) and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>This site is within a convenient walking distance of the main health service facilities within the town centre and lies across Station Road from the Station View medical centre. It is also in close proximity to a number of open spaces within Burbage that provide opportunity for play and recreation.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>This development is unlikely to have a significant impact on this SA Objective.</p>
To improve access to and participation in cultural and leisure activities.		<p>This site is located close to the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>

SA Objective	Hinckley Site Allocations	
	AS914 – Denis House, Hawley Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this site is currently in employment use, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	⬆	This development would see the demolition of outdated employment units which are not considered to have particular value at present. Its replacement with an appropriately designed development could have a potential positive impact on this objective.

SA Objective	Hinckley Site Allocations	
	AS914 – Denis House, Hawley Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS914 – Denis House, Hawley Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>This site is located within close walking distance of Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 56 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↑	As this would see the demolition of outdated employment units replace them with a more efficient development, there could be a potential positive contribution to energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is located within close walking distance of Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 56 dwellings would nevertheless bring with it an increase in greenhouse gas emissions. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is located within a short walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.

SA Objective	Hinckley Site Allocations	
	AS914 – Denis House, Hawley Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within a short walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would involve the siting of a significant number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	→	The development of this site could provide the opportunity of re-using waste materials from the demolition of the existing buildings on site.

SA Objective	Hinckley Site Allocations	
	AS914 – Denis House, Hawley Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS918 – 96 Factory Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 14 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Due to the size of the site there would not be a requirement to provide any affordable housing in this scheme.</p> <p>This site is located within close walking distance of the defined Hinckley town centre (less than 500 metres) and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is within a convenient walking distance of the main health service facilities within the town. It is also in close proximity to Hollycroft Park which is one of the main urban parks in the town.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↑	<p>The site lies close to the Druid Street Conservation Area and Hollycroft Conservation Area. Development in this location would bring more people and families to the town centre and open access for more residents to understand the significance of these assets and their role in the history of Hinckley.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>This site is located close to the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>



SA Objective	Hinckley Site Allocations	
	AS918 – 96 Factory Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this site is currently in employment use, it is unlikely that it the subject of antisocial behaviour or the fear of crime. It is therefore unlikely that this development would make a significant contribution to this objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	This development would see the demolition of an outdated factory building which is not considered to have particular value at present. Its replacement with an appropriately designed development could have a potential positive impact on this objective.

SA Objective	Hinckley Site Allocations	
	AS918 – 96 Factory Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	Although this site is a short walking distance from both the Hollycroft and Druid Street Conservation Areas, the fact that the current building is of little heritage value means that the development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment 2014 identifies that this site lies outside of the floodplain. This site has the potential for groundwater flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.

SA Objective	Hinckley Site Allocations	
	AS918 – 96 Factory Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>This site is located within close walking distance of Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 14 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↑	As this would see the demolition of an outdated factory building and its replacement with a more efficient development, there could be a potential positive contribution to energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is located within close walking distance of Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 14 dwellings would nevertheless bring with it an increase in greenhouse gas emissions. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is located within a short walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.

SA Objective	Hinckley Site Allocations	
	AS918 – 96 Factory Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within a short walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would involve the siting of a number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	→	The development of this site could provide the opportunity of re-using waste materials from the demolition of the existing building on site.

SA Objective	Hinckley Site Allocations	
	AS918 – 96 Factory Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS299 (HIN02) – Land West of Hinckley, Normandy Way	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site for the development of 850 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley town and for the Borough as a whole.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 170 dwellings.</p> <p>An important aspect of this allocation is its link to policy SA1 which requires the development to provide the following services which would improve the sustainability of not only the development itself, but also the immediate surrounding area:</p> <ul style="list-style-type: none"> • A local shop or neighbourhood centre; • A primary school. <p>This site is well connected to Hinckley town centre through the use of sustainable transport modes including walking, cycling and bus.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19. A development of this size would deliver a significant amount of formal open space which would encourage new and existing residents to use them and gain health benefits. Safe access over the A47 would also provide improved access into the open countryside for existing residents.</p> <p>This site would benefit from easy access to Hollycroft medical centre which is located on Clifton Way. This facility would be approximately 750metres walking distance from the edge of the development, within the 800 meters (10 minute walk) which is recommended in the District, Local and Neighbourhood Centre Review 2012.</p>


SA Objective	Hinckley Site Allocations	
	AS299 (HIN02) – Land West of Hinckley, Normandy Way	
	Appraisal	Comments/Recommendations
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↑	This site is in close proximity to the Ashby De La Zouch Canal which is a designated conservation area along its entire length. Development of this site could open up access to this asset and the countryside surrounding it for existing and new residents.
To improve access to and participation in cultural and leisure activities.	→	Although this site would not deliver any cultural facilities, the delivery of this number of dwellings could have a positive impact on the patronage of facilities in the town centre. A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19 which would have a positive impact on the participation in leisure activities.
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	↑↑	A requirement of policy SA1 is for this development to deliver a primary school. This will ensure that the education needs of the young are met on site. The delivery of additional housing in Hinckley, particularly at the scale, would ensure that existing services are supported and would result in a minor indirect benefit.

SA Objective	Hinckley Site Allocations	
	AS299 (HIN02) – Land West of Hinckley, Normandy Way	
	Appraisal	Comments/Recommendations
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	The Extended Phase One Habitat Survey (2012) identified this site as having moderate ecological value. This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	This site is in an extremely prominent location on the northern perimeter road and could have a positive impact on the character and local distinctiveness of Hinckley. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	At its closest, this development would be less than 500 meters from a listed building, Wykin Hall Farmhouse. The Ashby De La Zouch Canal also lies in close proximity to the west of the site; this canal is designated as a Conservation Area along its entire length. The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these assets are not adversely affected.

SA Objective	Hinckley Site Allocations	
	AS299 (HIN02) – Land West of Hinckley, Normandy Way	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓↓	As this is currently a Greenfield site, a development of this scale would have a major adverse impact on the rural landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	A proportion of this site is identified as Flood Zones 2, 3a and 3b within the Strategic Flood Risk Assessment 2014. The developable area of this site would therefore be reduced accordingly and the development should therefore consider incorporating green infrastructure on these areas. The presence of these Flood Zones does not preclude the development of this site providing that suitable attenuation measures are incorporated.
To improve air quality particularly through reducing transport related pollutants.	↓↓↓	A development of this size is likely to involve a significant rise in the number of cars in the area which could adversely impact air quality. The site is however well connected to the town centre by way of walking, cycling and public transport which should encourage people to travel by means other than the private car. A requirement of this development is to deliver a primary school and a neighbourhood centre. This local provision would improve the ability for residents to meet their day to day needs without having to rely on the private car.

SA Objective	Hinckley Site Allocations	
	AS299 (HIN02) – Land West of Hinckley, Normandy Way	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of 850 dwellings on a Greenfield site would significantly increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓	Despite the sustainable location of this site and its proximity to sustainable transport modes, this development would give rise to a significant number of motor vehicles which could adversely impact greenhouse gas emissions and climate change.
To improve access to education and training for children, young people and adult learners.	↑↑	A requirement of this development is to deliver a primary school. This will have a major beneficial impact on access to education and training for children in the new development and the existing residential area.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑↑	This site is within a convenient walking distance of the main existing employment areas in the Hinckley, including lying adjacent to the Triumph factory, and would therefore provide excellent access to jobs for the local population.

SA Objective	Hinckley Site Allocations	
	AS299 (HIN02) – Land West of Hinckley, Normandy Way	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	As this is a Greenfield site, this development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑↑	<p>An important aspect of this allocation is its link to policy SA1 which requires the development to provide the following services which would improve the sustainability of not only the development itself, but also the immediate surrounding area:</p> <ul style="list-style-type: none"> • A local shop or neighbourhood centre; • A primary school. <p>There is a current gap in the provision of services in this area as identified by the District, Local and Neighbourhood Centre Review which would be improved by this development.</p>

SA Objective	Hinckley Site Allocations	
	AS299 (HIN02) – Land West of Hinckley, Normandy Way	
	Appraisal	Comments/Recommendations
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		<p>An important aspect of this allocation is its link to policy SA1 which requires the development to provide the following services which would improve the sustainability of not only the development itself, but also the immediate surrounding area:</p> <ul style="list-style-type: none"> • A local shop or neighbourhood centre; • A primary school. <p>This site is well connected to Hinckley town centre through the use of sustainable transport modes including walking, cycling and bus which would provide reasonable alternatives to the private car.</p>

SA Objective	Hinckley Site Allocations	
	AS629 (HIN04) - Land adjacent to 59 Langdale Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	The allocation of this site for the development of three dwellings would have a minor beneficial effect on the delivery of decent housing in Hinckley. Due to the size of the site there would not be a requirement to provide any affordable housing in this scheme.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	This allocation lies extremely close to the Brodick Road and Langdale Road green spaces which would ensure that residents would benefit from access to open space and would encourage their participation in outdoor activities. This allocation is however outside the recommended walking distance from a health centre which means that access to a facility of this type is likely to be made by the private car. Accordingly this site is judged as having a potential indirect benefit on this objective.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS629 (HIN04) - Land adjacent to 59 Langdale Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>This is currently an underused brownfield site comprised of garages and an area of hard standing. The development of this site for a residential scheme could have a positive effect on the surrounding of the area and reduce the fear of crime and anti-social behaviour.</p> <p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey 2014 identified this site as having lower ecological value, therefore this development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Hinckley Site Allocations	
	AS629 (HIN04) - Land adjacent to 59 Langdale Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	The development of this site would replace an underused brownfield site with a residential development which should have a minor beneficial effect on the character of Hinckley.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS629 (HIN04) - Land adjacent to 59 Langdale Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone. This site has the potential for surface water flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	A development of this size would give rise to very a small increase in the number of cars in the area which, although minor, could adversely impact air quality. The site is however well connected to the town centre by way of walking, cycling and public transport which should encourage people to travel by means other than the private car. It is also closely located to the Trent Road Neighbourhood Centre and the Coventry Road and Strathmore Road Neighbourhood Centre so residents can access a number of facilities by means other than the private car.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	As this is currently a brownfield site the development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↔	This development is unlikely to have a significant impact on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS629 (HIN04) - Land adjacent to 59 Langdale Road	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Audit (2013) identifies catchment areas for community facilities depending on their classification. The site is within the relevant catchment area for a primary school.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is conveniently located to a wide variety of employment opportunities within Hinckley.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	This is an existing brownfield site and would therefore have a positive impact on this objective. Due to the size of the site and the number of dwellings to be delivered this will be a relatively minor impact.
To promote and ensure high standards of sustainable design and construction.	⚠	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Hinckley Site Allocations	
	AS629 (HIN04) - Land adjacent to 59 Langdale Road	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	The site is well connected to the services located within Hinckley town centre by way of walking, cycling and public transport which should encourage people to travel by means other than the private car. It is also closely located to the Trent Road Neighbourhood Centre and the Coventry Road and Strathmore Road Neighbourhood Centre so residents can sustainably access a number of facilities.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	The site is well connected to the services located within Hinckley town centre by way of walking, cycling and public transport which should encourage people to travel by means other than the private car. It is also within a short walking distance to a number of the key employment areas in Hinckley at the Dodwells and Harrowbrook industrial estates. The site is within an extremely short walking distance of numerous bus stops in the vicinity.

SA Objective	Hinckley Site Allocations	
	AS288/AS289 (HIN05) - Land west of Nutts Lane and south of the railway line	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 57 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 11 dwellings.</p> <p>The entrance to this site is just over 500 metres away from the services on Coventry Road.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	⇒	<p>This site is located over 1000 metres from the nearest health centre.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19. This site is also within close proximity to a number of open spaces within the area, the Hammonds Sports Pitch, Greyhound Croft Green Space and Waterside Green Corridor. The site is also on the westernmost boundary of Hinckley, with open countryside beyond the A5.</p> <p>On the balance of considerations, this site is judged as having a potential indirect benefit on this objective.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>This site lies within close proximity (250 metres) of the Ashby de la Zouch canal, which is a designated conservation area along its entire length. This development would benefit from convenient access to this important heritage asset and could therefore have a potential indirect benefit to this objective.</p>
To improve access to and participation in cultural and leisure activities.	⇒	<p>This site lies within the catchment of both a community facility (St John's Church Hall) and a leisure facility (Hinckley Wharf). This development would therefore have a minor beneficial impact on this objective.</p>

SA Objective	Hinckley Site Allocations	
	AS288/AS289 (HIN05) - Land west of Nutts Lane and south of the railway line	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey 2014 identified this site as having lower ecological value, therefore this development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Hinckley Site Allocations	
	AS288/AS289 (HIN05) - Land west of Nutts Lane and south of the railway line	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	This site is adjacent to the A5 on the westernmost edge of Hinckley so would be visible to passing traffic on this road. The site is however partially screened by existing vegetation so visibility and the impact on the character and distinctiveness of Hinckley is likely to be negligible.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	The entrance to this site is approximately 250 metres distance away from the Ashby de la Zouch Canal which is a designated conservation area. It is however unlikely that the development of this site would have any impact on this heritage asset due to the fact that they are currently separated by residential development.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The impact of this development would be lessened by the presence of defendable boundaries on each of its three sides in the form of the A5 to the south west, the railway line to the north and existing residential development to the south east. This however is currently a Greenfield site and therefore its development would extend the built form of Hinckley to the west, having a minor negative impact on this sustainability objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS288/AS289 (HIN05) - Land west of Nutts Lane and south of the railway line	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↓↓	A significant proportion of this site is covered by Flood Zones 2, 3a and 3b. The delivery of this site would not be in accordance with the 'flood risk vulnerability and flood zone compatibility' table contained in the National Planning Policy Guidance
To improve air quality particularly through reducing transport related pollutants.	↓	The entrance to this site is approximately 550 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is slightly outside the catchment area of a Neighbourhood Centre but is still considered to be a reasonable walking distance. It is within 800 metres of a bus stop. However, the introduction of 57 dwellings on this site would bring with it an increase in the number of private motor vehicles which would moderately increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 57 dwellings on a Greenfield site would have a moderate increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The entrance to this site is approximately 550 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is slightly outside the catchment area of a Neighbourhood Centre but is still considered to be a reasonable walking distance. It is within 800 metres of a bus stop. However, the introduction of 57 dwellings on this site would bring with it an increase in the number of private motor vehicles which would moderately increase greenhouse gas omissions in this location.

SA Objective	Hinckley Site Allocations	
	AS288/AS289 (HIN05) - Land west of Nutts Lane and south of the railway line	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↔	The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is outside the 800 metre and 1500 metre catchment area for the primary and secondary schools respectively. The development of this site is therefore unlikely to have any impact on this sustainability objective.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is within a convenient walking distance of the main existing employment areas in the Hinckley and would therefore provide excellent access to jobs for the local population.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	As a Greenfield site this development would not have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Hinckley Site Allocations	
	AS288/AS289 (HIN05) - Land west of Nutts Lane and south of the railway line	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	The entrance to this site is approximately 550 metres from the services contained in the Coventry Road and Strathmore Road Neighbourhood Centre which is slightly outside the catchment area of a Neighbourhood Centre but is still considered to be a reasonable walking distance. It is within 800 metres of a bus stop. The Community Facilities Audit (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for a community centre/village hall and place of worship.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is within approximately 550 metres walk away from a bus stop and Neighbourhood Centre on Coventry Road which is over the suggested catchment of 400 metres but is still considered to be a reasonable walking distance.

SA Objective	Hinckley Site Allocations	
	AS651 (HIN06) - Garages adjacent to 70 John Nichols Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	The allocation of this site for the development of one dwelling would have a minor beneficial effect on the delivery of decent housing in Hinckley. Due to the size of the site there would not be a requirement to provide any affordable housing in this scheme.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	➔	This site is within a short walking distance (approximately 500 metres) from Clarendon Park which is one of the key open spaces in Hinckley. It is also within extremely close proximity to the Westfield School playing field. The site is within the 1000 metre catchment of a health centre.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.




SA Objective	Hinckley Site Allocations	
	AS651 (HIN06) - Garages adjacent to 70 John Nichols Street	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	This is currently an underused brownfield site comprised of garages and an area of hard standing. The development of this site for a residential scheme could have a positive effect on the surrounding of the area and reduce the fear of crime and anti-social behaviour.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	The Phase One Habitat Survey 2014 identified this site as being of low ecological value therefore this development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS651 (HIN06) - Garages adjacent to 70 John Nichols Street	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone. This site has the potential for surface water flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.

SA Objective	Hinckley Site Allocations	
	AS651 (HIN06) - Garages adjacent to 70 John Nichols Street	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↔	This development is unlikely to have a significant impact on this SA Objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↔	This development is unlikely to have a significant impact on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to education and training for children, young people and adult learners.	↑	This site is located extremely close to the Westfield Community and Educational Hub allocation, providing excellent access to education and training.

SA Objective	Hinckley Site Allocations	
	AS651 (HIN06) - Garages adjacent to 70 John Nichols Street	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is conveniently located to access the main employers in Hinckley along Coventry Road by walking, cycling or by bus.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	As an underused garage site this development would utilise previously developed land, albeit to a limited degree.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS651 (HIN06) - Garages adjacent to 70 John Nichols Street	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is extremely conveniently located in relation to Coventry Road (c. 150 metres) which provides good walking, cycling and public transport access to the town centre (c. 1km), Coventry Road and Northfield Road Neighbourhood Centre (c. 500 metres) and numerous employment opportunities.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is extremely conveniently located in relation to Coventry Road (c. 150 metres) which provides good walking, cycling and public transport access to the town centre (c. 1km), Coventry Road and Northfield Road Neighbourhood Centre (c. 500 metres) and numerous employment opportunities.






SA Objective	Hinckley Site Allocations	
	AS351 (HIN08) - Leisure Centre, Coventry Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site for the development of 66 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 13 dwellings.</p> <p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>This site is within a convenient walking distance of the main health service facilities within the town. It is also in close proximity to Clarendon Park, Queens Park and Hollycroft Park which are the three main urban parks in the town.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>This site lies within the setting of the Hinckley Town Centre Conservation Area and is a short walk from the Hollycroft and Druid Street Conservation Areas. Development in this location would bring more people and families to the town centre and open access for more residents to understand the significance of these assets.</p>

SA Objective	Hinckley Site Allocations	
	AS351 (HIN08) - Leisure Centre, Coventry Road	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	<p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p> <p>The development of this site will require the demolition of the existing Hinckley Leisure Centre which would have a significant impact on the ability of residents to undertake leisure activities. This however will be offset by the fact that this site would not be developed until after a replacement facility has been delivered on an alternative site in the town centre.</p>
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this site is currently occupied by the Hinckley Leisure Centre, it is unlikely to suffer from crime and anti-social behaviour at present. It is therefore unlikely that the development would improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>

SA Objective	Hinckley Site Allocations	
	AS351 (HIN08) - Leisure Centre, Coventry Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	The Extended Phase One Habitat Study (2014) identified that this site is of low ecological value and therefore its development would have a negligible impact on this objective.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>The Hinckley Leisure Centre building is aging and occupies an extremely prominent location on a key entrance to the town. The redevelopment of this site would have a positive impact on the character and local distinctiveness of Hinckley.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>This site lies within the setting of the Hinckley Town Centre Conservation Area and also lies adjacent to the Grade II listed Church of the Holy Trinity on Trinity Vicarage Road. Development in this location has the potential to impact on these assets.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these assets are not adversely affected.</p>

SA Objective	Hinckley Site Allocations	
	AS351 (HIN08) - Leisure Centre, Coventry Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone. This site has the potential for groundwater flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport. However, despite the sustainable location of the site, the introduction of 66 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This development is unlikely to have a significant impact on this SA Objective.






SA Objective	Hinckley Site Allocations	
	AS351 (HIN08) - Leisure Centre, Coventry Road	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.	↑	The demolition of this dated building and its replacement with more modern, efficient houses is likely to have a positive impact on energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The introduction of 66 dwellings would bring with it an increase in the number of private motor vehicles, increasing transport related pollutants in this location.
To improve access to education and training for children, young people and adult learners.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to a wide range of employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS351 (HIN08) - Leisure Centre, Coventry Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.		This development would involve the siting of a significant number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		The development of this site could provide the opportunity of re-using waste materials from the demolition of the existing leisure centre.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS911 (HIN09) – Land north of Willowbank Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 19 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 4 dwellings.</p> <p>This site is located close to the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	➔	<p>Due to its close proximity to the town centre, this site is within the catchment of numerous health facilities available in Hinckley.</p> <p>The site is within a short walking distance of a number of formal open spaces which would provide opportunity for outdoor play.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	➔	This site is located close to the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS911 (HIN09) – Land north of Willowbank Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase One Habitat Study (2014) identified that this site is of low ecological value and therefore its development would have a negligible impact on this objective.</p>

SA Objective	Hinckley Site Allocations	
	AS911 (HIN09) – Land north of Willowbank Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	Although this is currently a Greenfield site, it is surrounded on all sides by built development and is located away from the main thoroughfares of the town. It is unlikely that its development would have a significant impact on this objective.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↕	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS911 (HIN09) – Land north of Willowbank Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone. This site has the potential for surface water and groundwater flooding. This can however be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		This site is located close to Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport. However, despite the sustainable location of the site, the introduction of 19 dwellings on a Greenfield site would nevertheless bring with it an increase in the number of private motor vehicles, increasing transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 19 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		This site is located close to Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport. However, despite the sustainable location of the site, the introduction of 19 dwellings on a Greenfield site would nevertheless bring with it an increase in the greenhouse gas emissions from the site.

SA Objective	Hinckley Site Allocations	
	AS911 (HIN09) – Land north of Willowbank Road	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	This site is located close to the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to a wide range of employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	This development is unlikely to have a significant impact on this SA Objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Hinckley Site Allocations	
	AS911 (HIN09) – Land north of Willowbank Road	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located extremely close to the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located extremely close to the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS637 (HIN10) - Richmond Park Garages	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	The allocation of this site for the development of one dwelling would have a minor beneficial effect on the delivery of decent housing in Hinckley. Due to the size of the site there would not be a requirement to provide any affordable housing in this scheme. This site is within extremely close proximity to the Tudor Road Neighbourhood Centre.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	This site lies outside the 1000 metre walking catchment of a health centre. It is however adjacent to Richmond Park which would provide exceptional access to open space.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	→	This site lies adjacent to Richmond Park which contains the Green Towers Hinckley Club for Young People. Although formally identified as a community facility, this offers a wide range of leisure activities for all age groups.

SA Objective	Hinckley Site Allocations	
	AS637 (HIN10) - Richmond Park Garages	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	This is currently an underused brownfield site comprised of garages and an area of hard standing. The development of this site for a residential scheme could have a positive effect on the surrounding of the area and reduce the fear of crime and anti-social behaviour.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	The Phase One Habitat Survey 2014 identified this site as being of low ecological value therefore this development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS637 (HIN10) - Richmond Park Garages	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone. This site has the potential for ground water flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.

SA Objective	Hinckley Site Allocations	
	AS637 (HIN10) - Richmond Park Garages	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↔	This development is unlikely to have a significant impact on this SA Objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↔	This development is unlikely to have a significant impact on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to education and training for children, young people and adult learners.	↑	This site is within extremely close walking distance of Richmond Primary School and is within the catchment of Redmoor High School on Wykin Road.





SA Objective	Hinckley Site Allocations	
	AS637 (HIN10) - Richmond Park Garages	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is within close proximity to a number of employment sites, including the Hinckley Fields industrial estate.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	As an underused garage site this development would utilise previously developed land, albeit to a limited degree.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS637 (HIN10) - Richmond Park Garages	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located less than 100 metres walk away from the neighbourhood centre on Tudor Road which provides excellent access to a range of services.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located less than 100 metres walk away from the neighbourhood centre on Tudor Road which provides excellent access to a range of services. There are also a number of bus stops providing access to sustainable modes of transport on Tudor Road, less than 100 metres away.






SA Objective	Hinckley Site Allocations	
	AS863 (HIN11) – Land east of Middlefield Lane	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 53 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 11 dwellings.</p> <p>This site is approximately 550 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is however approximately 800 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is within close proximity to a number of formal and informal open spaces, most notably Richmond Park which offers a range of opportunities for outdoor play.</p> <p>The site is within the 1000 metre catchment of a health centre.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS863 (HIN11) – Land east of Middlefield Lane	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>Following the relocation of the Council depot, this is currently an underused brownfield site. The development of this site for a residential scheme could have a positive effect on the surrounding of the area and reduce the fear of crime and anti-social behaviour.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase One Habitat Study (2014) identified that this site is of low ecological value and therefore its development would have a negligible impact on this objective.</p>

SA Objective	Hinckley Site Allocations	
	AS863 (HIN11) – Land east of Middlefield Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	The development of this site will utilise a brownfield site currently being occupied by the Borough Council depot. It is surrounded on all sides by built development and is not in a particularly prominent position. Nevertheless, it is likely that the development would be an improvement on the existing built form which would be a potential direct benefit.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS863 (HIN11) – Land east of Middlefield Lane	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone. This site has the potential for surface and ground water flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		This site is approximately 550 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is however approximately 800 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres. The site is also conveniently located to a number of bus stops on Tudor Road, less than 400 metres away. However, despite the sustainable location of the site, the introduction of 53 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		Despite its brownfield credentials, the introduction of 53 dwellings on this site would increase energy use in this location.

SA Objective	Hinckley Site Allocations	
	AS863 (HIN11) – Land east of Middlefield Lane	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is approximately 550 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is however approximately 800 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres. The site is also conveniently located to a number of bus stops on Tudor Road, less than 400 metres away.</p> <p>However, despite the sustainable location of the site, the introduction of 53 dwellings would nevertheless bring with it an increase in energy use and the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>This site is within a short walking distance of Richmond Primary School and is within the catchment of Redmoor High School on Wykin Road.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	<p>This site is within close proximity to a number of employment sites, including the Hinckley Fields industrial estate.</p>
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Hinckley Site Allocations	
	AS863 (HIN11) – Land east of Middlefield Lane	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.		This development would involve the siting of a significant number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		The development of this site could provide the opportunity of re-using waste materials from the demolition of existing buildings.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		This site is approximately 550 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is however approximately 800 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		This site is approximately 550 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is however approximately 800 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres. The site is also conveniently located to a number of bus stops on Tudor Road, less than 400 metres away.






SA Objective	Hinckley Site Allocations	
	AS636 (HIN12) - Land rear of 2-14 Middlefield Place	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of five dwellings would have a minor beneficial effect on the delivery of decent housing in Hinckley.</p> <p>Due to the size of the site there would not be a requirement to provide any affordable housing in this scheme.</p> <p>This site is approximately 500 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is also approximately 500 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	➔	<p>This site is within close proximity to a number of formal and informal open spaces, most notably Richmond Park which offers a range of opportunities for outdoor play.</p> <p>The site is within the 1000 metre catchment of a health centre.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	This development is unlikely to have a significant impact on this SA Objective.
To improve access to and participation in cultural and leisure activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS636 (HIN12) - Land rear of 2-14 Middlefield Place	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>This is currently an underused brownfield site comprised of garages and an area of hard standing. The development of this site for a residential scheme could have a positive effect on the surrounding of the area and reduce the fear of crime and anti-social behaviour.</p> <p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey 2014 identified this site as having lower ecological value, therefore this development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Hinckley Site Allocations	
	AS636 (HIN12) - Land rear of 2-14 Middlefield Place	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	The development of this site would replace an underused brownfield site with a residential development which should have a minor beneficial effect on the character of Hinckley. The site is however tucked away to the rear of existing properties and is not visible from main roads and therefore it is considered that the impact is likely to be minimal.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS636 (HIN12) - Land rear of 2-14 Middlefield Place	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain. This site has the potential for ground water flooding, however, this could be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	This site is approximately 500 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is however also approximately 500 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres. The site is also conveniently located to a number of bus stops on Tudor Road, less than 400 metres away. Despite the sustainable location of the site, the introduction of 5 dwellings would nevertheless bring with it a small increase in the number of private motor vehicles but due to the small size of the site this is unlikely to have an impact on this SA Objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of five new dwellings on this site would increase energy use in this location but due to the size of the development it is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS636 (HIN12) - Land rear of 2-14 Middlefield Place	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	<p>This site is approximately 500 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is however also approximately 500 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres. The site is also conveniently located to a number of bus stops on Tudor Road, less than 400 metres away.</p> <p>Despite the sustainable location of the site, the introduction of 5 dwellings would nevertheless bring with it a small increase in energy use and the number of private motor vehicles but due to the small size of the site this is unlikely to have an impact on this SA Objective.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is within a short walking distance of Richmond Primary School and is within the catchment of Redmoor High School on Wykin Road.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is within close proximity to a number of employment sites, including the Hinckley Fields industrial estate.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS636 (HIN12) - Land rear of 2-14 Middlefield Place	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.		This development would involve the siting of a significant number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		This site is approximately 500 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is also approximately 500 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		This site is approximately 500 metres from the Tudor Road neighbourhood centre which is outside of the 400 metre catchment. It is however approximately 500 metres walking distance from the Barwell Lane Local Centre and therefore is considered to be within a reasonable walking distance of the numerous facilities that are offered in these centres. The site is also conveniently located to a number of bus stops on Tudor Road, less than 400 metres away.

SA Objective	Hinckley Site Allocations	
	AS916 (HIN13) - Essentia House, 56 Upper Bond Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 23 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 5 dwellings.</p> <p>This site is located within close walking distance of the defined Hinckley town centre (less than 400 metres) and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is within a convenient walking distance of the main health service facilities within the town. It is also in close proximity to Hollycroft Park which is one of the main urban parks in the town.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↑	<p>This development would involve the conversion of an old hosiery factory which representative of the town's industrial heritage. The site also lies within the setting of the Druid Street Conservation Area and development in this location would bring more people and families to the town centre and open access for more residents to understand the significance of these assets and their role in the history of Hinckley.</p>
To improve access to and participation in cultural and leisure activities.	↑	<p>This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>

SA Objective	Hinckley Site Allocations	
	AS916 (HIN13) - Essentia House, 56 Upper Bond Street	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this development would see the conversion and re-use of a derelict building, it is considered that this would make a potential positive contribution to the reduction of the fear of crime and anti-social behaviour in the area.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	The Extended Phase One Habitat Study (2014) identified that this site is of low ecological value and therefore its development would have a negligible impact on this objective.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑↑	This development would see the conversion and re-use of a derelict hosiery building on a prominent route into the town centre. This development would therefore make a positive contribution to the conservation and enhancement of the industrial heritage of the town, resulting in a major direct benefit.

SA Objective	Hinckley Site Allocations	
	AS916 (HIN13) - Essentia House, 56 Upper Bond Street	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↑	<p>This development would see the conversion and re-use of a derelict hosiery building on a prominent route into the town centre. This development would therefore make a positive contribution to the character and appearance of a building of historical interest which reflects the industrial heritage of the town.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these heritage assets are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	<p>The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone.</p> <p>This site has the potential for groundwater flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.</p>

SA Objective	Hinckley Site Allocations	
	AS916 (HIN13) - Essentia House, 56 Upper Bond Street	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>This site is located within close walking distance of Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 23 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↑	As this is a conversion of a derelict factory building, it is likely that this development could have a potential positive contribution to energy use in the area.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is located within close walking distance of Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 23 dwellings would nevertheless bring with it an increase in greenhouse gas emissions. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is located within a short walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.

SA Objective	Hinckley Site Allocations	
	AS916 (HIN13) - Essentia House, 56 Upper Bond Street	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within a short walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would involve the siting of a significant number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS916 (HIN13) - Essentia House, 56 Upper Bond Street	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS361 (HIN14) - Stockwell Head (Land east of Baptist Walk)	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 40 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 8 dwellings.</p> <p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site is within a convenient walking distance of the main health service facilities within the town. It is also in close proximity to Hollycroft Park, Queen's Park and Argent's Mead which are some of the main urban parks in the town.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>This site lies adjacent to, and therefore within the setting of, the Hinckley Town Centre Conservation Area and is a short walk from the Hollycroft and Druid Street Conservation Areas. Development in this location would bring more people and families to the town centre and open access for more residents to understand the significance of these areas and assets.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>

SA Objective	Hinckley Site Allocations	
	AS361 (HIN14) - Stockwell Head (Land east of Baptist Walk)	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this would see the re-use of a derelict brownfield site, it is considered that this would make a potential positive contribution to the reduction of the fear of crime and anti-social behaviour in the area.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase One Habitat Study (2014) identified that this site is of low ecological value and therefore its development would have a negligible impact on this objective.</p>
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>This scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>This development would involve the re-use of a derelict, brownfield site on a key entrance to the town in an extremely visible location. It is therefore considered that a well designed scheme in this location could have a direct positive impact on the built character and local distinctiveness of Hinckley.</p>

SA Objective	Hinckley Site Allocations	
	AS361 (HIN14) - Stockwell Head (Land east of Baptist Walk)	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↑	<p>This site lies adjacent to, and therefore within the setting of, the Hinckley Town Centre Conservation Area. As it is currently a derelict site, the impact on the conservation area is considered to be negative at this moment in time. Its sympathetic development could therefore have a potential positive impact on the setting of this conservation area.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these heritage assets are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	<p>The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone.</p> <p>This site has the potential for groundwater and surface water flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.</p>

SA Objective	Hinckley Site Allocations	
	AS361 (HIN14) - Stockwell Head (Land east of Baptist Walk)	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 40 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 40 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 40 dwellings would nevertheless bring with it an increase in greenhouse gas emissions. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is located within Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.

SA Objective	Hinckley Site Allocations	
	AS361 (HIN14) - Stockwell Head (Land east of Baptist Walk)	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within Hinckley town centre and is therefore in an extremely sustainable location in relation to access to employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would involve the siting of a significant number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS361 (HIN14) - Stockwell Head (Land east of Baptist Walk)	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS320 (HIN15) - Former factory south of Wood Street (23 Wood Street)	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 5 dwellings would have a minor beneficial effect on the delivery of decent housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. This site would therefore be below the threshold to deliver affordable housing and would be unlikely to have a significant effect on this objective.</p> <p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>As this is a town centre site, it is within a convenient walking distance of the main health service facilities within the town. It is also in close proximity to Queen's Park and Argent's Mead which are some of the main urban parks in the town.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↑	<p>This development would involve the conversion of an old hosiery factory which representative of the town's industrial heritage. The site also lies within the Hinckley Town Centre Conservation Area and development in this location would bring more people and families to the town centre and open access for more residents to understand the significance of these assets and their role in the history of Hinckley.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>

SA Objective	Hinckley Site Allocations	
	AS320 (HIN15) - Former factory south of Wood Street (23 Wood Street)	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this development would see the conversion and re-use of a derelict building, it is considered that this would make a potential positive contribution to the reduction of the fear of crime and anti-social behaviour in the area.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	The Extended Phase One Habitat Study (2014) identified that this site is of low ecological value and therefore its development would have a negligible impact on this objective.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑↑	This development would see the conversion and re-use of a derelict hosiery building on a prominent route into the town centre. This development would therefore make a positive contribution to the conservation and enhancement of the industrial heritage of the town, resulting in a major direct benefit.

SA Objective	Hinckley Site Allocations	
	AS320 (HIN15) - Former factory south of Wood Street (23 Wood Street)	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↑	<p>This development would see the conversion and re-use of a derelict hosiery building within the Hinckley Town Centre Conservation Area. This development would therefore make a positive contribution to the character and appearance of a building of historical interest which reflects the industrial heritage of the town.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these heritage assets are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	<p>The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone.</p> <p>This site has the potential for groundwater flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.</p>

SA Objective	Hinckley Site Allocations	
	AS320 (HIN15) - Former factory south of Wood Street (23 Wood Street)	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↔	This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport. However, despite the sustainable location of the site, the introduction of 5 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. Due to the small number of dwellings it would however not have a significant impact on this objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↑	As this is a conversion of a derelict factory building, it is likely that this development could have a potential positive contribution to energy use in the area.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport. Despite the sustainable location of the site, the introduction of 5 dwellings would bring with it an increase in greenhouse gas emissions although due to the size of the site and the fact that it would involve the conversion of an existing factory, it is unlikely that there would be a significant impact on this objective.
To improve access to education and training for children, young people and adult learners.	↑	This site is located within Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.

SA Objective	Hinckley Site Allocations	
	AS320 (HIN15) - Former factory south of Wood Street (23 Wood Street)	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within Hinckley town centre and is therefore in an extremely sustainable location in relation to access to employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would involve the siting dwellings on a previously developed site and would therefore contribute to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS320 (HIN15) - Former factory south of Wood Street (23 Wood Street)	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS329 (HIN16) - 99-113 Castle Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 24 dwellings would have a minor beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 5 dwellings.</p> <p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>As this is a town centre site, it is within a convenient walking distance of the main health service facilities within the town. It is also in close proximity to Queen's Park and Argent's Mead which are some of the main urban parks in the town.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>This site lies within the Hinckley Town Centre Conservation Area. Development in this location would bring more people and families to the town centre and open access for more residents to understand the significance of this area and its assets.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>

SA Objective	Hinckley Site Allocations	
	AS329 (HIN16) - 99-113 Castle Street	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this would see the development of an underused brownfield site, it is considered that this would make a potential positive contribution to the reduction of the fear of crime and anti-social behaviour in the area.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	The Extended Phase One Habitat Study (2014) identified that this site is of low ecological value and therefore its development would have a negligible impact on this objective.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	This scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. This development would involve the re-use of an underused site in a prominent location in the town centre. It is therefore considered that a well designed scheme in this location could have a direct positive impact on the built character and local distinctiveness of Hinckley.

SA Objective	Hinckley Site Allocations	
	AS329 (HIN16) - 99-113 Castle Street	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↑	<p>This site lies within the Hinckley Town Centre Conservation Area. It is currently an underused site but contains an important local building (99 Castle Street) as identified by the Hinckley Town Centre Conservation Area Appraisal. The sympathetic redevelopment of the vacant land could therefore have a potential positive impact on the setting of this conservation area.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these heritage assets are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	<p>The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone.</p> <p>This site has the potential for groundwater flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.</p>

SA Objective	Hinckley Site Allocations	
	AS329 (HIN16) - 99-113 Castle Street	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 24 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 24 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 24 dwellings would nevertheless bring with it an increase in greenhouse gas emissions. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is located within Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.

SA Objective	Hinckley Site Allocations	
	AS329 (HIN16) - 99-113 Castle Street	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within Hinckley town centre and is therefore in an extremely sustainable location in relation to access to employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would involve the siting of a significant number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Hinckley Site Allocations	
	AS329 (HIN16) - 99-113 Castle Street	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective	Hinckley Site Allocations	
	AS334 (HIN17) – The Vicarage Site, north of Mount Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 40 dwellings would have a minor beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 8 dwellings.</p> <p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>As this is a town centre site, it is within an extremely short walking distance of the main health service facilities within the town. It also lies adjacent to Argent’s Mead which is a key urban park and will be the location for the town’s new leisure centre.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>This site lies within the Hinckley Town Centre Conservation Area. It also lies adjacent to the St Mary’s Church which is a Grade II* church in the centre of the town and which forms an extremely prominent part of the Hinckley skyline and landscape. The site is also close to the remains of the Motte and Bailey castle at Hinckley which is a designated Scheduled Monument. Development in this location would bring more people and families to the town centre and open access for more residents to understand the significance of this area and its assets.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>

SA Objective	Hinckley Site Allocations	
	AS334 (HIN17) – The Vicarage Site, north of Mount Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>Due to its nature, it is considered unlikely that this site is the subject of crime and the fear of crime at present. It is therefore assumed that the development of this site would not have a significant impact on this objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase One Habitat Study (2014) identified that this site is of low ecological value and therefore its development would have a negligible impact on this objective.</p>
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>This site is currently extremely well screened by vegetation and is not in a particularly prominent location. It is not visible from any of the key routes into or through the town centre and would therefore have little impact on this objective.</p>

SA Objective	Hinckley Site Allocations	
	AS334 (HIN17) – The Vicarage Site, north of Mount Road	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>This site lies within the Hinckley Town Centre Conservation Area. It also lies adjacent to the St Mary's Church which is a Grade II* church in the centre of the town and which forms an extremely prominent part of the Hinckley skyline and landscape. The site is also close to the remains of the Motte and Bailey castle at Hinckley which is a designated Scheduled Monument. Development in this location would have the potential to impact on these assets.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of these assets are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	<p>The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone.</p> <p>This site has the potential for groundwater flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.</p>




SA Objective	Hinckley Site Allocations	
	AS334 (HIN17) – The Vicarage Site, north of Mount Road	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 40 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 40 dwellings on a site which is both a greenfield and brownfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 40 dwellings would nevertheless bring with it an increase in greenhouse gas emissions. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	This site is located within Hinckley town centre and is therefore in an extremely sustainable location in relation to access to educational facilities in the town.

SA Objective	Hinckley Site Allocations	
	AS334 (HIN17) – The Vicarage Site, north of Mount Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	This site is located within Hinckley town centre and is therefore in an extremely sustainable location in relation to access to employment opportunities in the town.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA Objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	This development would involve the siting of a significant number of dwellings on a partially previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	→	The development of this site could provide the opportunity of re-using waste materials from the demolition of the existing building on site.

SA Objective	Hinckley Site Allocations	
	AS334 (HIN17) – The Vicarage Site, north of Mount Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↑	This site is located within the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.






SA Objective	Hinckley Site Allocations	
	AS336 (HIN18) - Land south of Southfield Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 40 dwellings would have a major beneficial effect on the delivery of decent, affordable housing in Hinckley.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 units or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 8 dwellings.</p> <p>This site is located within close walking distance of the defined Hinckley town centre (less than 400 metres) and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>This site adjacent to the Station View health centre and therefore the residents of this scheme would have excellent access to health services. It is also in close proximity to open spaces within Burbage which can be accessed over the train line by way of a bridge.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>This site lies approximately 400 metres away from the Hinckley Town Centre Conservation Area, separated completely from built development. It is therefore unlikely that the development of this site would have a significant impact on this objective.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>This site is located within close walking distance of the defined Hinckley town centre and is therefore in a sustainable location in relation to access to services, facilities and public transport.</p>

SA Objective	Hinckley Site Allocations	
	AS336 (HIN18) - Land south of Southfield Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this would see the re-use of a derelict brownfield site, it is considered that this would make a potential positive contribution to the reduction of the fear of crime and anti-social behaviour in the area.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The delivery of additional housing in Hinckley would ensure that existing services are supported and would result in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase One Habitat Study (2014) identified that this site is of moderate ecological value.</p> <p>The development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Hinckley Site Allocations	
	AS336 (HIN18) - Land south of Southfield Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>This scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p> <p>This development would involve the re-use of a derelict, brownfield site on a key entrance to the town in an extremely visible location. This site forms part of the initial view of Hinckley that visitors to the town will see when arriving by train. It is currently an unwelcoming view of the town which would benefit greatly from redevelopment.</p> <p>It is considered that a well designed scheme in this location could have a major positive impact on the built character and local distinctiveness of Hinckley.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>This site lies approximately 400 metres away from the Hinckley Town Centre Conservation Area, separated completely from built development. It is therefore unlikely that the development of this site would have a significant impact on this objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Hinckley Site Allocations	
	AS336 (HIN18) - Land south of Southfield Road	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	This development is unlikely to have a significant impact on this SA Objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment identified that this site does not lie within a flood zone. This site has the potential for groundwater and surface water flooding however this can be mitigated through an appropriate SuDS as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	This site is located within close walking distance of Hinckley town centre and is therefore a sustainable location for development with access to numerous services available by foot, bicycle or public transport. However, despite the sustainable location of the site, the introduction of 40 dwellings would nevertheless bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	This development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 40 dwellings on a Greenfield site would increase energy use in this location.

SA Objective	Hinckley Site Allocations	
	AS336 (HIN18) - Land south of Southfield Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>This site is located within Hinckley town centre and is therefore an extremely sustainable location for development with access to numerous services available by foot, bicycle or public transport.</p> <p>However, despite the sustainable location of the site, the introduction of 40 dwellings would nevertheless bring with it an increase in greenhouse gas emissions. This would likely increase transport related pollutants in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>This site is located within close walking distance of Hinckley town centre and is therefore in a sustainable location in relation to access to educational facilities in the town.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	<p>This site is located within close walking distance of Hinckley town centre and is therefore in a sustainable location in relation to access to employment opportunities in the town.</p>
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Hinckley Site Allocations	
	AS336 (HIN18) - Land south of Southfield Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.		This development would involve the siting of a significant number of dwellings on a previously developed site and would therefore make a significant contribution to the delivery of this objective.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		This site is located within close walking distance of the defined Hinckley town centre and is therefore in an extremely sustainable location in relation to access to services, facilities and public transport.

SA Objective		Hinckley Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	<p>As the residual housing requirement for Hinckley is extremely high (815), each of the sites were assessed against their ability to accommodate this level of development. For this reason a number of the sites were assessed as having the ability to have a direct major effect on the achievement of this objective. These sites were AS299 (HIN02), AS288/AS289 (HIN05), AS351 (HIN08), AS863 (HIN11), As287, As295, As301, As302, As303, As306 and As914.</p> <p>Sites which would have a more limited impact on the delivery of decent, affordable housing in Hinckley (equating to less than 10 affordable units) were assessed as having a minor direct positive effect. These sites were AS629 (HIN04), AS651 (HIN06), AS911 (HIN09), AS637 (HIN10), AS636 (HIN12), AS916 (HIN13), AS361 (HIN14), AS320 (HIN15), AS329 (HIN16), AS334 (HIN17), AS336 (HIN18), As332, As829 and As918.</p>
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	<p>Sites which are within the 1000 metre walking catchment of a health centre and are also conveniently located to open spaces are considered to have an indirect minor positive impact on this objective. Sites AS299 (HIN02), AS651 (HIN06), AS351 (HIN08), AS911 (HIN09), AS863 (HIN11), AS636 (HIN12), AS916 (HIN13), AS361 (HIN14), AS320 (HIN15), AS329 (HIN16), HIN17, AS336 (HIN18), As301, As306, As332, As914 and As918.</p> <p>Sites which are outside the 1000 metre walking catchment of a health centre yet are conveniently located to open spaces are considered to have a potential indirect minor positive impact on this objective. Sites AS629 (HIN04), AS288/AS289 (HIN05), AS637 (HIN10), As287, As295, As303 and As829 fell within this category.</p> <p>Site As302 was considered to have a direct major negative impact on this objective as it would see the development of a site currently used as allotments. This would stop some members of the community from accessing a recreational resource that is currently underprovided for in the town.</p>

SA Objective		Hinckley Summary
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	<p>A number of sites were considered to have a direct minor positive effect on this objective as they would be located close to listed buildings or other heritage assets or either within or adjacent to conservation areas. These sites are AS299 (HIN02), AS916 (HIN13), AS320 (HIN15), As287, As295 and As918.</p> <p>Sites which are located fairly close to a heritage asset yet did not lie within or adjacent to them were considered to have an indirect potential positive effect on this objective as the impact on these assets would be less clear. These sites are AS288/AS289 (HIN05), AS351 (HIN08), AS361 (HIN14), AS329 (HIN16), AS334 (HIN17) and As829.</p> <p>Sites which are considered to have no significant effect on this objective due to their location not being close to designated heritage assets are AS629 (HIN04), AS651 (HIN06), AS911 (HIN09), AS637 (HIN10), AS863 (HIN11), AS636 (HIN12), AS336 (HIN18), As301, As302, As303, As306, As332 and As914.</p>
SAO4	To improve access to and participation in cultural and leisure activities.	<p>If a site is within a reasonable walking distance of a cultural or leisure facility then it was considered that it would have a minor indirect positive contribution on this objective. The sites classed as having this impact are AS288/AS289 (HIN05), AS351 (HIN08), AS911 (HIN09), AS637 (HIN10), AS916 (HIN13), AS361 (HIN14), AS320 (HIN15), AS329 (HIN16), AS334 (HIN17), AS336 (HIN18), As295, As332, As829, As914 and As918.</p> <p>Two sites are located outside of the catchments of a cultural or leisure facility but were also considered to have a minor indirect positive effect on this objective. The reason for this is that they have the potential to provide such a substantial level of housing that the additional population would have an impact on the patronage these facilities in the town. These sites were AS299 (HIN02) and As287.</p> <p>Site As302 is considered to have a direct major negative impact on this objective as it would see the development of an area of allotments which would remove the ability for the current users of this facility to enjoy it as a leisure use.</p> <p>All other sites were considered to have no significant effect on this objective.</p>

SA Objective		Hinckley Summary
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	<p>Where a site is Greenfield in nature or it is currently in use (e.g. for employment uses) it is considered that its development would be unlikely to improve on the situation at present as they are unlikely to be subject to crime or the fear of crime. They are therefore considered to have no significant effect on this objective. These sites are AS299 (HIN02), AS288/AS289 (HIN05), AS351 (HIN08), AS911 (HIN09), AS334 (HIN17), As287, As295, As301, As302, As303, As306, As829, As914 and As918.</p> <p>Where a development would take place on a previously developed site that is either vacant or contains buildings that are not currently in use, it is considered possible that they could be subject to crime or the fear of crime and their development could have a direct potential positive contribution to this objective. These sites are AS629 (HIN04), AS651 (HIN06), AS637 (HIN10), AS863 (HIN11), AS636 (HIN12), AS916 (HIN13), AS361 (HIN14), AS320 (HIN15), AS329 (HIN16), AS336 (HIN18) and As332.</p>
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	<p>AS299 (HIN02) was considered to have a direct major positive impact on the achievement of this objective as it would see the delivery of a primary school as part of its development. This would ensure that the educational needs of young children are met on site.</p> <p>As287 was assessed as having an indirect major positive effect on this objective as it has the potential to deliver an extremely large number of houses which would ensure that services and facilities are supported by the additional population.</p> <p>One site (As302) was deemed to have a direct negative impact on this objective as it would see the development of allotments, therefore removing the ability for some residents to grow their own food.</p> <p>All other sites were considered to have a minor indirect positive effect on this objective as the delivery of additional housing in Hinckley would ensure that existing services are supported.</p>

SA Objective		Hinckley Summary
SAO7	<p>To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.</p>	<p>Sites AS299 (HIN02), AS336 (HIN18) and As295 were assessed by the Extended Phase 1 Habitat Survey (2014) as being of moderate ecological value. As it considered that sites of moderate value could still be developed depending on the type and scale of mitigation proposed, they have been assessed as having potentially adverse or beneficial effects.</p> <p>Sites As287, As332, As914 and As918 were not assessed in the Extended Phase 1 Habitat Survey (2014) and were therefore also assessed as having potentially adverse or beneficial effects dependent on the results of further investigation at the time of submitting a planning application.</p> <p>Although not assessed as being of significant ecological value within the Extended Phase 1 Habitat Survey (2014), sites As301, As302, As303 are considered to have a direct significant major impact on the delivery of this objective as they would see the development of sites within the Green Wedge which is a significant part of the borough's green infrastructure.</p> <p>Site As306 is also considered to have a direct significant major impact on this objective as it is classed as a Local Wildlife Site.</p> <p>All other sites were not considered to have a significant impact on this objective as they were assessed in the Extended Phase 1 Habitat Survey (2014) as being of low ecological value.</p>

SA Objective		Hinckley Summary
SA08	To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	<p>Two sites (AS916 (HIN13) and AS320 (HIN15)) have been assessed as having a direct major positive impact on the delivery of this objective as they would see the reuse of buildings which reflect the industrial heritage of the town, significantly conserving and enhancing the local distinctiveness of Hinckley.</p> <p>One site (AS336 (HIN18)) has been assessed as having a direct major positive effect on this objective as it is a derelict site in an extremely prominent location on a key arrival to the town. This site is the first view of the town that people visiting will see when arriving by train and its regeneration would make a great contribution to the character of the town.</p> <p>Three sites (As287, As301 and As303) are considered to have a direct major negative effect on this objective as they would be located within in areas which would compromise the separation between settlements. Site As302 was considered to have a direct minor negative effect as it would be located within the green wedge and would impact on the separation between settlements albeit to a lesser degree than the other three sites.</p>
SA09	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	<p>A number of sites were considered to have a potentially positive or negative effect on this objective dependent on their implementation. These sites lay close to designated heritage assets and should therefore be designed appropriately to ensure that any impact on the assets is positive. These sites are AS299 (HIN02), AS351 (HIN08), AS334 (HIN17), As287 and As295.</p> <p>Two sites (AS916 (HIN13) and AS320 (HIN15)) were considered to have a direct positive impact on this objective as they would see the reuse of buildings considered to be of heritage value within conservation areas although they are not designated heritage assets.</p> <p>AS361 (HIN14) and AS329 (HIN16) are considered to have potential direct positive impacts on this objective as they are currently vacant sites within or adjacent to the Hinckley Town Centre conservation area.</p> <p>All other sites are considered to not have a significant impact on this objective.</p>

SA Objective		Hinckley Summary
SAO10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>Sites outside the Hinckley settlement boundary are considered to have a direct negative effect on this objective. The sites assessed as a minor negative effect are AS288/AS289 (HIN05), As302 and As829. As306 is within the Hinckley settlement boundary, however it is currently a wide expanse of water and feels rural in nature, therefore development of this site is considered to have a minor negative effect on this objective.</p> <p>Sites which are considered to have a major adverse impact on this objective are those sites which would take up a significant amount of land outside the settlement boundary of Hinckley which is currently Greenfield in nature. These sites are AS299 (HIN02), As287, As301 and As303.</p> <p>All other sites are not considered to have a significant impact on this objective.</p>
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	All sites were assessed as not having a significant impact on this objective.

SA Objective		Hinckley Summary
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	<p>Sites AS629 (HIN04), AS651 (HIN06), AS637 (HIN10), AS636 (HIN12), As914 and As918 were assessed in the Strategic Flood Risk Assessment (2014) to be outside of the flood plain and not susceptible to either groundwater or surface water flooding. For this reason they are assessed as having no significant effect on this sustainability objective.</p> <p>A number of sites were assessed as being partly within flood zones 2 or 3a, or susceptible to either groundwater or surface water flooding. Although these could be considered constraints, it is considered that these could be adequately mitigated through the incorporation of a Sustainable Drainage System and are therefore considered to have a potential positive or negative impact on this impact dependent on implementation. These sites are AS299 (HIN02), AS351 (HIN08), AS911 (HIN09), AS863 (HIN11), AS916 (HIN13), AS361 (HIN14), AS320 (HIN15), AS329 (HIN16), AS334 (HIN17), AS336 (HIN18), As287, As295, As301, As302, As303, As306 and As332.</p> <p>Sites AS288/AS289 (HIN05) and As829 were assessed as having a direct major adverse impact on this objective as they would be located within flood zone 3b. This is a significant barrier to development.</p>
SAO13	To improve air quality particularly through reducing transport related pollutants.	<p>Sites AS629 (HIN04), AS651 (HIN06), AS637 (HIN10), AS636 (HIN12) and AS320 (HIN15) were assessed as not having a significant impact on this objective as they would deliver only a small number of additional dwellings (less than 10) which should give rise to an insignificant number of additional transport related pollutants.</p> <p>Sites AS299 (HIN02), As287 and As303 have been assessed as having a direct major negative impact on this objective as they would see the delivery of a considerable number of houses on site (more than 100). With the delivery of these additional dwellings would see a large rise in the number of private motor vehicles in the area, regardless of the sustainable transport links that the sites may benefit from.</p> <p>All other sites would deliver between 10 and 100 dwellings and were therefore considered to have a minor direct negative effect on this objective as they are likely to give rise to a moderate number of additional cars in their areas.</p>

SA Objective		Hinckley Summary
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	Each of the sites is considered unlikely to have a significant effect on this sustainability objective.
SAO15	To minimise energy use and develop renewable energy resources.	<p>Sites AS629 (HIN04), AS651 (HIN06), AS637 (HIN10) and AS636 (HIN12) were assessed as not having a significant impact on this objective as they would deliver only a small number of additional dwellings (less than 10) which should only see a negligible rise in energy use in the area.</p> <p>Sites AS299 (HIN02), As287 and As303 have been assessed as having a direct major negative impact on this objective as they would see the delivery of a considerable number of houses on site (more than 100) and significantly increase energy use in the area.</p> <p>Sites AS351 (HIN08), AS916 (HIN13), AS320 (HIN15), As914 and As918 are considered to have potential direct minor positive effects on this objective. The reason for this is that the development of these sites would see the replacement of existing buildings which are aging and are likely to be inefficient. Their replacement with new dwellings developed in line with current building regulations could have a positive impact on energy use in the area.</p> <p>All other sites would deliver between 10 and 100 dwellings and were therefore considered to have a minor direct negative effect on this objective as they are likely to give rise to a moderate increase in energy use in their areas.</p>

SA Objective		Hinckley Summary
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	<p>Sites AS629 (HIN04), AS651 (HIN06), AS637 (HIN10), AS636 (HIN12) and AS320 (HIN15) were assessed as not having a significant impact on this objective as they would deliver only a small number of additional dwellings (less than 10) which should give rise to an insignificant number of additional greenhouse gasses through transport related pollutants.</p> <p>Sites AS299 (HIN02), As287 and As303 have been assessed as having a direct major negative impact on this objective as they would see the delivery of a considerable number of houses on site (more than 100). With the delivery of these additional dwellings would see a large rise in the number of private motor vehicles in the area which would increase greenhouse gas emissions, regardless of the sustainable transport links that the sites may benefit from.</p> <p>All other sites would deliver between 10 and 100 dwellings and were therefore considered to have a minor direct negative effect on this objective as they are likely to give rise to a moderate number of additional cars in their areas.</p>
SAO17	To improve access to education and training for children, young people and adult learners.	<p>A policy for the development of site AS299 (HIN02) would be to facilitate the delivery of a primary school. This on site delivery means that it has been assessed as having a direct major positive effect on this sustainability objective.</p> <p>Where a site is outside the relevant walking catchments of both a primary and secondary school, it is considered that it will not have an effect on the achievement of this objective. The sites included in this classification are AS288/AS289 (HIN05) and As829.</p> <p>All other sites are considered to lie within the walking catchment of a school and have therefore been assessed as having a minor positive effect on this objective.</p>

SA Objective		Hinckley Summary
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	<p>All but two of the sites were assessed as having a minor positive impact on this objective as they would be developed within Hinckley, the most sustainable settlement in the Borough. Hinckley contains many employment opportunities and all sites would be considered to be within a reasonable distance of them by walking, cycling or by public transport.</p> <p>The two exceptions to this were considered to be AS299 (HIN02) and As287. Both these sites are located extremely close to the key employers within Hinckley and, due to the size of these two sites, they would be able to deliver a huge number of dwellings and would therefore be providing a high number of residents with an extremely sustainable location to live in terms of access to employment. They are therefore assessed as having a direct major positive impact on this sustainability objective.</p>
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	Each of the sites is considered unlikely to have a significant effect on this sustainability objective.
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	<p>Where a site of 10 or more dwellings would be located on previously developed land (AS351 (HIN08), AS863 (HIN11), AS636 (HIN12), AS916 (HIN13), AS361 (HIN14), AS320 (HIN15), AS329 (HIN16), AS334 (HIN17), AS336 (HIN18), As332, As914 and As918), it is considered to have a major positive effect on the achievement of this objective. Where the development would comprise less than 10 dwellings in which case it is considered to have a minor positive effect on the objective (AS629 (HIN04), AS651 (HIN06), AS637 (HIN10))</p> <p>Greenfield sites AS299 (HIN02), AS288/AS289 (HIN05), AS911 (HIN09), As287, As295, As301, As302, As303, As306 and As829 are considered to not have a significant impact on this objective.</p>
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites are considered to have the potential for either positive or negative effects on this objective dependent on implementation.

SA Objective		Hinckley Summary
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	<p>A number of the assessed sites would involve the demolition of existing buildings on site and therefore could have the potential for the reuse of materials arising from this demolition. The sites are AS351 (HIN08), AS863 (HIN11), AS334 (HIN17), As914 and As918 and were assessed as having a potential indirect positive impact on the achievement of this objective.</p> <p>All other sites were considered to have no effect on the achievement of this objective.</p>
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	<p>As a policy requirement for the development of AS299 (HIN02) would be to see the delivery of a school and neighbourhood centre, it is considered that this site would have a direct major positive effect on the achievement of this objective.</p> <p>As Hinckley is a sustainable settlement within the urban area, it contains a wide array of neighbourhood and local centres in addition to the main town centre. The majority of other sites are considered conveniently located to these services and therefore are assessed as having a minor positive effect on this objective. The exceptions to this are considered to be sites As301 and As302 which are on the outskirts of the town, north of the northern perimeter road. Their location means that they are outside the walking distance catchment of a neighbourhood centre but could still be considered to be within an acceptable walking distance as it is not significantly over this catchment. For this reason they have been assessed as only having a potential positive effect.</p>
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	All sites assessed are within a reasonable walking distance of alternative modes of transport, particularly in relation to bus stops. For this reason all sites were assessed as having a minor positive effect on the delivery of this objective.
	Summary	Due to the extremely high residual housing figure in Hinckley (815), a wide range of sites are considered appropriate for development. One of the key reasons for this is the availability of previously developed sites within the settlement boundary which would not only make a significant contribution to the delivery of housing within the town when taken as a whole, they would also see the regeneration of a number of underused and potentially unsightly sites in the town. 15 developable brownfield sites were assessed

SA Objective	Hinckley Summary
	<p>and are considered appropriate for the sustainable allocation of housing and are. These sites are:</p> <ul style="list-style-type: none"> • AS629 (HIN04) • AS651 (HIN06) • AS351 (HIN08) • AS637 (HIN10) • AS863 (HIN11) • AS636 (HIN12) • AS916 (HIN13) • AS361 (HIN14) • AS320 (HIN15) • AS329 (HIN16) • AS334 (HIN17) • AS336 (HIN18) • As332 • As914 • As918 <p>Although all of the developable brownfield sites within Hinckley are considered suitable for allocation, their collective capacity would not be sufficient to accommodate the residual housing requirement for Hinckley and for this reason, Greenfield development would be required.</p> <p>Following the assessment, the following conclusions have been reached about the sustainability of the Greenfield sites within Hinckley:</p> <ul style="list-style-type: none"> • Site AS299 (HIN02) (land west of Hinckley) is considered to be the most appropriate option for the delivery of large scale development within the town to meet the development requirements of Hinckley when assessed against the reasonable alternatives. Although the site was assessed as having a major adverse impact on four of the 24 objectives, three of these were related to the







SA Objective	Hinckley Summary
	<p>additional energy consumption and carbon emissions which would result from the development and these would remain consistent regardless of the site's location. The fourth major impact is considered to come from the impact on the rural landscape, although it should be noted that this is a result of the amount of land take that would be involved rather than the inherent sensitivity of the landscape. The key consideration regarding the development of this site is the contribution it would make to the sustainability of the development and immediate area. This part of Hinckley is currently underprovided for in terms of education and is outside of the catchment for access to a neighbourhood centre. As a policy requirement for the delivery of this site would be to develop a primary school and neighbourhood centre, this would significantly improve the sustainability credentials of not only the development, but also the surrounding area.</p> <ul style="list-style-type: none"> • Sites AS911 (HIN09) and As295 are also considered an appropriate and sustainable location for allocation. Although Greenfield in nature, the location of these sites within the settlement boundary means that they would not be considered to have a negative impact on the rural landscape in the town. The sites scored comparably with other sites within the settlement boundary and are therefore considered a sustainable option for the delivery of housing. <p>A number of sites are considered inappropriate for development based on the appraisal against the 24 Sustainability Objectives. These sites would constitute unsustainable development and should not be considered suitable for allocation. These sites are:</p> <ul style="list-style-type: none"> • Sites AS288/AS289 (HIN05) and As829 are considered an unsustainable site for development as it is identified as having a direct major adverse impact on the floodplain. These sites are classified as flood zone 3b and would therefore constitute inappropriate development. • Sites As301 and As303 are considered inappropriate development predominantly due to the conflict the development of the sites would have with Sustainability Objectives 7 and 8, These sites would see the erosion of the Green Wedge which is an essential aspect of the Borough's Green Infrastructure and maintains the separation of settlements. • Site As302 has been as assessed as the worst performing option for residential development of

SA Objective		Hinckley Summary
		<p>all the alternatives. The key reason for this is that it would see the development of a site currently used for allotments, leading to a direct major adverse impact on objectives 2, 4 and 7.</p> <ul style="list-style-type: none"> • Site As306 is considered inappropriate development as it would constitute the development of a Local Wildlife Site, leading to conflict with and a major adverse impact on objective 7. • Site As287 was assessed as an alternative for the development of large scale residential development comparable to that which could be accommodated at site AS299 (HIN02). This site however would not be considered an appropriate option for development due to the major adverse impact the development of the site would have on Objective 8. Developing this site would severely jeopardise the separation of Hinckley and Nuneaton, providing a virtually continuous stretch of development from one settlement core to the other.

SA Objective	Market Bosworth Site Allocations	
	AS392- North of Station Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 64 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Market Bosworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 26 dwellings.</p> <p>In addition the site is located directly adjacent the local bus stop and within walking distance catchment of Market Bosworth District Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within the 1000 metre walking catchment of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p> <p>The site stands within 150 metres of the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>The site does not stand in close proximity to Market Bosworth Conservation Area but stands within 400 metres of the Ashby Canal Conservation Area. The proximity to this Conservation area provides better access opportunities to this linear tourist feature. The site stands approximately 750 metres from the nearest listed building. The site stands in close proximity to recently re-opened Battlefield Line and leisure passenger railway station.</p>
To improve access to and participation in cultural and leisure activities.	⇒	<p>The Community, Cultural and Tourism Facilities Review identified Market Bosworth Water Trust as a cultural and leisure facility. This stands between 900-1000 metres of the site. In addition Bosworth Marina is currently under construction within approximately 450 metres of the site.</p>

SA Objective	Market Bosworth Site Allocations	
	AS392- North of Station Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10:Development and Design. As this site is currently a Greenfield Site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The quantum of housing proposed for Market Bosworth within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered to necessary to ensure existing services and community cohesion is maintained.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	The Extended Phase 1 Habitat Survey found the site to be of low ecological value which includes a defunct species-rich hedgerow and some broadleaved trees. Development of this site should retain these ecological features to ensure there is no significant effect on this SA objective in line with DM6: Enhancement of Biodiversity and Geological Interest.

SA Objective	Market Bosworth Site Allocations	
	AS392- North of Station Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	The Landscape Character Assessment identifies the settlement within Market Bosworth Parkland Character Area, with a key characteristics of a rolling landform with gentle slopes which reach a high point around Market Bosworth. It also highlights, through the landscape strategy, that open land which penetrates toward the town should be enhanced as these green fingers provide greater accessibility to the wider countryside and enhance the setting of the town. This site stands on lower ground with land sloping up toward the centre of the town further east of the site boundary. In addition this would not interrupt the green fingers of open land penetrating toward the town centre.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	The site stands approximately 1000 metres from the Market Bosworth Conservation Area and development of this site is unlikely to have an impact on this heritage asset. The closest listed building to the site is Westhaven Court at approximately 750 metres. The Ashby Canal Conservation Area stands approximately 400 metres from the site but is screened from view by dense vegetation, the adjacent residential estate and railway line and development of this site is unlikely to have an impact on this heritage asset.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site would be bound immediately to the east and west by agricultural land, the land immediately beyond, to both sides is residential, with the land to the south within residential and industrial in use. It is therefore considered that this site is not a traditional, 'typical' and open countryside location, as it is located in close proximity to the existing pattern and grain of development to the west of Market Bosworth. As such, it is considered that the proposed residential development would occupy a natural 'infill' to the north of Station Road.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The development of this site is not likely to have a significant effect on this SA objective

SA Objective	Market Bosworth Site Allocations	
	AS392- North of Station Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has a 1 in 1000 year probability of surface water flooding however this can be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.		The site is situated adjacent to a bus stop and within walking distance of the District Centre however the introduction of 64 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.		The development is unlikely to have a significant impact on this SA objective.
To minimise energy use and develop renewable energy resources.		The introduction of 64 dwellings on a greenfield site would result in increased energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The nearest service centre to this site is Market Bosworth District Centre which stands approximately 1000 metres to the east. Residents of Market Bosworth are within walking distance of this centre which provides a wide range of services and facilities to both Market Bosworth and nearby settlements. However, the introduction of 64 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would significantly increase greenhouse gas emissions in this location.
To improve access to education and training for children, young people and adult learners.		The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the Library, Primary School, High School and Grammar School.





SA Objective	Market Bosworth Site Allocations	
	AS392- North of Station Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The site stands adjacent an existing industrial estate which provides employment to local residents. In addition Market Bosworth District Centre provides some retail and commercial employment opportunities. Swan House also provides some office based employment which stands approximately 1300 metres from the site. Tourism based employment opportunities are also available through the Water Trust, Golf Club, Hotel and soon through the Marina, all of which are within walking distance of the site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↕	This development is unlikely to have a significant impact on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	The allocation of this site would require the development of a greenfield parcel of land and would have no effect on optimising the use of previously developed land.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↕	The development is unlikely to have a significant impact on this SA objective.

SA Objective	Market Bosworth Site Allocations	
	AS392- North of Station Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Market Bosworth within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered to necessary to ensure existing services and community cohesion is maintained.</p> <p>Market Bosworth has a regular bus service to larger, higher order service centres such as Hinckley Town Centre but also has a District Centre which provides a wide range of services and facilities including Library, Primary School, High School and Grammar School, places of worship, retail, employment and leisure.</p> <p>In addition the site is located within 100 metres to the local bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	<p>The site is within 100 metres of a bus stop and within walking distance of the District Centre, employment and leisure opportunities.</p>

SA Objective	Market Bosworth Site Allocations	
	AS393 (MKBOS02) - Land South of Station Road and Heath Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of a minimum of 100 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Market Bosworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 40 dwellings.</p> <p>In addition the site is located within 150 metres of the local bus stop and within the walking distance catchment of Market Bosworth District Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↑	<p>The site is situated just over the 1000 metre walking catchment area for the nearest health centre but is still considered within walking distance. Policy SA2 requires this allocation to include a doctors surgery which if provided would directly assist in reducing health inequalities for residents of this site.</p> <p>The site is situated in close proximity to a number of open space typologies including within 400 metres of outdoor sports provision and within 200 metres of amenity green space. The size and capacity of the site also enables the onsite provision of open space in line with Core Strategy policy 19 and the requirement for the provision of allotments in accordance with policy SA2.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The site does not stand in close proximity to Market Bosworth Conservation Area but stands within 400 metres of the Ashby Canal Conservation Area. The proximity to this Conservation area provides better access opportunities to this linear tourist feature. The site stands in excess of 650 metres from the nearest listed building. The site stands in close proximity to recently re-opened Battlefield Line and leisure passenger railway station.
To improve access to and participation in cultural and leisure activities.	→	The Community, Cultural and Tourism Facilities Review identified Market Bosworth Water Trust as a cultural and leisure facility. This stands within approximately 900 metres of the site. In addition Bosworth Marina is currently under construction within approximately 450 metres of the site.



SA Objective	Market Bosworth Site Allocations	
	AS393 (MKBOS02) - Land South of Station Road and Heath Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10:Development and Design. As this site is currently a Greenfield Site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	↑	The quantum of housing proposed for Market Bosworth within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered to necessary to ensure existing services and community cohesion are maintained and the required additional employment provision can be delivered in addition to onsite allotment provision and a potential community centre or doctors surgery as prescribed through associated policy SA2.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	The Extended Phase 1 Habitat Survey found the site to be of moderate ecological value with the presence of giant hogweed and a potential veteran oak tree with a hollow trunk. The Study also identifies a defunct species-poor hedgerow with the potential as a local wildlife site on a field boundary. Development of this site should retain these ecological features to ensure there is no significant effect on this SA objective in line with DM6: Enhancement of Biodiversity and Geological Interest.




SA Objective	Market Bosworth Site Allocations	
	AS393 (MKBOS02) - Land South of Station Road and Heath Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>The Landscape Character Assessment identifies the settlement within Market Bosworth Parkland Character Area, with a key characteristics of a rolling landform with gentle slopes which reach a high point around Market Bosworth. It also highlights, through the landscape strategy, that open land which penetrates toward the town should be enhanced as these green fingers provide greater accessibility to the wider countryside and enhance the setting of the town.</p> <p>This site stands on lower ground with land sloping up toward the centre of the town further east of the site boundary. In addition this would not interrupt the green fingers of open land penetrating toward the town centre as the site would not project that far east.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site stands approximately 1000 metres from the Market Bosworth Conservation Area and development of this site is unlikely to have an impact on this heritage asset. The closest listed building to the site is Coton Priory Farmhouse at over 650 metres. The Ashby Canal Conservation Area stands approximately 280 metres from the site but is screened from view by dense vegetation, the industrial estate and railway line and development of this site is unlikely to have an impact on this heritage asset.</p>

SA Objective	Market Bosworth Site Allocations	
	AS393 (MKBOS02) - Land South of Station Road and Heath Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The Landscape Character Assessment identifies the settlement within Market Bosworth Parkland Character Area, with a key characteristics of a rolling landform with gentle slopes which reach a high point around Market Bosworth. It also highlights, through the landscape strategy, that open land which penetrates toward the town should be enhanced as these green fingers provide greater accessibility to the wider countryside and enhance the setting of the town.</p> <p>This site stands on lower ground with land sloping up toward the centre of the town further east of the site boundary. In addition this would not interrupt the green fingers of open land penetrating toward the town centre as the site would not project that far east. Development of this site would not have a significant adverse effect on this SA objective.</p> <p>The site is largely obscured from view from primary public vantage points, particularly along the primary route of Station Road by the industrial estate and surrounding residential properties. The site is likely to be visible on Coton Lane to the south but views would be relatively long distance and partly obscured by existing vegetation.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		<p>An area of woodland stands to the east of the site however the site boundaries do not include this feature and development of this site is not likely to have a significant effect on this SA objective.</p>
To maintain and improve the quality of water resources and protect the flood plain.		<p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain.</p> <p>The site has a 1 in 1000 year probability of surface water flooding however this can be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.</p>
To improve air quality particularly through reducing transport related pollutants.		<p>The allocation of this site for residential development and the expansion of the adjacent industrial area is considered to result in increased vehicle movements and would result in a direct major adverse impact on this SA objective.</p>




SA Objective	Market Bosworth Site Allocations	
	AS393 (MKBOS02) - Land South of Station Road and Heath Road	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	The development is unlikely to have a significant impact on this SA objective.
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of 100 dwellings and expansion of the industrial estate on a greenfield site would significantly increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓	<p>The nearest service centre to this site is Market Bosworth District Centre which stands approximately 1150 metres to the east. Residents of Market Bosworth are within walking distance of this centre which provides a wide range of services and facilities to both Market Bosworth and nearby settlements. In addition this allocation as prescribed by SA2 is also required to provide safe pedestrian access off Station Road and through an additional but alternative means.</p> <p>However, the introduction of 100 dwellings and additional employment provision on this site would bring with it an increase in energy usage and the number of private motor vehicles which would significantly increase greenhouse gas emissions in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the Library, Primary School, High School and Grammar School.

SA Objective	Market Bosworth Site Allocations	
	AS393 (MKBOS02) - Land South of Station Road and Heath Road	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑↑	<p>The site stands adjacent an existing industrial estate which provides employment to local residents. In addition Market Bosworth District Centre provides some retail and commercial employment opportunities. Swan House also provides some office based employment which stands approximately 1400 metres from the site. Tourism based employment opportunities are also available through the Water Trust, Golf Club, Hotel and soon through the Marina, all of which are within walking distance of the site.</p> <p>The development of this site, as prescribed by policy SA2, will comprise of between 0.5 hectares and 1 hectare of additional employment land to enable the expansion of the existing adjacent industrial estate further expanding employment opportunities for residents of the site development and the wider settlement.</p>
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This development is unlikely to have a significant impact on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	The majority of this site stands on greenfield land however the wider mixed-use scheme includes the development of dwellings to enable the delivery of the industrial estate expansion, thereby optimising the use of the existing industrial area, concentrated around the existing infrastructure.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	The development is unlikely to have a significant impact on this SA objective.

SA Objective	Market Bosworth Site Allocations	
	AS393 (MKBOS02) - Land South of Station Road and Heath Road	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		<p>The quantum of housing proposed for Market Bosworth within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion are maintained and the required additional employment provision can be delivered.</p> <p>Market Bosworth has a regular bus service to larger, higher order service centres such as Hinckley Town Centre but also has a District Centre which provides a wide range of services and facilities including Library, Primary School, High School and Grammar School, places of worship, retail, employment and leisure.</p> <p>In addition the site is located within 150 metres to the local bus stop</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		<p>The site is within 150 metres of a bus stop and within walking distance of the District Centre, employment and leisure opportunities. In addition this allocation as prescribed through SA2 is required to provide additional safe pedestrian routes in and out of the site.</p>

SA Objective	Market Bosworth Site Allocations	
	AS399- Nutwood Pastures	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site for the development of a minimum of 88 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Market Bosworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 35 dwellings.</p> <p>In addition the site is located within 200 metres to the local bus stop at Market Place and within a short walking distance of Market Bosworth District Centre and the majority of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>The site is situated approximately 50 metres of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p> <p>The site stands directly adjacent to the sports fields of Market Bosworth High School.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>This site stands directly on the western edge of the Conservation Area with the site providing a break in the built form affording views from the Conservation Area into woodland and countryside beyond. This provides the historical link between Market Bosworth's rural setting, agricultural origins and parkland setting.</p> <p>The Market Bosworth Conservation Area Appraisal (May 2014) identifies the view as an important view/vista to be protected.</p> <p>The sites proximity to the conservation area and historic core of the settlement provides excellent access to numerous listed buildings. A public right of way runs through the site providing additional connectivity to Market Bosworth's heritage assets.</p> <p>Development of this site has the potential to adversely affect the vista from the conservation area into the wider countryside beyond thereby adversely affecting local people and tourists ability to understand local heritage.</p>

SA Objective	Market Bosworth Site Allocations	
	AS399- Nutwood Pastures	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The Community, Cultural and Tourism Facilities Review identified Market Bosworth Water Trust as a cultural and leisure facility. This stands approximately 1800 metres from the site. In addition Bosworth Marina is currently under construction within approximately 1350 metres of the site. Bosworth Hall Hotel is situated approximately 450 metres from the site.
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10:Development and Design. As this site is currently a Greenfield Site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The quantum of housing proposed for Market Bosworth within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered to necessary to ensure existing services and community cohesion is maintained.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	The Extended Phase 1 Habitat Survey found the site to be of moderate ecological value and includes hollow ash trees which have the potential for bat roosting. Development of this site should seek to retain this biodiversity value to ensure there is no significant effect on this SA objective in line with DM6: Enhancement of Biodiversity and Geological Interest.

SA Objective	Market Bosworth Site Allocations	
	AS399- Nutwood Pastures	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>The Landscape Character Assessment identifies the settlement within Market Bosworth Parkland Character Area, with a key characteristics of a rolling landform with gentle slopes which reach a high point around Market Bosworth. It also highlights, through the landscape strategy, that open land which penetrates toward the town should be enhanced as these green fingers provide greater accessibility to the wider countryside and enhance the setting of the town.</p> <p>This site forms one of those green fingers which enhance the setting of the town therefore built development of this green finger would be to the detriment to the setting of the town.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>This site stands directly on the western edge of the Conservation Area with the site providing a break in the built form affording views from the Conservation Area into woodland and countryside beyond. This provides the historical link between Market Bosworth's rural setting, agricultural origins and parkland setting.</p> <p>The Market Bosworth Conservation Area Appraisal (May 2014) identifies the view as an important view/vista to be protected.</p> <p>The site also stands in close proximity to the historic core of the settlement with a significant number of listed buildings. However these listed buildings with the exception of one within the grounds of Dixie Grammar School are not visible from the site and development of this site is unlikely to have a significant effect on listed buildings or scheduled monument in Market Bosworth.</p> <p>Development of this site has the potential to adversely affect the vista from the conservation area into the wider countryside beyond.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The Landscape Character Assessment identifies the settlement within Market Bosworth Parkland Character Area, with a key characteristics of a rolling landform with gentle slopes which reach a high point around Market Bosworth. This site forms a parcel of land which slopes toward the high point of Market Bosworth and provides one of the characteristic green fingers of open land penetrating towards the town centre. Development of this site is likely to have an adverse impact character, diversity and local distinctiveness of the rural landscape around Market Bosworth.</p>

SA Objective	Market Bosworth Site Allocations	
	AS399- Nutwood Pastures	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site is bounded on its edges by trees and hedgerows with very limited tree coverage within the site. Therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has a limited presence of surface water flooding demonstrating a 1 in 1000 year and 1 in 100 year probability of surface water flooding within a small central area of the site. However this can be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within 200 metres to the local bus stop at Market Place and within a short walking distance of Market Bosworth District Centre and the majority of community facilities. Whilst service accessibility is excellent from this site the introduction of 88 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 88 dwellings on a greenfield site would significantly increase energy use in this location.

SA Objective	Market Bosworth Site Allocations	
	AS399- Nutwood Pastures	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site stands within a short walking distance of Market Bosworth District Centre which provides for a wide range of the day to day needs of local residents including a doctor's surgery, convenience store, clothes and grocery stores, post office and restaurants. Whilst development of this site for 88 dwellings is likely to increase car trips and result in increased greenhouse gas emissions this would be mitigated to some extent by the sites close proximity to the Market Bosworth District Centre.
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the Library, Primary School, High School and Grammar School.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The site stands approximately 1000 metres from the existing industrial estate which provides employment to local residents. In addition Market Bosworth District Centre provides some retail and commercial employment opportunities which stands in close proximity to the site. Swan House also provides some office based employment which stands approximately 410 metres from the site. Tourism based employment opportunities are also available through the Water Trust, Golf Club, Hotel and soon through the Marina, all of which are within a reasonable walking distance of the site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	Development of this site is unlikely to have a significant impact on this SA objective.

SA Objective	Market Bosworth Site Allocations	
	AS399- Nutwood Pastures	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site would require the development of a greenfield parcel of land and would have no effect on optimising the use of previously developed land.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	Development of this site is unlikely to have a significant impact on this SA objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	The quantum of housing proposed for Market Bosworth within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered to necessary to ensure existing services and community cohesion is maintained. Market Bosworth has a regular bus service to larger, higher order service centres such as Hinckley Town Centre but also has a District Centre which provides a wide range of services and facilities including Library, Primary School, High School and Grammar School, places of worship, retail, employment and leisure. In addition the site is located within 200 metres to the local bus stop.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	The site is situated 200 metres of a bus stop which may encourage residents to use public transport.

SA Objective	Market Bosworth Site Allocations	
	AS401- Land Rear of Harcourt Spinney	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 46 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Market Bosworth.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 18 dwellings.</p> <p>In addition the site is located approximately 225 metres from the local bus stop and within 650 metres of Market Bosworth District Centre and a number of community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within the 1000 metre walking catchment of the Doctors Surgery.</p> <p>A policy requirement for the development of the site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p> <p>The site stands within 450 metres of nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>The site stands approximately 400 metres north of Market Bosworth Conservation Area, within 350 metres of a scheduled ancient monument and approximately 470 metres from the nearest listed building. In addition a public footpath runs through the site providing access to both the settlement core and wider countryside, including a number of nearby copses. Therefore the site provides excellent access to a number of heritage assets and provides access to the areas natural history.</p>
To improve access to and participation in cultural and leisure activities.	⇒	<p>The Community, Cultural and Tourism Facilities Review identified Market Bosworth Water Trust as a cultural and leisure facility. This stands approximately 1900 metres from the site. In addition Bosworth Marina is currently under construction within approximately 1350 metres of the site. Bosworth Hall Hotel is situated approximately 600 metres from the site.</p>

SA Objective	Market Bosworth Site Allocations	
	AS401- Land Rear of Harcourt Spinney	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this site is currently a Greenfield Site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Market Bosworth within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered to necessary to ensure existing services and community cohesion is maintained.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey found the site to be of low ecological value. The site includes a number of broadleaved trees running parallel with the sites south western boundary. Development of this site should retain these ecological features to ensure there is no significant effect on this SA objective in line with DM6: Enhancement of Biodiversity and Geological Interest.</p>

SA Objective	Market Bosworth Site Allocations	
	AS401- Land Rear of Harcourt Spinney	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	The Landscape Character Assessment identifies the settlement within Market Bosworth Parkland Character Area, with a key characteristic of a rolling landform with gentle slopes which reach a high point around Market Bosworth. It also highlights, through the landscape strategy, that open land which penetrates toward the town should be enhanced as these green fingers provide greater accessibility to the wider countryside and enhance the setting of the town. Whilst this is an edge of settlement greenfield site, it does not form a green finger and is largely visually enclosed by boundary hedges and trees, a detached access and golf course and woodland screening the site. Notwithstanding, the site would not sit adjacent to the settlement boundary and is likely to visually appear as a detached estate which could detract from the historical clustered form of Market Bosworth.
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	This site stands 400 metres to the north west of the Conservation Area but is visually detached by a long access road into the site. The Market Bosworth Conservation Area Appraisal (May 2014) identifies a vista at the bottom of this track into the wider countryside beyond. This provides the historical link between Market Bosworth's rural setting, agricultural origins and parkland setting. As the track is long and detaches the site from the existing built form of Market Bosworth, development of the site is unlikely to adversely affect this vista. The site is within walking distance to the historic core of the settlement with a significant number of listed buildings. However no listed buildings or scheduled monuments are visible from the site and development of this site is unlikely to have a significant effect on heritage assets.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	Whilst this is an edge of settlement greenfield site, it does not form a green finger and is largely visually enclosed by boundary hedges and trees, a detached access and golf course and woodland screening the site.

SA Objective	Market Bosworth Site Allocations	
	AS401- Land Rear of Harcourt Spinney	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site is bounded on its edges by trees and hedgerows with very limited tree coverage within the site. Therefore the allocation of this site is not likely to have a significant effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain. The site has a limited presence of surface water flooding demonstrating a 1 in 1000 year probability of surface water flooding within a small central area of the site. However this can be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within 225 metres to the local bus stop on Barton Road and within walking distance of Market Bosworth District Centre and the majority of community facilities. Whilst service accessibility is reasonably good from this site the introduction of 46 dwellings on this site would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	The allocation of this site is not likely to have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 46 dwellings on a greenfield site would significantly increase energy use in this location.

SA Objective	Market Bosworth Site Allocations	
	AS401- Land Rear of Harcourt Spinney	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site stands within walking distance of Market Bosworth District Centre which provides for a wide range of the day to day needs of local residents including a doctor's surgery, convenience store, clothes and grocery stores, post office and restaurants. Whilst development of this site for 46 dwellings is likely to increase car trips and result in increased greenhouse gas emissions this would be mitigated to some extent by the sites close proximity to the Market Bosworth District Centre.
To improve access to education and training for children, young people and adult learners.	↑	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is within the relevant catchment area for the Library, Primary School, High School and Grammar School.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The site stands approximately 1000 metres from the existing industrial estate which provides employment to local residents. In addition Market Bosworth District Centre provides some retail and commercial employment opportunities which stands in close proximity to the site. Swan House also provides some office based employment which stands approximately 450 metres from the site. Tourism based employment opportunities are also available through the Water Trust, Golf Club, Hotel and soon through the Marina, all of which are within a reasonable walking distance of the site.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	Development of this site is unlikely to have a significant impact on this SA objective.

SA Objective	Market Bosworth Site Allocations	
	AS401- Land Rear of Harcourt Spinney	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The allocation of this site would require the development of a greenfield parcel of land and would have no effect on optimising the use of previously developed land.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependent on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	Development of this site is unlikely to have a significant impact on this SA objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	The quantum of housing proposed for Market Bosworth within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered to necessary to ensure existing services and community cohesion is maintained. Market Bosworth has a regular bus service to larger, higher order service centres such as Hinckley Town Centre but also has a District Centre which provides a wide range of services and facilities including Library, Primary School, High School and Grammar School, places of worship, retail, employment and leisure. In addition the site is located within 225 metres to the local bus stop.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	The site is situated 225 metres of a bus stop which may encourage residents to use public transport.

SA Objective		Settlement Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	All sites within Market Bosworth were identified as having a major beneficial effect on this SA objective as all sites are capable of providing more than 10 affordable dwellings.
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	All sites within Market Bosworth, with the exception of AS393 (MKBOS02) stand within 1000 metre walking catchment for health services. AS393 (MKBOS02) was assessed as the most favourable site. The site stands just outside of this 1000 walking catchment however this allocation, through linked policy SA2, seeks to deliver a doctors surgery, allotments and other open space on site therefore improving health, reducing health inequalities and providing access to health services.
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	All site within Market Bosworth, with the exception of AS399, were evaluated as having a minor indirect benefit to this SA objective as they stand within walking distance of a heritage asset. Site AS399 was assessed as the worst site for this criterion. Development of the site has the potential to adversely affect the vista from the conservation area which provides the historical visual link between the countryside and Market Bosworth's agricultural origins.
SAO4	To improve access to and participation in cultural and leisure activities.	All sites within Market Bosworth were identified as having a potential indirect benefit on this SA objective as all sites stand within walking distance of a cultural and leisure venue.
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	All sites within Market Bosworth were identified as having no significant effect on this SA objective

SA Objective		Settlement Summary
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	<p>All sites in Market Bosworth, with the exception of AS393 (MKBOS02), were assessed as having an indirect minor beneficial effect on this SA objective.</p> <p>Site AS393 (MKBOS02) was evaluated as the most sustainable site in relation to this SA objective, assessed as having a direct minor beneficial effect, as this allocation has the additional advantage of on-site employment provision, allotments and doctors surgery or community centre.</p>
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	<p>Sites AS392 and AS401 were evaluated as the most favourable sites in relation to this SA objective as both were identified as having low ecological value by the Extended Phase 1 Habitat Survey.</p> <p>Sites AS393 (MKBOS02) and AS399 were evaluated as less favourably as both were identified as having moderate ecological value with potential local wildlife sites and potential for roosting bats. However it is possible to overcome this constraint and conserve and enhance the site's biodiversity through the application of policy DM6: Enhancement of Biodiversity and Geological Interest.</p>
SAO8	To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	<p>AS393 (MKBOS02) and AS392 were evaluated as having no significant effect on this SA objective as the sites would be detached from the village centre and neither site would interrupt the green fingers of land which penetrate toward the town centre, thereby defining the character and historical context for Market Bosworth.</p> <p>AS401 was identified as having a negative impact on this objective as the site would not sit adjacent to the settlement boundary and is likely to visually appear as a detached estate which could detract from the historical clustered form of Market Bosworth.</p> <p>Site AS399 was evaluated as being the worst site in relation to this SA objective as development of the site would result in an interruption the green fingers of land which penetrate toward the town centre, thereby adversely affecting the setting of the town.</p>

SA Objective		Settlement Summary
SAO9	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	Site AS399 was evaluated as the worst site in relation to this SA objective, scoring as direct minor adverse impact because residential development of the site is likely to adversely affect the identified vista over the land from the Conservation Area. All other sites were identified as having no significant effect on this SA objective.
SAO10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	All sites scored poorly in relation to this SA objective with all sites identified as having a direct minor adverse impact as they all stand on greenfield land with the potential to adversely affect the rural landscape. AS392 was evaluated as having a potential direct adverse impact on this SA objective because it is not considered a traditional, typical and open countryside location.
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	All sites were evaluated as having no significant impact on this SA objective as no site would impact on woodland cover.
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	All sites stand outside of a floodplain identified through the Strategic Flood Risk Assessment (2014). All sites have a 1 in 100 year or a 1 in 1000 year probability of surface water flooding however this can be mitigated through an appropriate SuD scheme as a requirement of policy DM10: Development and Design. As such all sites have been assessed as potentially beneficial or adverse depending on the application of mitigation measures.
SAO13	To improve air quality particularly through reducing transport related pollutants.	Site AS393 (MKBOS02) was evaluated as the worst site in relation to this SA objective, scoring a direct major adverse impact because as allocation would include a large number of dwellings and an expansion of the existing industrial estate. This is likely to lead to increased vehicle movements and increase transport related pollutants.

SA Objective		Settlement Summary
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	All sites were evaluated as having no significant effect on this SA objective.
SAO15	To minimise energy use and develop renewable energy resources.	All sites in Market Bosworth with the exception of AS393 (MKBOS02) were evaluated as having a direct minor effect as they all involve development of between 10-100 dwellings. AS393 (MKBOS02) was identified as the worst site in relation to this SA objective, scoring a direct major impact because it involves the greatest number dwellings and also includes the industrial estate expansion.
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	All sites in Market Bosworth with the exception of AS393 (MKBOS02) were evaluated as having a direct minor beneficial effect as they all involve development of between 10-100 dwellings. AS393 (MKBOS02) was identified as the worst site in relation to this SA objective, scoring a direct major impact because it involves the greatest number dwellings and also includes the industrial estate expansion.
SAO17	To improve access to education and training for children, young people and adult learners.	All sites in Market Bosworth scored favourably with a direct minor beneficial benefit to this SA objective as all sites stand within walking distance of an educational establishment.




SA Objective		Settlement Summary
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	All sites in Market Bosworth with the exception of AS393 (MKBOS02) were evaluated as having a direct minor beneficial effect on this SA objective as Market Bosworth provides a number of employment opportunities within walking distance of the sites. These include opportunities in retail, leisure tourism and manufacturing. Site AS393 (MKBOS02) was evaluated the most favourable, scoring a direct major beneficial effect because the site is not only situated directly adjacent to the existing industrial estate but the allocation would also include additional employment provision thereby increasing access to appropriate employment opportunities.
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	All sites were evaluated as having no significant effect on this SA objective.
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	All sites in Market Bosworth with the exception of AS393 (MKBOS02) were evaluated as having no significant effect on this SA objective.
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites were evaluated as having a potentially beneficial or adverse effect on this SA objective depending on implementation.
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	All sites were evaluated as having no significant effect on this SA objective.

SA Objective		Settlement Summary
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	<p>All sites in Market Bosworth with the exception of AS393 (MKBOS02) were evaluated as having a direct minor beneficial effect on this SA objective as Market Bosworth provides a number services and facilities within walking distance of the sites.</p> <p>Site AS393 (MKBOS02) was evaluated the most favourable, scoring a direct major beneficial effect because the site is not only situated directly adjacent to the existing industrial estate but the allocation would also include additional employment provision, allotment provision and a doctors surgery or community facility on site.</p>
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	All sites were evaluated as having a indirect potentially beneficial effect no significant effect on this SA objective as all sites are within walking distance of a bus stop.

SA Objective	Settlement Summary
<p>Summary</p>	<p>Overall site AS393 (MKBOS02) has been evaluated as the most sustainable site for the proposed residential development of the Core Strategy housing requirement for Market Bosworth when balanced against the reasonable alternatives i.e. AS392, AS399 and AS401. AS393 (MKBOS02) has been evaluated as the most favourable site for 5 out of the 24 sustainability criteria. This site has a sustainable advantage over the other sites as the allocation would provide not only a significant number of dwellings but these would also facilitate the delivery of an expansion of the adjacent industrial estate, provision of a community facility or doctors surgery and also include on site allotment and open space provision. Site AS393 (MKBOS02) also scored the least favourably for 3 out of the 24 sustainability criteria in relation to air quality, energy use and greenhouse gas emissions but this is largely as a result of the site size and quantum and type of development proposed.</p> <p>Overall site AS399 has been evaluated as the least sustainable site for the proposed residential development of the Core Strategy housing requirement for Market Bosworth when balanced against the reasonable alternatives i.e. AS393 (MKBOS02), AS392 and AS401. Site AS399 has been evaluated as the least favourable site for 3 out of the 24 sustainability criteria. This is considered the least sustainable site because of the potential impact residential development could have the contribution the site makes to the character and local distinctiveness of Market Bosworth in relation to green fingers of land identified in the Landscape Character Assessment. Residential development of the site also has the potential to adversely impact upon the context and setting of Market Bosworth Conservation Area as the site presents a vista into the rural landscape which could be eroded.</p>






SA Objective	Nailstone Site Allocations	
	AS423 Land at Yew Tree Farm, Nailstone	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for the development of 49 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Nailstone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 20 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 1.2km from the nearest local centre of Barlestone. The site is situated within 400m of a bus stop to enable access to services not within walking distance.</p> <p>The site is less than 100m to the nearest area of open space.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is less than 100m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The Rectory Grade II Listed Building is located less than 100m east of the site the opposite site of the existing farm buildings and All Saints Church approximately 150m south of the site.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Nailstone Site Allocations	
	AS423 Land at Yew Tree Farm, Nailstone	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Nailstone Site Allocations	
	AS423 Land at Yew Tree Farm, Nailstone	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>Nailstone lies within the Forest Hills Character Area. The Landscape Character Assessment includes a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The site could deliver a relatively large number of sites on the urban / rural fringe adjacent to existing residential properties. The site would result in a significant intrusion of the settlement into the countryside and change the character and settlement form of Nailstone.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>The site is situated within 100m of The Rectory and 150m of All Saints Church within 100m. A number of residential properties are located on the intermediate land uses and therefore a scheme on this site is unlikely to have any adverse impacts on the setting of the Listed Buildings.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of the Listed Buildings are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The site is a greenfield site located outside of the settlement boundary on the rural/urban fringe. The site could deliver a relatively large number of sites on the urban / rural fringe adjacent to existing residential properties. The site would result in an intrusion into the countryside adjacent to these properties, changing the character of the site from an agricultural to a residential use.</p>

SA Objective	Nailstone Site Allocations	
	AS423 Land at Yew Tree Farm, Nailstone	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The potential for groundwater flooding in Nailstone is low with less than 25% probability. A small portion of the site has the potential for surface water flooding with a 1 in 1000 year probability. These risks can be mitigated through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Nailstone does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 49 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 49 dwellings on a greenfield site is likely to result in a relatively minor increase in energy use in this location.

SA Objective	Nailstone Site Allocations	
	AS423 Land at Yew Tree Farm, Nailstone	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 1.2km away in Barlestone. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Dove bank primary school and All Saints church are both located within 400m walking distance from the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Nailstone.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓↓	The site is an existing agricultural use that would be replaced with the residential development resulting in a significant adverse effect on this SA objective.

SA Objective	Nailstone Site Allocations	
	AS423 Land at Yew Tree Farm, Nailstone	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.		The site is predominantly greenfield site with agricultural development currently in use. It is not known whether the two existing dwellings would be reused or if they would need to be demolished. Options for utilising the existing access and consideration of new access points have been explored and it will not be possible to obtain an adequate and safe access.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant impact this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Dove bank primary school and All Saints Church. The nearest local centre is Barlestone approximately 1.2km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The nearest local centre is Barlestone approximately 1.2km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not within walking distance.






SA Objective	Nailstone Site Allocations	
	AS425 Glebe Farm, Occupation Road, Nailstone	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 12 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Nailstone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 5 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 1.2km from the nearest local centre of Barlestone. The site is situated within 400m of a bus stop to enable access to services not within walking distance.</p> <p>The site is less than 200m to the area of nearest open space.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is less than 200m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The Rectory Grade II Listed Building is located less than 50m east of the site and All Saints Church approximately 150m south of the site.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Nailstone Site Allocations	
	AS425 Glebe Farm, Occupation Road, Nailstone	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↕	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Nailstone Site Allocations	
	AS425 Glebe Farm, Occupation Road, Nailstone	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	<p>Nailstone lies within the Forest Hills Character Area. The Landscape Character Assessment includes a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The site would deliver a relatively small number of dwellings on the urban / rural fringe. The site intrudes northwards into the countryside following the line of Occupation Road and then further eastwards the northern side of The Rectory, detached from the settlement boundary, changing the character of the site from an agricultural to residential use.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↓	<p>The site is situated within 50m of The Rectory and 150m of All Saints Church within 100m. The site intrudes into the countryside eastwards from Occupation Road approximately 30m north of the Rectory Grade II Listed Building.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the settings of the Listed Buildings are not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	<p>The site is predominantly agricultural use with associated residential property and outbuildings. The site would result in an intrusion into the countryside changing the character of the site from an agricultural to residential use.</p>

SA Objective	Nailstone Site Allocations	
	AS425 Glebe Farm, Occupation Road, Nailstone	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site is not situated in the National forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The potential for groundwater flooding in Nailstone is low with less than 25% probability. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Nailstone does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 12 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 12 dwellings on site would result in a relatively minor increase in energy use in this location.

SA Objective	Nailstone Site Allocations	
	AS425 Glebe Farm, Occupation Road, Nailstone	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 1.2km away in Barlestone. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Dove bank primary school and All Saints church are both located within 400m walking distance from the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Nailstone.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓↓	The site is an existing agricultural use that would be replaced with the residential development resulting in a significant adverse effect on this SA objective.

SA Objective	Nailstone Site Allocations	
	AS425 Glebe Farm, Occupation Road, Nailstone	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.		The site is predominantly agricultural use with associated existing residential property and outbuildings. It is not known whether the existing dwellings would be reused or if they would need to be demolished. The existing access road to the site is narrow and so whilst could be used would require improvements.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant impact on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Dove bank primary school and All Saints Church. The nearest local centre is Barlestone approximately 1.2km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The nearest local centre is Barlestone approximately 1.2km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not within walking distance.

SA Objective	Nailstone Site Allocations	
	AS427 (NAI14), Land adjacent to 6 Main Street, Nailstone	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↔	Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. The allocation is for 1 dwelling and therefore falls outside of this requirement.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities. The site is less than 100m to the nearest area of open space.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The Rectory Grade II Listed Building is located less than 150m east of the site and All Saints Church approximately 150m south of the site.
To improve access to and participation in cultural and leisure activities.	↔	Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Nailstone Site Allocations	
	AS427 (NAI14), Land adjacent to 6 Main Street, Nailstone	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is classified as a greenfield site that forms part of a residential curtilage and would accommodate a single dwelling. The development is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of generally low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>The site would deliver 1 dwelling within an exiting row of houses on an existing residential curtilage.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>

SA Objective	Nailstone Site Allocations	
	AS427 (NAI14), Land adjacent to 6 Main Street, Nailstone	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	Whilst the Rectory Grade II Listed Building is located less than 150m east of the site and All Saints Church approximately 150m south of the site, residential properties are situated between the site the listed buildings and therefore would not have any adverse effect on the setting of these heritage assets.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	➔	The site is situated within the settlement boundary.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	⚠	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The potential for groundwater flooding in Nailstone is low with less than 25% probability. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.

SA Objective	Nailstone Site Allocations	
	AS427 (NAI14), Land adjacent to 6 Main Street, Nailstone	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↔	<p>Nailstone does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport.</p> <p>The site would provide for 1 dwelling which would result in a negligible increase in transport related emissions in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	<p>The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.</p>
To minimise energy use and develop renewable energy resources.	↔	<p>The site would provide for 1 dwelling which would result in a negligible increase in energy use.</p>
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 1.2km away in Barlestone. Residents would be required to largely travel by private car to this service centre for the most day to day items.</p> <p>The site would provide for 1 dwelling which would result in a negligible increase in associated greenhouse gas emissions.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Dove bank primary school and All Saints church are both located within 400m walking distance from the site.</p>

SA Objective	Nailstone Site Allocations	
	AS427 (NAI14), Land adjacent to 6 Main Street, Nailstone	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Nailstone.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	Whilst the site is classified as Grade 2 Agricultural Land there would not be an opportunity for the site to be used for agriculture as the site itself is residential curtilage and the land uses surrounding the site are residential.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is a residential curtilage classified as greenfield and therefore has no significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Nailstone Site Allocations	
	AS427 (NAI14), Land adjacent to 6 Main Street, Nailstone	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Dove bank primary school and All Saints Church. The nearest local centre is Barlestone approximately 1.2km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	<p>The nearest local centre is Barlestone approximately 1.2km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not within walking distance.</p>

SA Objective	Nailstone Site Allocations	
	AS422 (NAI02) Land rear of Bulls Head, Main Street	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 4 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Nailstone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 1 dwelling.</p> <p>The site is less than 100m to the nearest area of open space.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is approximately 1.2 km to the nearest local centre of Barlestone.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to the nearest facility.</p> <p>The site is less than 100m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is located within 200m of All Saints Church a Grade II Listed Building.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Nailstone Site Allocations	
	AS422 (NAI02) Land rear of Bulls Head, Main Street	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Nailstone Site Allocations	
	AS422 (NAI02) Land rear of Bulls Head, Main Street	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	<p>Nailstone lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The site would deliver a small quantum of development on the urban / rural fringe adjacent to existing residential properties and it is considered that the site would be a negligible intrusion into the countryside. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	<p>Elmside Farmhouse a Grade II listed building is located within 100m southwest of the site.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to ensure that the setting of the Farmhouse is not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The site is a greenfield site situated adjacent to the settlement boundary on the rural/urban fringe. A small quantum of development is proposed encroachment into the countryside will be negligible. Views from a small number of the adjacent properties into the countryside may be adversely affected.</p>

SA Objective	Nailstone Site Allocations	
	AS422 (NAI02) Land rear of Bulls Head, Main Street	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↗	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The potential for groundwater flooding in Nailstone is low with less than 25% probability. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	Nailstone does not have a local shop within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The site proposed is for 4 dwellings and it is considered that there would be negligible impact on air quality resulting from transport related emissions.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 4 dwellings on a Greenfield site is likely to result in a negligible increase in energy use in this location.

SA Objective	Nailstone Site Allocations	
	AS422 (NAI02) Land rear of Bulls Head, Main Street	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	<p>The nearest service centre is Barlestone approximately 1.2km away. Whilst this would necessitate some transport movements to access the nearest available services, the proposed quantum of development is minimal and would have a negligible impact on this SA objective.</p> <p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Dove bank primary school and All Saints church are both located within 400m walking distance from the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Nailstone.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site is located on Grade II Agricultural Land, all be it a small proportion of the larger SHLAA site As422 (NAI02). This development will have a minor direct adverse effect on this SA objective.





SA Objective	Nailstone Site Allocations	
	AS422 (NAI02) Land rear of Bulls Head, Main Street	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is a greenfield site and therefore has a neutral relationship with this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Dove bank primary school and All Saints Church. The nearest local centre is Barlestone approximately 1.2km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The nearest local centre is Barlestone approximately 1.2km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not within walking distance.

SA Objective	Nailstone Site Allocations	
	AS428/AS429/AS430 (NAI03), Land to the North of Bagworth Road	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 17 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Nailstone.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 7 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 1.2km from the nearest local centre of Barlestone. The site is situated within 400m of a bus stop to enable access to services not within walking distance.</p> <p>The site is less than 300m to the nearest area of open space, Church Road Park.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is less than 300m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site lies within 200m of the Rectory and within 400m of All Saints Church, both of which are Grade II Listed Buildings.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Nailstone Site Allocations	
	AS428/AS429/AS430 (NAI03), Land to the North of Bagworth Road	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Nailstone Site Allocations	
	AS428/AS429/AS430 (NAI03), Land to the North of Bagworth Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>Nailstone lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The site would deliver a small quantum of development on the urban / rural fringe adjacent to existing residential properties. It is considered that the site provides a natural extension to the existing pattern of development within Nailstone and the linear pattern of development along Bagworth Road. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site lies within 200m of the Rectory and within 400m of All Saints Church, both of which are Grade II Listed Buildings. Having regard to the intermediate land uses between the site and the heritage assets the site will have no significant effect on this SA objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The site is a greenfield site located within the settlement boundary on the rural/urban fringe. The site provides a natural extension to the pattern of development within Nailstone and the linear pattern of development to the last property along the northern side of Bagworth Road. There would be an adverse impact of existing views to the countryside from the southern side of Bagworth Road but the linear nature of the development this would result in a minor impact on this SA objective.</p>

SA Objective	Nailstone Site Allocations	
	AS428/AS429/AS430 (NAI03), Land to the North of Bagworth Road	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↕	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The potential for groundwater flooding in Nailstone is low with less than 25% probability. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Nailstone does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 17 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↕	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings on a greenfield site would result in a moderate increase in energy use in this location.

SA Objective	Nailstone Site Allocations	
	AS428/AS429/AS430 (NAI03), Land to the North of Bagworth Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 1.2km away in Barlestone. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.		<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Dove bank primary school and All Saints church are both located within 400m walking distance from the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		<p>No employment sites are located within Nailstone.</p>
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		<p>The is located on Grade II Agricultural Land but having regard to the relatively small number of dwellings proposed on the site adjacent to Bagworth Road this will have minor direct adverse effect on this SA objective.</p>

SA Objective	Nailstone Site Allocations	
	AS428/AS429/AS430 (NAI03), Land to the North of Bagworth Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is a greenfield site and therefore has a neutral relationship with this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant impact this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Nailstone within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Dove bank primary school and All Saints Church. The nearest local centre is Barlestone approximately 1.2km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The nearest local centre is Barlestone approximately 1.2km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not within walking distance.

SA Objective		Nailstone Settlement Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	<p>Four sites (AS423/AS425/AS422 (NAI02) and Land north of Bagworth Road (AS428, AS429, AS430 (NAI03)) could meet the requirement of Policy 15 in the Core Strategy.</p> <p>Sites AS423 and AS425 were identified as having a major beneficial effect on this SA objective making a contribution of over 10 affordable units on each site.</p> <p>Sites AS422 (NAI02) and Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) were identified as having a minor beneficial effect on this SA objective making a contribution of less than 10 affordable units on each site.</p> <p>Site AS427 (NAI14) has a neutral effect on this SA objective as the site falls below the threshold for making a contribution for the provision of affordable housing.</p>
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	All sites stand outside the walking catchment of 1000 metres for health services therefore creating a need to travel. Therefore no site is considered to have an effect on this SA objective.
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	All sites are within walking distance of a number of Listed Buildings notably All Saints Church and The Rectory and so have a minor positive indirect effect on this SA objective.
SAO4	To improve access to and participation in cultural and leisure activities.	No site includes the provision of cultural or leisure facilities as defined by the Community, Cultural and Tourism Facilities Review and no site stands within walking distance of such a facility. Therefore all sites have no significant impact on this SA objective.

SA Objective		Nailstone Settlement Summary
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	The sites are entirely or predominantly greenfield and would unlikely have no significant effect on this SA objective.
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	All sites were evaluated as having a minor beneficial effect on this SA objective because all sites can accommodate the Core Strategy residual housing requirement which seeks to maintain rural population levels to ensure existing services are supported.
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	A majority of the sites have been identified as being of low ecological value. Data for site AS425 was not available and so the effects are uncertain recognising that proposals will need to conform to Policy DM6. Site AS425 was concluded as having an uncertain effect on this objective.
SAO8	To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	<p>Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) was evaluated as having a minor beneficial effect as the site provides a natural extension to the existing pattern of development within Nailstone and the linear pattern of development along Bagworth Road.</p> <p>Sites AS427 (NAI14) and AS422 (NAI02) were evaluated as having no significant effect on this SA objective.</p> <p>Site AS425 was concluded as having a minor significant effect on the SA objective as the site will lead to a small intrusion into the countryside and change of use from agricultural to residential.</p> <p>Site AS423 was evaluated least favourably as having major significant effect on this objective as the scheme would result in extension of the settlement into the countryside and change from an existing agricultural use to residential.</p>

SA Objective		Nailstone Settlement Summary
SAO9	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	<p>Sites Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) and AS427 (NAI14) are concluded as having a neutral effect on this SA objective as they will not have an adverse effect on the setting of the Listed Buildings in proximity of the sites.</p> <p>Sites AS423 and AS422 (NAI02) were concluded as having a either a positive or adverse effect depending on how a scheme would have regard to the requirements DM10, DM11 and DM12 due to the proximity and potential impacts upon the setting of the Listed Buildings.</p> <p>Site AS425 was evaluated least favourably with a minor adverse effect on the setting of the Rectory as the adjacent land will change from agricultural to residential use.</p>
SAO10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>Site AS427 (NAI14) is located within the settlement boundary and therefore is evaluated has having a minor indirect effect as it removes the need to identify a further greenfield site all be it for one dwelling.</p> <p>Site AS422 (NAI02) and Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) were evaluated as having a minor adverse effect on this SA objective as the development would be on greenfield land affecting a small number of existing views into the countryside.</p> <p>Sites AS423 and AS425 are evaluated as having a significant adverse effect on this SA objective as the sites will result in an intrusion in the countryside and change in the use and character from agricultural to residential.</p>
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	None of the sites are located in the National Forest area and are therefore have no effect on this SA objective.

SA Objective		Nailstone Settlement Summary
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	All of the sites have been identified in the Strategic Flood Risk Assessment (2014) as having a less than 25% probability of groundwater flooding and a small portion of site AS423 has a 1 in 1000 year probability of surface water flooding. The evaluation for all sites on this SA objective are uncertain depending subject to the application of Policy DM10 to minimise the risk of groundwater and / or surface water flooding through delivery of appropriate SUDs.
SAO13	To improve air quality particularly through reducing transport related pollutants.	<p>Sites AS422 (NAI02) and AS427 (NAI14) were evaluated as having a neutral effect on this SA objective as it is considered that the small number of properties will only result in a negligible impact upon air quality.</p> <p>Sites As423, Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) and As425 are considered to have a minor adverse effect on this SA objective as the number of dwellings proposed is likely to result in a small increase in transport related emissions resulting from an increase transport related movements to access nearby services.</p>
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	All sites were evaluated as having no significant effect on this SA objective.
SAO15	To minimise energy use and develop renewable energy resources.	<p>Sites AS422 (NAI02) and AS427 (NAI14) were evaluated as having a neutral impact on this SA objective due the small number of dwellings proposed.</p> <p>Sites AS423, Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) and AS425 were evaluated as having a minor adverse effect as it is considered the number of dwellings proposed on each site would result in a small increase in energy use.</p>

SA Objective		Nailstone Settlement Summary
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	<p>Sites As427 (NAI14) and AS422 (NAI02) are evaluated as having no significant effect on this SA objective due to the small number of dwellings proposed leading to a negligible increase in transport related pollutants.</p> <p>Sites AS423, Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) and AS425 are considered to have a minor adverse effect on this SA objective as the number of dwellings proposed is likely to result in a small increase in greenhouse gas emissions resulting from an increase transport related movements to access nearby services.</p>
SAO17	To improve access to education and training for children, young people and adult learners.	All sites are evaluated as having a minor beneficial effect on this SA objective as they are located within 400m walking distance of Dove Bank Primary School and All Saints Church as identified in the Community, Cultural and Tourism Facilities Review (2013).
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	All sites were evaluated as having no significant effect on this SA objective as no employment sites are located in Nailstone.
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	<p>Site AS427 (NAI14) was evaluated as having no significant effect on this SA objective.</p> <p>Sites AS422 (NAI02) and Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) were evaluated as having a minor significant effect as a small portion of existing Grade II Agricultural Land would be used for residential use.</p> <p>Sites AS423 and AS425 would result in a significant adverse effect on this SA objective as the sites are an existing agricultural use which would be replaced with residential development.</p>

SA Objective		Nailstone Settlement Summary
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	Sites AS427 (NAI14), AS422 (NAI02) and Land north of Bagworth Road (AS428/AS429/AS430 (NAI03)) are all Greenfield and were therefore evaluated as having no significant effect on this SA objective. The effects of the delivery of sites AS423 and AS425 are uncertain at present depending on whether development proposals intend to re-use the existing farmhouses.
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites were evaluated as having potentially beneficial or adverse effects depending when the scheme is implemented as sustainable design and construction is a requirement of building regulations.
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	All sites were evaluated as having no significant effect on this SA objective.
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	All sites were evaluated as having no significant effect on this SA objective.
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	All sites were evaluated as having a potential indirect benefit on this SA objective because all sites can accommodate the Core Strategy residual housing requirement which seeks to maintain rural population levels to ensure existing services are supported. In addition all sites are situated within walking distance of a bus stop presented the opportunity for public transportation uses.




SA Objective		Nailstone Settlement Summary
	<p>Summary</p>	<p>All sites have been evaluated as contributing towards sustainable development on 5 of the 24 sustainability criteria.</p> <p>Sites AS423 was evaluated as having significant beneficial effect on SAO1 as the site makes a significant contribution towards affordable housing provision due to the number of dwellings proposed. AS423 was also evaluated as being one of the two least sustainable sites with adverse effects on 6 of the SA objectives, with significant effects on 3 of these, primarily relating to the scale of development, intrusion into the countryside and changing the land use from agricultural to residential.</p> <p>Site AS425 was evaluated as being the least sustainable resulting in adverse effects on 7 of the SA objectives with 2 of these being significant relating to the intrusion into the countryside and changing the land use from agricultural to residential.</p> <p>Site AS427 (NAI14) was evaluated as the most sustainable as it is located in the settlement boundary, however it can only accommodate one dwelling and therefore no adverse effects regarding sustainability arise from the allocation of the site.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS436 (NEW02) Land at Old Farm Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 18 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Newbold Verdon.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 7 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services and is situated within 400m of the local centre. The site is also situated within 400m of a primary school, open space and a bus stop.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated less than 100m from the nearest health centre and within 400m of a bus stop to enable access to alternative facilities.</p> <p>The site is within 400m the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is situated within 800m of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS436 (NEW02) Land at Old Farm Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS436 (NEW02) Land at Old Farm Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The strategy for Newbold Verdon recommends building upon and improving Newbold Verdon's sense of place and individual identity. The site forms part of an extension to a site with planning permission and the scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	The site is situated within 800m north of the Newbold Verdon Conservation Area, with significant development between the two. The location of this site will have no significant adverse effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	The site is greenfield site but forms an extension to a site with planning permission. The site is situated between the permitted site, Barlestone Road and Barlestone Lane and it is considered that there will be no significant effect on this SA objective subject to the scheme being appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced, particularly with the permitted site.

SA Objective	Newbold Verdon Site Allocations	
	AS436 (NEW02) Land at Old Farm Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with between a 25% - 50% probability of groundwater flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless, the introduction of 18 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 18 dwellings on site would result in a relatively minor increase in energy use in this location.

SA Objective	Newbold Verdon Site Allocations	
	AS436 (NEW02) Land at Old Farm Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless it is reasonable to assume that the development of 18 dwellings will bring with it an increase in energy use and the number of private motor vehicles which would result in a small increase in greenhouse gas emissions in this location.</p>
To improve access to education and training for children, young people and adult learners.		<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 400m of Newbold Verdon Primary School and Community Centre 800m of Newbold Verdon Library 800m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		<p>The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS436 (NEW02) Land at Old Farm Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site is greenfield classified as Grade II agricultural land.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and therefore has no significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.





SA Objective	Newbold Verdon Site Allocations	
	AS436 (NEW02) Land at Old Farm Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 800m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	<p>The local centre in Newbold Verdon is located within 800m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS440, Land at Fourwinds, Barlestone Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for 11 dwellings will make a contribution towards the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 4 dwellings.</p> <p>The site is situated within the settlement boundary and is within 400m of the local centre which offers a range of services and retail provision, a primary school and a bus stop.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within 400m from the nearest health centre and bus stop to enable access to alternative facilities.</p> <p>The site is adjacent to and within 400m of a number of areas of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The site is situated within 400m north of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS440, Land at Fourwinds, Barlestone Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is a combination of a 1 residential property with residential curtilage and it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS440, Land at Fourwinds, Barlestone Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The strategy for Newbold Verdon recommends building upon and improving Newbold Verdon's sense of place and individual identity. Whilst the site lies within the settlement boundary, the site comprises of predominantly greenfield land with a residential property located on the site. There are very few properties the northern side of Barlestone Road and 11 properties would result in a minor divergence from the current settlement form and adverse effect on this SA objective.</p> <p>The scheme would be required to be designed in line with Policy DM10: Development and Design to ensure that the impact upon the character and local distinctiveness of the area is minimised.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is situated within 800m north of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS440, Land at Fourwinds, Barlestone Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site comprises of predominantly greenfield land with a residential property located on the site. There are very few properties the northern side of Barlestone Road and 11 properties would result in a minor divergence from the current settlement form and intrusion into the rural landscape.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area and is not at risk of surface water flooding. The site lies in an area with between a 25% - 50% probability of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is located within 400m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless, the introduction of 11 dwellings on this site would bring with it a minor increase in the number of private motor vehicles and associated increase in transport related emissions in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.




SA Objective	Newbold Verdon Site Allocations	
	AS440, Land at Fourwinds, Barlestone Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.		The introduction of 11 dwellings on site would result in a minor increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 400m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless it is reasonable to assume that the development of 4 dwellings will bring a negligible increase in energy use and the number of private motor vehicles and associated greenhouse gas emissions.</p>
To improve access to education and training for children, young people and adult learners.		<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 400m of Newbold Verdon Primary School and Community Centre 400m of Newbold Verdon Library 400m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.

SA Objective	Newbold Verdon Site Allocations	
	AS440, Land at Fourwinds, Barlestone Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site is predominantly greenfield land. The site is classified entirely as Grade 2 Agricultural Land and would sterilise this land from being use for this purpose in the future.
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	The site is predominantly greenfield with 1 residential property located on the site. It is not known whether the property would be retained and used as part of a development scheme.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.




SA Objective	Newbold Verdon Site Allocations	
	AS440, Land at Fourwinds, Barlestone Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 400m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	<p>The local centre in Newbold Verdon is located within 400m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS443, Land off Brascote Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for over 300 dwellings would significantly exceed the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 120 affordable units.</p> <p>The site is situated within 800m of the local centre which offers a range of services and retail provision and is within 800m of a primary school and a bus stop.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within 800m from the nearest health centre and bus stop to enable access to alternative facilities.</p> <p>The site is adjacent to and within 800m of a number of areas of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is situated within 400m south of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS443, Land off Brascote Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is greenfield and it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and it is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value. A potential wildlife sites and proposed wildlife corridors are identified along the eastern and northern boundaries.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>





SA Objective	Newbold Verdon Site Allocations	
	AS443, Land off Brascote Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>Whilst Newbold Verdon lies within the Forest Hills Character Area, the site is located in the Desford Vales Character Area. The Landscape Character Assessment concludes that Desford Vales is a mixed character area with a variety of land uses. Sensitivity tends to increase towards the more rural west.</p> <p>The nominated site would deliver over 300 dwellings on a greenfield site outside and detached of the settlement boundary and detract significantly from the existing built character of the settlement. The scale and location of the site would result in a significant change to the built character of Newbold Verdon and significant adverse effect on this SA objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>The site is situated within 500m south of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>Whilst Newbold Verdon lies within the Forest Hills Character Area, the site is located in the Desford Vales Character Area. The Landscape Character Assessment concludes that Desford Vales is a mixed character area with a variety of land uses. Sensitivity tends to increase towards the more rural west.</p> <p>The nominated site would deliver over 300 dwellings on a greenfield site outside and detached of the settlement boundary. The scale and location of the site would result in a significant intrusion into the rural landscape and result in a significant adverse effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS443, Land off Brascote Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The northern boundary of the site is adjacent to a watercourse. The site lies in an area with between a 50% - 75% probability of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 800m of a bus stop to encourage the use of public transport. The introduction of over 300 dwellings on this site would bring with it a significant increase in the number of private motor vehicles and associated transport related emissions in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site is situated opposite to an existing mineral extraction site located on the southern side of Brascote Lane. However, it is considered that an allocation in this location would not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of over 300 dwellings on the greenfield site would significantly increase energy use in this location.



SA Objective	Newbold Verdon Site Allocations	
	AS443, Land off Brascote Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 800m of a bus stop to encourage the use of public transport.</p> <p>The introduction of over 300 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would significantly increase greenhouse gas emission in this location.</p>
To improve access to education and training for children, young people and adult learners.		<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 800m of Newbold Verdon Primary School and Community Centre 800m of Newbold Verdon Library 800m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		<p>The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS443, Land off Brascote Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓↓↓	The site is greenfield in agricultural use which would be lost with the introduction of a significant number of dwellings.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and would not have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.

SA Objective	Newbold Verdon Site Allocations	
	AS443, Land off Brascote Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 800m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 800m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	<p>The local centre in Newbold Verdon is located within 800m walking distance. The site is also located within 800m walking distance of a bus stop providing an alternative to private car.</p>





SA Objective	Newbold Verdon Site Allocations	
	AS444, Land south of Arnolds Crescent, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site for 126 dwellings would significantly exceed the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 50 affordable units.</p> <p>The site is situated within the settlement boundary and is within 800m of the local centre which offers a range of services and retail provision and is within 800m of a primary school and a bus stop.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>The site is situated within 800m from the nearest health centre and bus stop to enable access to alternative facilities.</p> <p>The site is adjacent to and within 800m of a number of areas of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>The site is situated within 400m south of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.		<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS444, Land south of Arnolds Crescent, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is greenfield and it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and it is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey concluded the site to be of moderate ecological value. A potential wildlife sites is identified along the eastern boundary.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS444, Land south of Arnolds Crescent, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The assessment for Newbold Verdon notes that the Conservation Area core of the village is highly sensitive and retains its relationship with the open countryside to the west should be protected and enhanced. The strategy for Newbold Verdon recommends that future new development respects the setting of the village and the Conservation Area and build upon and improve Newbold Verdon's sense of place and individual identity.</p> <p>The site could deliver 126 dwellings extending the settlement to the south and south-east. The scale of development could result in an adverse impact on the built character however schemes would be required to be designed in line with Policy DM10: Development and Design to ensure that the impact upon the character and local distinctiveness of the area is minimised. The site will not result in an adverse impact on the Conservation Area.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>The site is situated within 500m south of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS444, Land south of Arnolds Crescent, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓↓	<p>Whilst Newbold Verdon lies within the Forest Hills Character Area, the site is located in the Desford Vales Character Area. The Landscape Character Assessment concludes that Desford Vales is a mixed character area with a variety of land uses. Sensitivity tends to increase towards the more rural west.</p> <p>The nominated site would deliver 126 dwellings on a greenfield site on the rural / urban fringe. The site would extend the settlement to the south and east, nevertheless the scale of the site would result in a significant intrusion into the rural landscape and adverse effect on this SA objective.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↓↓↓	The Strategic Flood Risk Assessment (2014) identifies that the site lies within flood zones 2, 3a and 3b and stands with a potential climate change flooding area. The southern boundary of the site is adjacent to a watercourse. The southern boundary is located in an area subject to a 1 in 30 year, 1 in 100 year and 1 in 1000 year surface water flooding event. The site lies in an area with between a 50% - 75% possibility of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓↓↓	<p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 800m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 126 dwellings on this site would bring with it a significant increase in the number of private motor vehicles and associated transport related emissions in this location.</p>


SA Objective	Newbold Verdon Site Allocations	
	AS444, Land south of Arnolds Crescent, Newbold Verdon	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓↓↓	The introduction of 126 dwellings on the greenfield site would significantly increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 800m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 126 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would significantly increase greenhouse gas emission in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 800m of Newbold Verdon Primary School and Community Centre 800m of Newbold Verdon Library 800m of the Methodist Church

SA Objective	Newbold Verdon Site Allocations	
	AS444, Land south of Arnolds Crescent, Newbold Verdon	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		The site is greenfield in agricultural use and a significant part of the site is Agricultural Land Grade 2 which would be lost with the introduction of a significant number of dwellings.
To optimise the use of previously developed land, buildings and existing infrastructure.		The site is greenfield and would not have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Newbold Verdon Site Allocations	
	AS444, Land south of Arnolds Crescent, Newbold Verdon	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 800m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 800m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	⇒	The local centre in Newbold Verdon is located within 800m walking distance. The site is also located within 800m walking distance of a bus stop providing an alternative to private car.




SA Objective	Newbold Verdon Site Allocations	
	AS445, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for over 450 dwellings would significantly exceed the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 180 affordable units.</p> <p>The site is situated within the settlement boundary and is within 800m of the local centre which offers a range of services and retail provision, within 800m of a primary school and 400m of a bus stop.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within 800m from the nearest health centre and 400m of bus stop to enable access to alternative facilities.</p> <p>The site is adjacent to and within 800m of a number of areas of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is situated within 800m south of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS445, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is greenfield and it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and it is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey concluded the site to be of moderate ecological value. A potential wildlife site is identified along the western and southern boundaries and a proposed wildlife corridor is located within the centre of the site.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

Newbold Verdon Site Allocations		
AS445, Land off Kirkby Lane, Newbold Verdon		
SA Objective	Appraisal	Comments/Recommendations
<p>To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.</p>		<p>Whilst Newbold Verdon lies within the Forest Hills Character Area, the site straddles both the Forest Hills and Desford Vales Character Area.</p> <p>Nailstone lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The assessment for Newbold Verdon notes that the Conservation Area core of the village is highly sensitive and retains its relationship with the open countryside to the west should be protected and enhanced. The strategy for Newbold Verdon recommends that future new development respects the setting of the village and the Conservation Area and build upon and improve Newbold Verdon's sense of place and individual identity.</p> <p>The Landscape Character Assessment concludes that Desford Vales is a mixed character area with a variety of land uses. Sensitivity tends to increase towards the more rural west.</p> <p>The nominated site would deliver 453 dwellings on a greenfield site outside and predominantly detached of the settlement boundary and would detract significantly from the existing built character of the settlement. The scale and location of the site would result in a significant change to the built character of Newbold Verdon and significant adverse effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS445, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↕	The site is situated within 800m south of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	<p>Whilst Newbold Verdon lies within the Forest Hills Character Area, the site straddles both the Forest Hills and Desford Vales Character Area.</p> <p>Nailstone lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The assessment for Newbold Verdon notes that the Conservation Area core of the village is highly sensitive and retains its relationship with the open countryside to the west should be protected and enhanced. The strategy for Newbold Verdon recommends that future new development respects the setting of the village and the Conservation Area and builds upon and improves Newbold Verdon's sense of place and individual identity.</p> <p>The Landscape Character Assessment concludes that Desford Vales is a mixed character area with a variety of land uses. Sensitivity tends to increase towards the more rural west.</p> <p>The nominated site would deliver over 453 dwellings on a greenfield site outside and predominantly detached of the settlement boundary. The scale and location of the site would result in a significant intrusion into the rural landscape.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS445, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↓↓↓	The Strategic Flood Risk Assessment (2014) identifies that the site lies with flood zones 2, 3a and 3b and within a potential climate change flooding area. The site is subject to a 1 in 1000 year surface water flooding event. The site lies in an area with between a 50% - 75% possibility of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓↓↓	The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. The introduction of 453 dwellings on this site would bring with it a significant increase in the number of private motor vehicles and associated transport related emissions in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓↓↓	The introduction of 453 dwellings on the greenfield site would significantly increase energy use in this location.

SA Objective	Newbold Verdon Site Allocations	
	AS445, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 453 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would significantly increase greenhouse gas emission in this location.</p>
To improve access to education and training for children, young people and adult learners.		<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 800m of Newbold Verdon Primary School and Community Centre 800m of Newbold Verdon Library 800m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		<p>The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.</p>




SA Objective	Newbold Verdon Site Allocations	
	AS445, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓↓↓	The site is greenfield in agricultural use and a significant part of the site is Agricultural Land Grade 2 which would be lost with the introduction of a significant number of dwellings.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and would not have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.

SA Objective	Newbold Verdon Site Allocations	
	AS445, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 800m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↪	<p>The local centre in Newbold Verdon is located within 800m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS446, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for 39 dwellings would exceed the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 16 affordable units.</p> <p>The site is situated within the settlement boundary and is within 800m of the local centre which offers a range of services and retail provision, within 800m of a primary school and 400m of a bus stop.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within 800m from the nearest health centre and 400m of bus stop to enable access to alternative facilities.</p> <p>The site is within 400m of a number of areas of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The site is situated within 800m south of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.
To improve access to and participation in cultural and leisure activities.	↔	Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.





SA Objective	Newbold Verdon Site Allocations	
	AS446, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is predominantly greenfield and it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and it is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey concluded the site to be of moderate ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS446, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The assessment for Newbold Verdon notes that the Conservation Area core of the village is highly sensitive and retains its relationship with the open countryside to the west should be protected and enhanced. The strategy for Newbold Verdon recommends that future new development respects the setting of the village and the Conservation Area and build upon and improve Newbold Verdon's sense of place and individual identity.</p> <p>The nominated site would deliver 39 dwellings on an agricultural farmstead, predominantly greenfield, adjacent to the settlement boundary. The site continues the line of the settlement from the western boundary from the properties on Peters Avenue continuing along the line of the rear of the properties on Desford Road. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. Having regard to the location and policy requirements it is considered that the site would have no significant effect on this SA objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is situated within 800m south of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS446, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The assessment for Newbold Verdon notes that the Conservation Area core of the village is highly sensitive and retains its relationship with the open countryside to the west should be protected and enhanced.</p> <p>The nominated site would deliver 39 dwellings on a greenfield site adjacent to the settlement boundary. The site continues the line of the settlement from the western boundary from the properties on Peters Avenue continuing along the line of the rear of the properties on Desford Road. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. Having regard to the size and location of the site and the policy requirements it is considered that the site would have a minor adverse effect on this SA objective.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		<p>The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.</p>
To maintain and improve the quality of water resources and protect the flood plain.		<p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with between a 50% - 75% possibility of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS446, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 39 dwellings on this site would bring with it a minor increase in the number of private motor vehicles and associated transport related emissions in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	<p>The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.</p>
To minimise energy use and develop renewable energy resources.	↓	<p>The introduction of 39 dwellings on a predominantly greenfield site would result in a minor increase energy use in this location.</p>
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 39 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would result in a minor increase greenhouse gas emissions in this location.</p>




SA Objective	Newbold Verdon Site Allocations	
	AS446, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within: 800m of Newbold Verdon Primary School and Community Centre 800m of Newbold Verdon Library 800m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓↓	The site is an agricultural farmstead and predominantly greenfield in agricultural use and a significant part of the site is Agricultural Land Grade 2. The use would change from agricultural to residential and result in a significant adverse effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	The site is an agricultural farmstead and predominantly greenfield. Existing outbuildings at the farm have been granted permission for conversion to a dwelling. It is unknown as to whether this would remain as part of the proposed scheme and whether remaining outbuildings would also be utilised.

SA Objective	Newbold Verdon Site Allocations	
	AS446, Land off Kirkby Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 800m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The local centre in Newbold Verdon is located within 800m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.

SA Objective	Newbold Verdon Site Allocations	
	AS447, Land at 77 Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for 32 dwellings would exceed the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 13 affordable units.</p> <p>The site is situated within the settlement boundary and is within 800m of the local centre which offers a range of services and retail provision, within 800m of a primary school and 400m of a bus stop.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within 800m from the nearest health centre and 400m of bus stop to enable access to alternative facilities.</p> <p>The site is adjacent to and within 400m of a number of areas of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is situated within 800m south of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>





SA Objective	Newbold Verdon Site Allocations	
	AS447, Land at 77 Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is predominantly greenfield and it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and it is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS447, Land at 77 Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The assessment for Newbold Verdon notes that the Conservation Area core of the village is highly sensitive and retains its relationship with the open countryside to the west should be protected and enhanced. The strategy for Newbold Verdon recommends that future new development respects the setting of the village and the Conservation Area and build upon and improve Newbold Verdon's sense of place and individual identity.</p> <p>The nominated site would deliver 32 dwellings on a greenfield site adjacent to the settlement boundary. The site would provide development behind the line of properties along Desford Road. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. Having regard to the location and policy requirements it is considered that the site would have no significant effect on this SA objective.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is situated within 800m south of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS447, Land at 77 Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p style="text-align: center;"></p>	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The assessment for Newbold Verdon notes that the Conservation Area core of the village is highly sensitive and retains its relationship with the open countryside to the west should be protected and enhanced.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. Having regard to the size and location of the site and the policy requirements it is considered that the site would have no significant effect on this SA objective. The nominated site would deliver 32 dwellings on a greenfield site adjacent to the settlement boundary. The site would provide development behind the line of properties along Desford Road. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. Having regard to the location and policy requirements it is considered that the site would have a minor adverse effect on this SA objective.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	<p style="text-align: center;"></p>	<p>The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.</p>
To maintain and improve the quality of water resources and protect the flood plain.	<p style="text-align: center;"></p>	<p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with between a 50% - 75% possibility of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.</p>



SA Objective	Newbold Verdon Site Allocations	
	AS447, Land at 77 Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 32 dwellings on this site would bring with it a minor increase in the number of private motor vehicles and associated transport related emissions in this location.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	<p>The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.</p>
To minimise energy use and develop renewable energy resources.	↓	<p>The introduction of 32 dwellings on the greenfield site would result in a minor increase energy use in this location.</p>
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 32 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would result in a minor increase greenhouse gas emissions in this location.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS447, Land at 77 Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within: 800m of Newbold Verdon Primary School and Community Centre 800m of Newbold Verdon Library 800m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site is greenfield in agricultural and is entirely Agricultural Land Grade 2 which would be lost with the introduction of residential development on this site.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and would not have an significant effect on this SA objective.

SA Objective	Newbold Verdon Site Allocations	
	AS447, Land at 77 Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 800m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The local centre in Newbold Verdon is located within 800m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.





SA Objective	Newbold Verdon Site Allocations	
	AS448, Land north of Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑↑	<p>The allocation of this site for 39 dwellings would exceed the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 16 affordable units.</p> <p>The site is situated within the settlement boundary and is within 800m of the local centre which offers a range of services and retail provision, within 800m of a primary school and 400m of a bus stop.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated within 1000m from the nearest health centre and 400m of bus stop to enable access to alternative facilities.</p> <p>The site is adjacent to and within 400m of the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is situated within 800m south of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS448, Land north of Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is predominantly greenfield and it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and it is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value. A potential local wildlife site is identified along a portion of the southern boundary.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS448, Land north of Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The assessment for Newbold Verdon notes that the Conservation Area core of the village is highly sensitive and retains its relationship with the open countryside to the west should be protected and enhanced. The strategy for Newbold Verdon recommends that future new development respects the setting of the village and the Conservation Area and build upon and improve Newbold Verdon's sense of place and individual identity.</p> <p>The site lies adjacent to the settlement boundary and is greenfield. There is limited development on the northern side of Barlestone Road and properties would result in a minor divergence from the current settlement form and adverse effect on this SA objective.</p> <p>The scheme would be required to be designed in line with Policy DM10: Development and Design to ensure that the impact upon the character and local distinctiveness of the area is minimised.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>The site is situated within 800m south of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS448, Land north of Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The site is greenfield land the northern side of Desford Road where there is a limited number of properties. The provision of 39 properties would result in a divergence from the current settlement form and intrusion into the rural landscape.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. A majority of the site is located in an area which is subject to a 1 in 30 year, 1 in 100 year and 1 in 1000 year flooding event. The site lies in an area with between a 50% - 75% possibility of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	<p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 39 dwellings on this site would bring with it a minor increase in the number of private motor vehicles and associated transport related emissions in this location.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS448, Land north of Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 39 dwellings on the greenfield site would result in a minor increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 800m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport.</p> <p>The introduction of 39 dwellings on this site would bring with it an increase in energy usage and the number of private motor vehicles which would result in a minor increase greenhouse gas emissions in this location.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 800m of Newbold Verdon Primary School and Community Centre 800m of Newbold Verdon Library 800m of the Methodist Church

SA Objective	Newbold Verdon Site Allocations	
	AS448, Land north of Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		The site is greenfield in agricultural use and is entirely Agricultural Grade 2 land which would be lost with the introduction of residential development on this site.
To optimise the use of previously developed land, buildings and existing infrastructure.		The site is greenfield and would not have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Newbold Verdon Site Allocations	
	AS448, Land north of Desford Road, Newbold Verdon	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 800m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	⇒	The local centre in Newbold Verdon is located within 800m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.

SA Objective	Newbold Verdon Site Allocations	
	AS631 (NEW03), Land south of Preston Drive, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↔	<p>The allocation of this site for 3 dwellings will make a contribution towards the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. The site is therefore not required to contribute towards the provision of affordable housing.</p> <p>The site is situated within the settlement boundary and is situated within 200m of the local centre which offers a range of services and retail provision. The site is also situated within 400m of a primary school and a bus stop and adjacent to an area of open space.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	➔	<p>The site is situated less than 400m from the nearest health centre and within 400m of a bus stop to enable access to alternative facilities.</p> <p>The site is adjacent and within 800m of a number of areas of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	➔	<p>The site is situated within 200m north of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS631 (NEW03), Land south of Preston Drive, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is brownfield consisting of a number of garages on an easily accessible site. Redevelopment of the site would provide improved natural surveillance and remove the opportunity this area currently provides for potentially attracting crime and anti-social behaviour.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS631 (NEW03), Land south of Preston Drive, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area.</p> <p>The strategy for Newbold Verdon recommends building upon and improving Newbold Verdon's sense of place and individual identity. The site could make a small contribution towards this strategy as long as the scheme is designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	The site is situated within 200m north of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	→	The development is a brownfield site situated within the settlement boundary and will there have a minor beneficial effect as the site would reduce the need to identify greenfield sites.

SA Objective	Newbold Verdon Site Allocations	
	AS631 (NEW03), Land south of Preston Drive, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area and is not subject to surface water flooding. The site lies in an area with between a 50% - 75% probability of groundwater flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is located within 200m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless, the introduction of 3 dwellings on this site would bring with it a negligible increase in the number of private motor vehicles and associated increase in transport related emissions in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 3 dwellings on site would result in a negligible increase in energy use in this location.

SA Objective	Newbold Verdon Site Allocations	
	AS631 (NEW03), Land south of Preston Drive, Newbold Verdon	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 200m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless it is reasonable to assume that the development of 3 dwellings will bring a negligible increase in energy use and the number of private motor vehicles and associated greenhouse gas emissions.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 200m of Newbold Verdon Primary School and Community Centre 400m of Newbold Verdon Library 200m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS631 (NEW03), Land south of Preston Drive, Newbold Verdon	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The development is brownfield land and will not have an impact on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	The development is brownfield land and residential development will replace garages currently situated on the site.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.

SA Objective	Newbold Verdon Site Allocations	
	AS631 (NEW03), Land south of Preston Drive, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 200m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	<p>The local centre in Newbold Verdon is located within 200m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS646, Land to the rear of Mill Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↔	<p>The allocation of this site for 1 dwelling will make a contribution towards the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. The site is therefore not required to contribute towards the provision of affordable housing.</p> <p>The site is situated within the settlement boundary and is situated within 50m of the local centre which offers a range of services and retail provision. The site is also situated within 400m of a primary school, a bus stop and the nearest area of open space.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	➔	<p>The site is situated within 800m from the nearest health centre and within 400m of a bus stop to enable access to alternative facilities.</p> <p>The site is within 400m to the nearest area of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	➔	<p>The site is situated within 200m north of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS646, Land to the rear of Mill Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↑	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is brownfield consisting of a number of garages on an easily accessible site. Redevelopment of the site would provide improved natural surveillance and remove the opportunity this area currently provides for potentially attracting crime and anti-social behaviour.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	→	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS646, Land to the rear of Mill Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area.</p> <p>The strategy for Newbold Verdon recommends building upon and improving Newbold Verdon's sense of place and individual identity. The site could make a small contribution towards this strategy as long as the scheme is designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is situated within 200m north of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	→	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area.</p> <p>The strategy for Newbold Verdon recommends building upon and improving Newbold Verdon's sense of place and individual identity. The site could make a small contribution towards this strategy as long as the scheme is designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS646, Land to the rear of Mill Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with between a 50% - 75% possibility of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is located within 200m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless, the introduction of 1 dwelling on this site would bring with it a negligible increase in the number of private motor vehicles and associated increase in transport related emissions in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 1 dwelling on site would result in a negligible increase in energy use in this location.

SA Objective	Newbold Verdon Site Allocations	
	AS646, Land to the rear of Mill Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 200m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless it is reasonable to assume that the development of 1 dwelling will bring a negligible increase in energy use and the number of private motor vehicles and associated greenhouse gas emissions.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 200m of Newbold Verdon Primary School and Community Centre 400m of Newbold Verdon Library 200m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS646, Land to the rear of Mill Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The development is brownfield land and will not have an impact on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	The development is brownfield land and residential development will replace garages currently situated on the site.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.

SA Objective	Newbold Verdon Site Allocations	
	AS646, Land to the rear of Mill Lane, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 200m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	<p>The local centre in Newbold Verdon is located within 100m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS675 (NEW04), Land adjacent to 50 Brascote Land, Newbold Verdon	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for 4 dwellings will make a contribution towards the residual requirement for Newbold Verdon of 22 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 1 dwelling.</p> <p>The site is situated within the settlement boundary and is situated within 500m of the local centre which offers a range of services and retail provision. The site is also situated within 800m of a primary school and a bus stop and adjacent to an area of open space.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated less than 1000m from the nearest health centre and within 400m of a bus stop to enable access to alternative facilities.</p> <p>The site is adjacent to and within 500m of a number of areas of open space.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↪	The site is situated within 400m south of the Newbold Verdon Conservation Area including a number of Listed Buildings within the area.
To improve access to and participation in cultural and leisure activities.	↔	Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Newbold Verdon Site Allocations	
	AS675 (NEW04), Land adjacent to 50 Brascote Land, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this site is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value. It does however note that a small portion of the southern end of the site is proposed as a wildlife corridor.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS675 (NEW04), Land adjacent to 50 Brascote Land, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>Newbold Verdon lies within the Forest Hills Character Area. The Landscape Character Assessment notes that this identifies a landscape strategy which states that the siting and design of new development should complement the existing settlement pattern of the Forest Hills Area. It also notes that the character area is more resilient to change due to the evolving nature of the landscape.</p> <p>The landscape strategy for Newbold Verdon recommends building upon and improving Newbold Verdon's sense of place and individual identity. The site is adjacent to the settlement boundary and continues the row of properties along Brascote Lane and could therefore make a small contribution towards this strategy as long as the scheme is designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	The site is situated within 400m south of the Newbold Verdon Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is greenfield situated adjacent to the settlement boundary, whilst the site could accommodate 4 dwellings this would nevertheless have a minor adverse effect on this SA objective.

SA Objective	Newbold Verdon Site Allocations	
	AS675 (NEW04), Land adjacent to 50 Brascote Land, Newbold Verdon	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↓↓↓	The Strategic Flood Risk Assessment (2014) identifies that the site lies with an area of flood zone 2, 3a and 3b and within a potential climate change flooding area. The site lies in an area with between a 50% - 75% possibility of groundwater flooding. Surface water flooding is also a probability on this site.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is located within 400m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless, the introduction of 4 dwellings on this site would bring with it a negligible increase in the number of private motor vehicles and associated increase in transport related emissions in this location.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 4 dwellings on site would result in a negligible increase in energy use in this location.

SA Objective	Newbold Verdon Site Allocations	
	AS675 (NEW04), Land adjacent to 50 Brascote Land, Newbold Verdon	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The site is located within 400m of the Newbold Verdon local centre offering a range of services and retail provision and is located within 400m of a bus stop to encourage the use of public transport. Nevertheless it is reasonable to assume that the development of 4 dwellings will bring a negligible increase in energy use and the number of private motor vehicles and associated greenhouse gas emissions.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within:</p> <ul style="list-style-type: none"> 400m of Newbold Verdon Primary School and Community Centre 800m of Newbold Verdon Library 400m of the Methodist Church
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There is one employment site located within Newbold Verdon.</p>

SA Objective	Newbold Verdon Site Allocations	
	AS675 (NEW04), Land adjacent to 50 Brascote Land, Newbold Verdon	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	This site does not have a significant effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and will not have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.

SA Objective	Newbold Verdon Site Allocations	
	AS675 (NEW04), Land adjacent to 50 Brascote Land, Newbold Verdon	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↑	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained.</p> <p>The site is within 400m of the local centre providing a retail offering.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within the relevant catchment area for a library, primary school, health centre and places of worship and within 400m walking distance of a bus stop.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↔	<p>The local centre in Newbold Verdon is located within 400m walking distance. The site is also located within 400m walking distance of a bus stop providing an alternative to private car.</p>

SA Objective		Newbold Verdon Settlement Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	<p>A majority of the sites are evaluated as having a major beneficial effect on this SA objective as the scale of development will exceed the residual housing requirement for Newbold Verdon and meet the affordable housing target of Policy 15 of the Core Strategy providing over 10 units.</p> <p>Site AS440 was evaluated as having a minor beneficial effect on this SA objective as the site will make a contribution towards the residual housing requirement, meet the requirement of Policy 15 but providing less than 10 units.</p> <p>Sites AS631 (NEW03) and AS646 were identified as having a neutral effect on this SA objective as whilst they make a contribution toward the residual housing requirement, they fall below the threshold of Policy 15 for the provision of affordable housing.</p>
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	All sites are evaluated as having a minor benefit on this SA objective as all sites are within walking distance of a health centre and areas of open space.
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	All sites are within walking distance of a number of Listed Buildings and Newbold Verdon conservation area and are evaluated as having a minor indirect beneficial effect on this SA objective.
SAO4	To improve access to and participation in cultural and leisure activities.	None of the sites assessed include the provision of cultural or leisure facilities as defined in the Community, Cultural and Tourism Facilities Review nor are they within walking distance of such a facility. Therefore all sites have no significant impact on this SA objective.

SA Objective		Newbold Verdon Settlement Summary
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	<p>Sites AS631 (NEW03) and AS646 are evaluated as having a minor direct benefit as the redevelopment of the sites would remove the potential for crime and anti-social behaviour from a currently accessible site.</p> <p>All other sites are evaluated as having no significant effect on this SA objective as all sites are entirely or predominantly greenfield sites.</p>
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	All sites were evaluated as having a minor beneficial effect on this SA objective because all sites make a contribution towards the Core Strategy residual housing requirement which seeks to maintain rural population levels to support existing services.
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	<p>Four sites AS436 (NEW02), AS631 (NEW03), AS440 and AS448 are evaluated as having a neutral effect on this SA objective as they have been evaluated as having low ecological value.</p> <p>All other sites are evaluated as having a potential beneficial or adverse effect on this SA objective as sites have been identified as moderate ecological value or the data was not available at the time of appraisal and so the effects are uncertain depending on how Policy DM6: enhancement of Biodiversity and Geological Interest is implemented and any ecological interest is retained and enhanced.</p>

SA Objective		Newbold Verdon Settlement Summary
SA08	<p>To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.</p>	<p>Sites AS631 (NEW03) and AS675 (NEW04) are evaluated as having a minor benefit as redevelopment of the sites provide the opportunity to enhance the built character of the two sites as long as the schemes are designed in line with Policy DM10: Development and Design.</p> <p>AS436 (NEW02), AS446, AS447 and AS646 are evaluated as having a neutral effect on this SA objective as the sites form a natural extension of the settlement boundary.</p> <p>AS440 and AS448 are evaluated as having a minor adverse effect on this SA objective as the developments would result in a divergence from the current settlement form.</p> <p>The effects of AS444 are uncertain as the site would form an extension to the settlement boundary to the south and provide for a large number of dwellings, however the site is adjacent to the settlement boundary and would be subject to conformity to Policy DM10 to assess the implications of a detailed scheme.</p> <p>AS443 and AS445 are evaluated having significant adverse effects on this objective due to the scale of the large number of dwellings proposed and the size and location of each site will adversely affect the character of the settlement, notably sites AS443 and AS445 are detached from the settlement boundary.</p>
SAO9	<p>To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.</p>	<p>All sites are evaluated as having a neutral effect on this SA objective as the location of all sites will not have an adverse effect on the Newbold Verdon Conservation Area due to the distance and / or the location of intermediate land uses between the two.</p>

SA Objective		Newbold Verdon Settlement Summary
SAO10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>Sites AS631 (NEW03) and AS646 have a minor indirect beneficial effect as both sites identify provision on brownfield sites within the settlement which negates the need to identify the equivalent number of dwellings beyond the settlement boundary.</p> <p>A majority of sites result in a minor adverse effect on this SA objective as the sites are greenfield extensions to the settlement boundary.</p> <p>Sites AS443, AS444 and AS445 are evaluated as having a significant adverse effect on this SA objective as they all propose a large number of dwellings on greenfield sites extending significantly into the rural landscape. AS443 and AS445 are detached from the settlement boundary.</p>
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	The sites evaluated are not situated in the National Forest Area and do not have an effect on this SA objective.
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	Three sites have been evaluated as particularly unsustainable in terms of this SA objective. AS675 (NEW04), AS444 and AS445 all lay within flood zones 2, 3a and 3b and these sites should be avoided for built development where possible. Sites AS436 (NEW02), AS631 (NEW03), AS440, AS443, AS446, AS447, AS448, AS646 are evaluated as having uncertain effects on this SA objective depending on the implementation of Policy DM10 to minimise the risk of groundwater and / or surface water flooding through delivery of appropriate SUDs.

SA Objective		Newbold Verdon Settlement Summary
SAO13	To improve air quality particularly through reducing transport related pollutants.	<p>Sites AS631 (NEW03), AS675 (NEW04) and AS646 are evaluated as having no significant effect on this SA objective as the number of dwellings proposed for each site will have a negligible impact on transport emissions.</p> <p>AS436 (NEW02), AS440, AS446, AS447 and AS448 are evaluated as having a minor adverse effect on this SA objective as a result of the increase in the number of dwellings proposed on each site.</p> <p>Sites AS443, AS444 and AS445 are likely to result in a significant increase in transport emissions resulting from the number of transport movements to be generated from the proposed number of dwellings on the site and are evaluated as having a major adverse effect on this SA objective.</p>
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	The sites assessed are not located in mineral safeguarding areas and therefore do not have an adverse effect on this SA objective.
SAO15	To minimise energy use and develop renewable energy resources.	<p>Sites AS631 (NEW03), AS675 (NEW04) and AS646 are evaluated as having no significant effect on this SA objective as the number of dwellings proposed for each site will have a negligible impact on energy use from the sites.</p> <p>AS436 (NEW02), AS440, AS446, AS447 and AS448 are evaluated as having a minor adverse effect on this SA objective as a result of the increase in the number of dwellings proposed on each site.</p> <p>Sites AS443, AS444 and AS445 are likely to result in a significant increase in energy use from the respective sites resulting from the large number of dwellings proposed for each site and are evaluated as having a major adverse effect on this SA objective.</p>

SA Objective		Newbold Verdon Settlement Summary
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	<p>Sites AS631 (NEW03), AS675 (NEW04) and AS646 are evaluated as having no significant effect on this SA objective as the number of dwellings proposed for each site will have a negligible impact on the generation of greenhouse gasses from each of he sites.</p> <p>AS436 (NEW02), AS440, AS446, AS447 and AS448 are evaluated as having a minor adverse effect on this SA objective as a result of the increase in the number of dwellings proposed on each site resulting from energy use and transport emissions.</p>
SAO17	To improve access to education and training for children, young people and adult learners.	Sites AS443, AS444 and AS445 are likely to result in a significant increase in energy use from the respective sites resulting from the large number of dwellings proposed for each site and are evaluated as having a major adverse effect on this SA objective.
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	All sites area evaluated as having a minor beneficial effect on this SA objective as an existing employment site is located within Newbold Verdon offering a potential local employment opportunity to residents.
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	<p>Sites AS631 (NEW03) and AS646 are evaluated as having no significant effect on this SA objective as they are brownfield sites within the settlement boundary. Site AS675 (NEW04) also have a neutral effect as the site is not in agricultural use.</p> <p>Sites AS436 (NEW02), AS440, As447 and AS448 are evaluated as having a minor adverse effect on this SA objective as they are located on entirely or predominantly Agricultural Grade II Land which would be lost to residential development.</p> <p>Sites AS443, AS444, AS445 and AS446 are evaluated as having a significant adverse effect on this SA objective as they are greenfield sites of entirely or predominantly Agricultural Grade II Land, in existing agricultural use which would replaced with a significant amount of residential development.</p>

SA Objective		Newbold Verdon Settlement Summary
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	<p>Sites AS631 (NEW03) and AS646 are evaluated as being the most sustainable sites having a significant beneficial effect on this SA objective as they are brownfield sites within the settlement boundary and would result in the redevelopment of the garages currently located on both sites.</p> <p>Sites AS440 and AS446 are identified as potentially beneficial or adverse effect on this SA objective depending on whether the existing development and agricultural outbuildings located on the site are reused or converted.</p> <p>All other sites are evaluated as having a neutral effect on this SA objective as they are greenfield sites.</p>
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites were evaluated as having potentially beneficial or adverse effects depending when the scheme is implemented as sustainable design and construction is a requirement of building regulations.
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	All sites were evaluated as having no significant effect on this SA objective.
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	All sites in Newbold Verdon are evaluated as having a direct minor beneficial effect on this SA objective as Newbold Verdon provides a number services and facilities within walking distance of the sites.
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	All sites were evaluated as having an indirect potentially beneficial effect no significant effect on this SA objective as all sites are within walking distance of a bus stop.





SA Objective	Newbold Verdon Settlement Summary
<p>Summary</p>	<p>Sites AS631 (NEW03) and AS6464 are evaluated as the most sustainable resulting in minor beneficial effects against 10 SA objectives. AS631 (NEW03) and AS646 are evaluated as being significantly beneficial against SAO20 as they will reuse brownfield land currently used for garages. Out of the three sites, only AS675 (NEW04) is evaluated as having a (minor) adverse effect.</p> <p>Site AS675 (NEW04) is considered sustainable in terms of 9 SA objectives resulting in minor beneficial effects however the site is covered by flood zones 2, 3a and 3b and is therefore not considered an appropriate residential site allocation. Sites AS444 and AS445 also lay within these flood zones.</p> <p>Sites AS436 (NEW02), AS440, AS447, AS446 and AS448 are relatively comparable regarding their sustainability with all sites resulting in 7 or 8 minor beneficial effects and between 4-6 minor adverse effects. Site AS446 result in 1 significant adverse effect as the site is Agricultural Grade II Land.</p> <p>Sites AS443, AS444 and AS445 are evaluated as being the least sustainable sites resulting in between 5 or 6 significant adverse effects relating to the scale of development located on greenfield sites. All sites have significant adverse effects against SAO10, SAO13, SAO15, SAO16 and SAO19 Sites AS443 and AS445 also have significant adverse effects on SA08. The significant adverse effects are associated with the implications of the scale of development scale on greenhouse gas emissions and energy consumption, the location of the sites on greenfield land and the impact on the rural landscape, impact on the character of Newbold Verdon (Sites AS443 and AS445) and they are located on Agricultural Grade II Land. The sites are comparable with the other reasonable alternatives with regards to the minor beneficial effects against 7 of the SA objectives and 1 significant benefit as all sites can meet the affordable housing requirement for Newbold Verdon.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS518, The Rectory, Church Lane, Sheepy Magna	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 11 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Sheepy Magna.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 4 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 7km from the nearest local centre of Market Bosworth. The site is situated within 400m of a primary school, open space and a bus stop to enable access to services not within walking distance.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is within 400m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The site is situated adjacent to All Saints Church and less than 50m to Bridge House, two Grade II Listed Buildings.
To improve access to and participation in cultural and leisure activities.	↔	Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS518, The Rectory, Church Lane, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The sites comprises of a single residential dwelling with residential curtilage via a single point of access (gated) and it is unlikely to suffer from crime and anti-social behaviour and it is unlikely a development proposal would have a significant adverse effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS518, The Rectory, Church Lane, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver a relatively small number of dwellings on the urban / rural fringe replacing a single dwelling and residential curtilage with 11 dwellings. The site is adjacent to All Saints Church Grade II Listed Building and would therefore have a minor adverse impact on the setting of the church and character of the settlement.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↓	<p>The site is situated adjacent to the western boundary of All Saints Church a Grade II Listed Building. The site will have an adverse effect on the setting of the church however the severity of the impact will depend on how much of the existing vegetation which provides some screening is retained. The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets to minimise the adverse impact upon the setting of the church.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	→	<p>The site is situated within the settlement boundary and therefore negates the need to identify at least 11 dwellings outside of the settlement boundary.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS518, The Rectory, Church Lane, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with between a 50%-75% probability of groundwater flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Sheepy Magna does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 11 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 11 dwellings on site would result in a relatively minor increase in energy use in this location.



SA Objective	Sheepy Magna Site Allocations	
	AS518, The Rectory, Church Lane, Sheepy Magna	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 7km away in Market Bosworth. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.		<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Sheepy Magna Church of England Primary School is located within 400m of the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		<p>No employment sites are located within Sheepy Magna.</p>
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		<p>The site is an existing residential use and will therefore not have a significant adverse effect on this objective.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS518, The Rectory, Church Lane, Sheepy Magna	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	A single dwelling is located on the site, it is not known whether the existing dwelling would form part of the development.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Sheepy Magna Church of England Primary School and adjacent to All Saints Church. The nearest local centre is Market Bosworth approximately 7km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS518, The Rectory, Church Lane, Sheepy Magna	
	Appraisal	Comments/Recommendations
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	<p>↘</p>	The nearest local centre is Market Bosworth approximately 7km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not available within Sheepy Magna.

SA Objective	Sheepy Magna Site Allocations	
	AS519 (SHE02) Land off Meadow Close and Oakfield Way, Sheepy Magna	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 15 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Sheepy Magna.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 6 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 7km from the nearest local centre of Market Bosworth. The site is situated within 400m of a primary school, open space and a bus stop to enable access to services not within walking distance.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is less than 20m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is situated less than 150m to Bridge House and All Saints Church, two Grade II Listed Buildings.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS519 (SHE02) Land off Meadow Close and Oakfield Way, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a Greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS519 (SHE02) Land off Meadow Close and Oakfield Way, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.		<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver a relatively small number of dwellings on the urban / rural fringe, resulting in some intrusion into the countryside, extending the along western edge of the settlement from the south of Meadow Close to north of Oakfield Way. This is considered to result in a slight departure from the existing linear form of the settlement, extending the settlement to the west.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.		<p>The site is situated less than 150m to Bridge House and All Saints Church, two Grade II Listed Buildings. Residential properties are located between the site and the Listed Buildings. The location this site will have no significant adverse effect on this SA objective.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS519 (SHE02) Land off Meadow Close and Oakfield Way, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is greenfield currently in agricultural use adjacent to residential properties on the eastern boundary of the site. The site would deliver a relatively small number of dwellings on the urban / rural fringe, resulting in some minor intrusion into the countryside, extending the along western edge of the settlement from the south of Meadow Close to north of Oakfield Way.
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with between a 50%-75% probability of groundwater flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Sheepy Magna does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 15 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS519 (SHE02) Land off Meadow Close and Oakfield Way, Sheepy Magna	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.	↓	The introduction of 15 dwellings on site would result in a relatively minor increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 7km away in Market Bosworth. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Sheepy Magna Church of England Primary School is located within 400m of the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Sheepy Magna.

SA Objective	Sheepy Magna Site Allocations	
	AS519 (SHE02) Land off Meadow Close and Oakfield Way, Sheepy Magna	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site is greenfield in agricultural use and so a small portion of land will change in character to residential use.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and therefore has no significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.





SA Objective	Sheepy Magna Site Allocations	
	AS519 (SHE02) Land off Meadow Close and Oakfield Way, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Sheepy Magna Church of England Primary School and All Saints Church. The nearest local centre is Market Bosworth approximately 7km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	<p>The nearest local centre is Market Bosworth approximately 7km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not available within Sheepy Magna.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS520 Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 5 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Sheepy Magna.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 2 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 7km from the nearest local centre of Market Bosworth. The site is situated within 400m of a primary school and a bus stop to enable access to services not within walking distance.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is within 400m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is located opposite to Sheepy Lodge and within 800m of All Saint's Church and Bridge House, all of which are Grade II Listed Buildings.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS520 Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is a greenfield site and therefore is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey (2014) identified the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS520 Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver a small number of dwellings on the urban / rural fringe, and would reflect the linear form of the settlement on the western side of Twycross Road north of holly Tree Cottage.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↓	<p>The site is located opposite Sheepy Lodge a Grade II Listed Building. Development on the site will have a minor adverse impact upon the setting of the heritage assets. The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets, the policies requirements will only mitigate the impact to a limited extent due to the proximity of the site to the asset.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	<p>The site would deliver a small number of dwellings on the urban / rural fringe. Whilst this would result in a small intrusion into the landscape, the site would reflect the linear form of the settlement on the western side of Twycross Road.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS520 Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. A small portion of the site is situated in an area of 1 in 1000 year event of surface water flooding. The site lies in an area with a probability of 50% to 75% of groundwater flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Sheepy Magna does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 5 dwellings on this site would bring with it a small increase in the number of private motor vehicles and associated transport related emissions in this location resulting in a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 5 dwellings on site would result in a relatively minor increase in energy use in this location.

SA Objective	Sheepy Magna Site Allocations	
	AS520 Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 7km away in Market Bosworth. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.		<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Sheepy Magna Church of England Primary School is located within 400m of the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		No employment sites are located within Sheepy Magna.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		The site is a greenfield but not in agricultural use and would therefore not have a significant effect on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS520 Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and would therefore not have significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↔	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Sheepy Magna Church of England Primary School and adjacent to All Saints Church. The nearest local centre is Market Bosworth approximately 7km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS520 Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	<p>↕</p>	The nearest local centre is Market Bosworth approximately 7km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not available within Sheepy Magna.

SA Objective	Sheepy Magna Site Allocations	
	AS616, Land adjacent to 152 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 16 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Sheepy Magna.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 6 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 7km from the nearest local centre of Market Bosworth. The site is situated within 800m of a primary school and 400m of a bus stop to enable access to services not within walking distance.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is within 800m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The site is situated within 800m of All Saint's Church and Bridge House two Grade II Listed Buildings.
To improve access to and participation in cultural and leisure activities.	↔	Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS616, Land adjacent to 152 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>No information regarding the ecological potential on the site is available.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS616, Land adjacent to 152 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓	<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver a relatively small number of dwellings on the urban / rural fringe extending the linear nature of the settlement following that of the properties on the southern side of Main Road into the countryside.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	The site is situated within 800m of All Saint's Church and Bridge House two Grade II Listed Buildings. The site is located far enough away and in a location that will not have an adverse effect on the setting of the two Listed Buildings.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is a greenfield site situated adjacent to the settlement boundary. The development of 16 dwellings and the linear nature of the site will result in a relatively small intrusion into the countryside.

SA Objective	Sheepy Magna Site Allocations	
	AS616, Land adjacent to 152 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The eastern half of the site lies in an area with a greater than 75% probability of groundwater flooding. The same portion of the site is also subject to a variation between 1 in 100yr and 1 in 1000yr surface water flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Sheepy Magna does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 16 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS616, Land adjacent to 152 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.	↓	The introduction of 16 dwellings on site would result in a relatively minor increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 7km away in Market Bosworth. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Sheepy Magna Church of England Primary School is located within 800m of the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Sheepy Magna.

SA Objective	Sheepy Magna Site Allocations	
	AS616, Land adjacent to 152 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site is existing agricultural use as a paddock and Grade 2 Agricultural Land. Development of this site would change this use to residential on a small section of the larger paddock site and is considered to have a minor adverse effect on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and will therefore have no significant effect on this objective.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.

SA Objective	Sheepy Magna Site Allocations	
	AS616, Land adjacent to 152 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Sheepy Magna Church of England Primary School and adjacent to All Saints Church. The nearest local centre is Market Bosworth approximately 7km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	<p>The nearest local centre is Market Bosworth approximately 7km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not available within Sheepy Magna.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS617, Land North of 134 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↔	Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. The site will contribute 2 dwellings and therefore falls outside of this requirement.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities. The site is within 800m to the nearest area of open space.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The site is situated within 800m of All Saint's Church and Bridge House two Grade II Listed Buildings.
To improve access to and participation in cultural and leisure activities.	↔	Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS617, Land North of 134 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design. As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	No information regarding the ecological potential on the site is available. This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.





SA Objective	Sheepy Magna Site Allocations	
	AS617, Land North of 134 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver two dwellings on the urban / rural fringe providing a small extension to the settlement boundary adjacent to existing residential properties. It is considered that this will have a negligible impact on this objective.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is situated within 800m of All Saint's Church and Bridge House two Grade II Listed Buildings. The site is located far enough away and in a location that will not have an adverse effect on the setting of the two Listed Buildings.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↔	<p>The site is a greenfield site situated adjacent to the settlement boundary. The site would deliver two dwellings on the urban / rural fringe providing a small extension to the settlement boundary adjacent to existing residential properties. It is considered that this will have a negligible impact on this objective.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS617, Land North of 134 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with a greater than 75% probability of groundwater flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↔	Sheepy Magna does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 2 dwellings on this site would have a negligible impact on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 2 dwellings on this site would have a negligible impact on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS617, Land North of 134 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 7km away in Market Bosworth. Residents would be required to largely travel by private car to this service centre for the most day to day items. Nevertheless, the introduction of 2 dwellings on this site would have a negligible impact on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Sheepy Magna Church of England Primary School is located within 800m of the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Sheepy Magna.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site is existing agricultural use as a paddock and Grade 2 Agricultural Land. Development of this site would change this use to residential on a small section of the larger paddock site and is considered to have a minor adverse effect on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS617, Land North of 134 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and will therefore have no significant effect on this objective.
To promote and ensure high standards of sustainable design and construction.	↔	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Sheepy Magna Church of England Primary School and adjacent to All Saints Church. The nearest local centre is Market Bosworth approximately 7km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS617, Land North of 134 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	<p>↘</p>	The nearest local centre is Market Bosworth approximately 7km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not available within Sheepy Magna.

SA Objective	Sheepy Magna Site Allocations	
	AS618, Land at 131 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.		<p>The allocation of this site for the development of 44 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Sheepy Magna.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 18 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 7km from the nearest local centre of Market Bosworth. The site is situated within 800m of a primary school and 400m of a bus stop to enable access to services not within walking distance.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is within 800m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>The site is situated within 800m of All Saint's Church and Bridge House two Grade II Listed Buildings.</p>
To improve access to and participation in cultural and leisure activities.		<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS618, Land at 131 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is predominantly a greenfield site with an existing farmhouse, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↕	<p>No information regarding the ecological potential on the site is available.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS618, Land at 131 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↓↓↓	<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver a relatively large number of dwellings on the urban / rural fringe, extending southwards from Main Road, resulting in a significant adverse effect on the settlement's linear pattern.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	The site is situated within 800m of All Saint's Church and Bridge House two Grade II Listed Buildings. The site is located far enough away and in a location that will not have an adverse effect on the setting of the two Listed Buildings.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓↓	The site is a greenfield site situated adjacent to the settlement boundary. The site would deliver a relatively large number of dwellings on the urban / rural fringe, extending southwards from Main Road, resulting in a significant adverse effect on the settlement's linear pattern and an intrusion into the rural landscape.

SA Objective	Sheepy Magna Site Allocations	
	AS618, Land at 131 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with a greater than 75% probability of groundwater flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Sheepy Magna does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 44 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 44 dwellings on site would result in a relatively minor increase in energy use in this location.

SA Objective	Sheepy Magna Site Allocations	
	AS618, Land at 131 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 7km away in Market Bosworth. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Sheepy Magna Church of England Primary School is located within 800m of the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Sheepy Magna.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓↓	The site is an existing farm complex. Replacement of the complex with residential properties which would result in a significant adverse effect on this SA objective.

SA Objective	Sheepy Magna Site Allocations	
	AS618, Land at 131 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	The site is predominantly a greenfield site however a farmhouse and a number of outbuildings are located on the site. It is not know whether the farmhouse would be reused.
To promote and ensure high standards of sustainable design and construction.	↕	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Sheepy Magna Church of England Primary School and adjacent to All Saints Church. The nearest local centre is Market Bosworth approximately 7km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS618, Land at 131 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	<p>↘</p>	The nearest local centre is Market Bosworth approximately 7km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not available within Sheepy Magna.

SA Objective	Sheepy Magna Site Allocations	
	AS701, Land at Trout Pond Farm, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 13 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Sheepy Magna.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 6 dwellings.</p> <p>The site is adjacent to the settlement which offers a range of services, although the site is situated approximately 7km from the nearest local centre of Market Bosworth. The site is situated within 400m of a primary school and a bus stop to enable access to services not within walking distance.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is within 400m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site is located opposite Sheepy Lodge and within 800m of All Saint's Church and Bridge House, all of which are Grade II Listed Buildings.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS701, Land at Trout Pond Farm, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The site is a greenfield site and therefore is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in a minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey (2014) identified the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS701, Land at Trout Pond Farm, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↑	<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver a relatively small number of dwellings on the urban / rural fringe, and provide the opportunity to continue the linear form of the settlement on the western side of Twycross Road between Lodge Cottage and number 27 Twycross Road.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↓	<p>The site is located opposite Sheepy Lodge a Grade II Listed Building. Development on the site will have an adverse impact upon the setting of the heritage assets. Whilst the scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets, the policies requirements will only mitigate the impact to a limited extent due to the proximity of the site to the asset.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The site would deliver a relatively small number of dwellings on the urban / rural fringe. Whilst this would result in a small intrusion into the landscape, the site would continue the linear form of the settlement on the western side of Twycross Road between Lodge Cottage and number 27 Twycross Road.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS701, Land at Trout Pond Farm, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. A small portion of the site is situated in an area of 1 in 1000 year event of surface water flooding. The site lies in an area with a probability of 50% to 75% of groundwater flooding. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	Sheepy Magna does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport. The introduction of 13 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 16 dwellings on site would result in a relatively minor increase in energy use in this location.

SA Objective	Sheepy Magna Site Allocations	
	AS701, Land at Trout Pond Farm, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 7km away in Market Bosworth. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>Sheepy Magna Church of England Primary School is located within 400m of the site.</p>
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Sheepy Magna.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↓	The site is a greenfield site in agricultural use but is not Grade II Agricultural Land. The site would change the use from agricultural to residential all be it a small portion of a larger area of farmland and would therefore have a minor effect on this SA objective.




SA Objective	Sheepy Magna Site Allocations	
	AS701, Land at Trout Pond Farm, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield and would therefore not have significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.	↔	This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Sheepy Magna Church of England Primary School and adjacent to All Saints Church. The nearest local centre is Market Bosworth approximately 7km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS701, Land at Trout Pond Farm, Twycross Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	<p>→</p>	The nearest local centre is Market Bosworth approximately 7km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not available within Sheepy Magna.

SA Objective	Sheepy Magna Site Allocations	
	AS1082, Land at 62 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site for the development of 14 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Sheepy Magna.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 5 dwellings.</p> <p>The site is situated partly within the settlement which offers a range of services, although the site is situated approximately 7km from the nearest local centre of Market Bosworth. The site is situated within 400m of a primary school, open space and a bus stop to enable access to services not within walking distance.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to available facilities.</p> <p>The site is within 400m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The site is situated within 200m of All Saints Church and Bridge House both Grade II Listed Buildings.
To improve access to and participation in cultural and leisure activities.	↔	Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.





SA Objective	Sheepy Magna Site Allocations	
	AS1082, Land at 62 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the ‘Secured by Design’ initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>The sites comprises of a single residential dwelling with residential curtilage via a single point of access and it is unlikely to suffer from crime and anti-social behaviour and it is unlikely a development proposal would have a significant adverse effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS1082, Land at 62 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↔	<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver a relatively small number of dwellings on the urban / rural fringe replacing a single dwelling and residential curtilage with 14 dwellings. The site would however maintain the distinctive linear pattern of the development and so it is considered the site would have no significant effect on this SA objective.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>Whilst the site is within 200m of All Saints Church Grade II Listed Building, it is situated behind a row of properties on Main Road. A small number of dwellings and screening provided by existing vegetation lie between the site and the church and so development of the site will not adversely affect the setting of the heritage asset.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS1082, Land at 62 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>Sheepy Magna lies within the Fen Lanes Character Area as defined in the Landscape Character Assessment which is described as predominantly rural in character. It is concluded that the open landscape and expansive views result in generally high sensitivity, although the large scale makes it resilient to change. It is also noted that Sheepy Magna has a locally distinctive linear pattern. The Assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>The site would deliver a relatively small number of dwellings on the urban / rural fringe replacing a single dwelling and residential curtilage with 14 dwellings. The northern part of the site is situated within the settlement boundary with the remainder of the site adjacent on the residential curtilage. Whilst it is considered that the site would maintain the distinctive linear pattern of the development and, it would nevertheless be a small encroachment into the countryside and result in an adverse impact on the views from the properties along Main Road and therefore have a minor adverse effect on this SA objective.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.		The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with between a 50%-75% probability of groundwater flooding and a small section of the centre of the site is subject to a 1 in 30 year surface water flood event. This risk can be minimised through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.

SA Objective	Sheepy Magna Site Allocations	
	AS1082, Land at 62 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve air quality particularly through reducing transport related pollutants.	↓	<p>Sheepy Magna does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport.</p> <p>The introduction of 14 dwellings on this site would bring with it an increase in the number of private motor vehicles which would result in a relatively small increase in transport related emissions in this location and have a minor effect on this SA objective.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 14 dwellings on site would result in a relatively minor increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p> <p>The nearest service centre to this site stands approximately 7km away in Market Bosworth. Residents would be required to largely travel by private car to this service centre for the most day to day items. This may increase car trips and result in a relatively small increase in greenhouse gas emissions based upon the proposed quantum of development which would have a minor effect on this SA objective.</p>

SA Objective	Sheepy Magna Site Allocations	
	AS1082, Land at 62 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. Sheepy Magna Church of England Primary School is located within 400m of the site.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	No employment sites are located within Sheepy Magna.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The site comprises a residential dwelling and its curtilage and does not have a significant adverse effect on this objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	A single dwelling is located on the site, however it is not known whether the existing dwelling would form part of the development.

SA Objective	Sheepy Magna Site Allocations	
	AS1082, Land at 62 Main Road, Sheepy Magna	
	Appraisal	Comments/Recommendations
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.
To minimise waste and to increase the re-use and recycling of waste materials.		This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.		<p>The quantum of housing proposed for Sheepy Magna within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m walking distance of Sheepy Magna Church of England Primary School and adjacent to All Saints Church. The nearest local centre is Market Bosworth approximately 7km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.		The nearest local centre is Market Bosworth approximately 7km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not available within Sheepy Magna.

SA Objective		Sheepy Magna Settlement Summary
SAO1	To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	<p>Site AS618 is evaluated as having a significant beneficial effect on this SA objective as the site could deliver 44 dwellings and provide over 10 affordable housing units.</p> <p>Sites AS518, AS520, AS616, AS701 and AS1082 are evaluated as having a minor beneficial effect on this SA objective as they can contribute towards meeting the requirement for affordable housing in conformity to Policy 15 of the Core Strategy but no site contributes more than 10 units due to the number of dwellings proposed on each site.</p> <p>Site AS617 has a neutral effect on this SA objective as it falls below the threshold for making a contribution for the provision of affordable housing.</p>
SAO2	To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	All sites stand outside the walking catchment of 1000 metres for health services therefore creating a need to travel. No site is considered to have an effect on this SA objective.
SAO3	To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	All sites are within walking distance of a number of Listed Buildings including All Saints Church and are evaluated as having a minor indirect beneficial effect on this SA objective.
SAO4	To improve access to and participation in cultural and leisure activities.	None of the sites assessed include the provision of cultural or leisure facilities as defined in the Community, Cultural and Tourism Facilities Review nor are they within walking distance of such a facility. Therefore all sites have no significant impact on this SA objective.
SAO5	To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	The sites are entirely or predominantly greenfield and would unlikely have a significant effect on this SA objective.

SA Objective		Sheepy Magna Settlement Summary
SAO6	To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	All sites were evaluated as having a minor beneficial effect on this SA objective because all sites make a contribution towards the Core Strategy residual housing requirement which seeks to maintain rural population levels to support existing services.
SAO7	To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	A majority of the sites have been identified as being of low ecological value. Data for sites AS616, AS617, AS618 and AS1082 was not available and so the effects are uncertain depending on how Policy DM6: enhancement of Biodiversity and Geological Interest is implemented and any ecological interest is retained and enhanced.
SAO8	To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	<p>Sites AS519 (SHE02), AS520, AS616, AS617, AS701 and AS1082 are evaluated as having no significant effect on this SA objective.</p> <p>Site AS518 is concluded as having a minor adverse effect on this SA objective due to the impact upon the character of the area west of All Saints Church and consequently the adverse effect on its setting.</p> <p>Site AS218 is evaluated as having a significant adverse effect on this SA objective reflecting the impact on the settlement's distinctive linear pattern.</p>
SAO9	To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	<p>Sites AS519 (SHE02), AS616, AS617, AS618 and AS1082 are evaluated as having no significant effect on this SA objective.</p> <p>Sites AS518, AS520, AS701 and are concluded as having a minor adverse effect on this objective due to their proximity and visibility to and adverse impact upon the setting of the respective Listed Buildings of All Saints Church, Bridge House and Sheepy Lodge.</p>

SA Objective		Sheepy Magna Settlement Summary
SAO10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>Site AS518 is the only site evaluated as having a minor beneficial effect as the site is situated within the settlement boundary.</p> <p>Sites AS520 and AS617 are evaluated as having no significant adverse effect on this objective.</p> <p>Sites AS519 (SHE02), AS616, AS701, and AS1082 are evaluated as having a minor adverse effect on this objective as the sites would result in a small degree of intrusion into the landscape.</p> <p>Site AS618 is evaluated as having a significant adverse effect as a result of the number of dwellings intruding southwards into the landscape detracting from the linear nature of the settlement.</p>
SAO11	To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	The sites evaluated are not situated in the National Forest Area and do not have an effect on this SA objective.
SAO12	To maintain and improve the quality of water resources and protect the flood plain.	<p>All sites contain areas of greater than 50% probability of groundwater flooding and sites AS520, AS519 (SHE02) and AS616 contain small areas of 1 in 1000 year event of surface water flooding. A small section of site AS1082 is subject to a 1 in 30 year surface water flooding event.</p> <p>All sites are evaluated as having uncertain effects on this SA objective depending on the implementation of Policy DM10 to minimise the risk of groundwater and / or surface water flooding through delivery of appropriate SUDs.</p>
SAO13	To improve air quality particularly through reducing transport related pollutants.	With the exception of site AS617 which has no significant adverse effect, all other sites have a minor adverse effect on this SA objective as development will result in a relatively small increase transport related emissions.

SA Objective		Sheepy Magna Settlement Summary
SAO14	To proactively manage mineral resources and avoid/reduce pollution of land.	The sites assessed are not located in mineral safeguarding areas and therefore do not have an adverse effect on this SA objective.
SAO15	To minimise energy use and develop renewable energy resources.	Except for site AS617 which has no significant effect on this SA objective, all other sites are evaluated as having a minor adverse effect on this objective from increased energy use and transport emissions generated from the development.
SAO16	To reduce greenhouse gas emissions to mitigate the rate of climate change.	Except for site AS617 which has no significant effect on this SA objective, all other sites are evaluated as having a minor adverse effect on this objective from increased energy use associated with the development.
SAO17	To improve access to education and training for children, young people and adult learners.	All sites are evaluated as having a minor direct beneficial effect as they are within walking distance of Sheepy Magna Church of England Primary School.
SAO18	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	All sites area evaluated as having no significant effect on this SA objective as no employment sites are located within the settlement.

SA Objective		Sheepy Magna Settlement Summary
SAO19	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	<p>Sites AS519 (SHE02), AS616, AS617 and AS701 are evaluated as having a minor adverse effect on this objective as each site will replace a small section of land in agricultural use with residential development.</p> <p>Sites AS518, AS520 and AS1082 have no significant adverse effect on this objective as they are not in agricultural use.</p> <p>Site AS618 is evaluated as having a significant adverse effect on this objective as it will result in the replacement of an existing farm complex.</p>
SAO20	To optimise the use of previously developed land, buildings and existing infrastructure.	<p>Sites AS518, AS618 and AS1082 are evaluated as having uncertain effects on this SA objective dependant upon whether the existing residential properties are reused.</p> <p>All other sites are evaluated as having no significant effect as they are greenfield sites.</p>
SAO21	To promote and ensure high standards of sustainable design and construction.	All sites were evaluated as having potentially beneficial or adverse effects depending when the scheme is implemented as sustainable design and construction is a requirement of building regulations.
SAO22	To minimise waste and to increase the re-use and recycling of waste materials.	All sites were evaluated as having no significant effect on this SA objective.
SAO23	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	All sites were evaluated as having no significant effect on this SA objective.
SAO24	To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	All sites are evaluated as having minor indirect beneficial effect on this SA objective as all sites are located within walking distance of a bus stop.

SA Objective	Sheepy Magna Settlement Summary
<p>Summary</p>	<p>Site AS618 is evaluated as the least sustainable site having an adverse effect on 6 of the 24 sustainability criteria, with 3 of these being significant effects due to the number of dwellings proposed leading to an intrusion into the rural landscape and the distinctive linear form of Sheepy Magna.</p> <p>Overall, a majority of the other sites are relatively comparable with between 5 or 6 minor beneficial and minor adverse effects.</p> <p>The three minor exceptions are AS617 which is evaluated as having minor beneficial effects on 4 objectives and only 1 minor adverse effect, and AS520 and AS1082 are evaluated as having minor beneficial effects on 5 objectives and minor adverse effects on 4 objectives.</p> <p>It is noted that a majority of alternative sites appraised in Sheepy Magna are relatively comparable with regards to their sustainability. It is however concluded that site As701 would provide the opportunity to continue the distinctive linear form of the settlement on the western side of Twycross Road and should therefore be seen as the most appropriate site for development.</p>





SA Objective	Twycross Site Allocations	
	AS566 (TWY02), Land North of Orton Lane	
	Appraisal	Comments/Recommendations
To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment.	↑	<p>The allocation of this site will provide the entire residual requirement for Twycross of 20 dwellings.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 4 dwellings or more within the rural area. Should this proportion be deemed viable at the time of a planning application, this would equate to 8 dwellings.</p> <p>The site is situated adjacent settlement which offers a number of services and facilities however the nearest local centre is Market Bosworth located approximately 6km away. The site is situated within 400m of a bus stop.</p> <p>The site is within 400m to the nearest open space.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	<p>The site is situated over 1000m from the nearest health centre but within 400m of a bus stop to enable access to the nearest facility.</p> <p>The site is within 400m to the nearest area of open space.</p> <p>A policy requirement for the development of this site would be to deliver open space and play provision in line with Core Strategy Policy 19.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↪	<p>The site is situated within 400m north of the Twycross Conservation Area which includes a number of listed buildings, buildings of local interest and scheduled monument.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>Open Space, Sports and Recreational Facilities Study (July 2011) and the Community, Cultural and Tourism Facilities Study does not identify any cultural or leisure activities within walking distance of the site. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Twycross Site Allocations	
	AS566 (TWY02), Land North of Orton Lane	
	Appraisal	Comments/Recommendations
To improve community safety, reduce the fear of crime and reduce anti-social behaviour.	↔	<p>The development of this site would be required to adhere to the 'Secured by Design' initiative to support the principles of designing out crime. The development would also be required to demonstrate how good design had been incorporated in accordance with policy DM10: Development and Design.</p> <p>As this is currently a greenfield site, it is unlikely to suffer from crime and anti-social behaviour at present, therefore the development would not improve on the existing situation and is not likely to have a significant effect on this SA objective.</p>
To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	➔	<p>The quantum of housing proposed for Newbold Verdon within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p>
To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to the achievement of Biodiversity Action Plan targets.	↔	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p>

SA Objective	Twycross Site Allocations	
	AS566 (TWY02), Land North of Orton Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	<p>Twycross lies within the Upper Mease Landscape Character Area. The Landscape Character Assessment summarises the area as a distinctive sensitive character derived from the elevated expansive landscape and panoramic views. The landscape strategy includes a recommendation to maintain the mature tree structure surrounding settlements by replacement planting where necessary.</p> <p>The site is greenfield on the rural / urban fringe and provides a natural extension of the settlement to the west. The scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced and conform to the requirements of the landscape strategy where appropriate.</p>
To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets including heritage assets on the 'Heritage at Risk' Register.	↔	<p>The site is situated within 400m north of the Twycross Conservation Area, with development located between the two. The location of this site will have no significant adverse effect on this SA objective.</p>

SA Objective	Twycross Site Allocations	
	AS566 (TWY02), Land North of Orton Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Twycross lies within the Upper Mease Landscape Character Area. The Landscape Character Assessment summarises the area as a distinctive sensitive character derived from the elevated expansive landscape and panoramic views. The landscape strategy includes a recommendation to maintain the mature tree structure surrounding settlements by replacement planting where necessary.</p> <p>The site is greenfield adjacent to the settlement boundary. The careful consideration will need to be given to the impact on the views to and from the village and the surrounding countryside. The scheme should be appropriately designed in line with policy DM10: Development and Design to ensure that the character and local distinctiveness of the area is conserved and enhanced. Nevertheless the site does result in an intrusion into the landscape and will have a minor adverse effect on this SA objective.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	The site is not situated in the National Forest Area and will therefore not have an effect on this SA objective.
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone and a potential climate change flooding area. The site lies in an area with a less than 25% possibility of groundwater flooding. This risk can be minimised and managed through the provision of appropriate SUDs as a requirement of Policy DM10: Development and Design.
To improve air quality particularly through reducing transport related pollutants.	↓	<p>Twycross does not have a local centre within walking distance therefore new residents of the development will be required to drive to and from nearby services. The site is however located within 400m of a bus stop to encourage residents not to use public transport.</p> <p>The introduction of 20 dwellings on this site would bring with it a minor increase in the number of private motor vehicles and associated increase in transport related emissions in this location.</p>

SA Objective	Twycross Site Allocations	
	AS566 (TWY02), Land North of Orton Lane	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site does not lie within a mineral safeguarding area and will therefore not have a significant effect on this SA objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 20 dwellings on site would result in a minor increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	<p>The nearest local centre is Market Bosworth approximately 6km away. This would necessitate some transport movements to access the nearest available services resulting in associated greenhouse gas emissions, the proposed quantum of development would have a minor adverse effect on this SA objective.</p> <p>Development proposals would be required to conform with Policy DM10: Development and Design maximising opportunities for the conservation of energy and resources through design and construction and the provision of at least one charging point for electric / low emission vehicles.</p>
To improve access to education and training for children, young people and adult learners.	↑	<p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification.</p> <p>The site is located within: 400m of Twycross House School 800m of St James Church</p>

SA Objective	Twycross Site Allocations	
	AS566 (TWY02), Land North of Orton Lane	
	Appraisal	Comments/Recommendations
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.		One existing employment site is located within the settlement which provides a local opportunity for employment.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		The site is greenfield and in agricultural use and is Grade 2 Agricultural Land. The use of the site would sterilise this portion of land from being used for this purpose in the future.
To optimise the use of previously developed land, buildings and existing infrastructure.		The site is greenfield and will therefore not have a significant effect on this SA objective.
To promote and ensure high standards of sustainable design and construction.		This development would be required to conform with the relevant building regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery.

SA Objective	Twycross Site Allocations	
	AS566 (TWY02), Land North of Orton Lane	
	Appraisal	Comments/Recommendations
To minimise waste and to increase the re-use and recycling of waste materials.	↔	This development is unlikely to have a significant effect on this SA Objective.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	↔	<p>The quantum of housing proposed for Twycross within the Core Strategy is derived with the aim of ensuring existing services are supported. The level of development set is considered necessary to ensure existing services and community cohesion is maintained and results in minor indirect benefit.</p> <p>The Community Facilities Review (2013) identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities depending on their classification. The site is located within 400m of Twycross House School and 800m of St James Church. The nearest local centre is Market Bosworth located approximately 6km away.</p> <p>The site is located within 400m walking distance of a bus stop to enable access to services not within walking distance.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The nearest local centre is Market Bosworth approximately 6km away, however the site is located within 400m walking distance of a bus stop which may encourage residents to use public transport to access services not within walking distance.

SA Objective		Twycross Settlement Summary
	Summary	No settlement summary has been prepared for Twycross as no reasonable alternatives were available to be considered through the Sustainability Appraisal process. Site AS566 (TWY02), Land North of Orton Lane was the only reasonable option, the SA of which is provided in the respective assessment document.

Bagworth		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
As1	Land adjacent 78 Main Street	↑	→	↔	↔	↔	→	↕	↔	↔	↓	↑	↔	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	←	←
As2	Land south of Main Street, adjacent Laurels Farm	↑	→	↔	↔	↔	→	↔	↔	↔	↓	↑	↔	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	←	←
As3	Land rear and south of Laurel House	↑	→	↔	↔	↔	→	↕	↑	↔	↔	↑	↕	↓	↔	↓	↓	↔	↑	↓	↑↑	↕	↑	←	←
As5	Land north of Barlestone Road	↑	→	↔	↔	↔	→	↔	↔	↔	↓	↑	↔	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	←	←
As6	Land at Poplars Farm	↑	→	↔	↔	↔	→	↔	↔	↔	↔	↑	↕	↓	↔	↓	↓	↔	↑	↓	↑↑	↕	↑	←	←
As7	Land rear of 59-87 Station Road	↑	→	↔	↔	↔	→	↔	↔	↔	↓	↑	↕	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	←	←
As9	Former Dunlop Factory	↑	→	↔	↔	↑	↑↑	↕	↑	↔	↔	↑	↔	↓	↔	↓	↓	↔	↑↑	↔	↑↑	↕	↔	←	←
As12	Former Railway Sidings	↑	→	↔	↔	↔	→	↕	↔	↔	↓	↑	↔	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	←	←
As13	Station Terrace	↑	→	↔	↔	↔	→	↕	↑	↔	↔	↑	↔	↔	↔	↔	↔	↔	↑	↔	↔	↕	↔	←	←
As16	Land west of Station Road	↑	→	↔	↔	↔	→	↔	↔	↔	↓	↑	↔	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	←	←
As908	Land adjacent former Dunlop factory	↑	→	↔	↔	↔	→	↕	↔	↔	↓	↑	↔	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	←	←

Barlestone		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS43	Land off Newbold Road, Barlestone	↑	→	↔	↔	↔	→	↓↓	↔	↔	↔	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS53	Land off Bosworth Road, Barlestone	↑↑	→	↔	↔	↔	→	↕	↔	↔	↓↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS455	Land at Barton Road, Barlestone	↑↑	→	↔	↔	↔	→	↔	↔	↔	↔	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS676	The Crabtree, Bagworth Road, Barlestone	↑↑	→	↔	↔	↔	→	↕	↔	↔	↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS969	Land north of 63 Bagworth Road, Barlestone	↑↑	→	↔	↔	↔	→	↕	↔	↓	↓	↔	↕	↓	↔	↓	↓	↑	↔	↓	↔	↕	↔	↑	→
AS45 (BARL02)	Land at Garden Farm, Bagworth Road	↑↑	→	↔	↔	↔	→	↕	↔	↔	↓	↔	↔	↓	↔	↓	↓	↑	↔	↓	↑	↕	↔	↑	→

Burbage		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS108	Land rear of Applebee House	↑	→	↔	↔	↔	→	↕	↕	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS109	Land at Sketchley Manor Farm, Sketchley Old Village	↑↑	↔	↔	↔	↔	→	↕	↕	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS110	Area adjoining Sketchley Grange and Meadows Industrial Estate	↑↑	↔	↔	↔	↔	→	↔	↕	↔	↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↕	↔	→	↔
AS111	Land at Sketchley House, Watling Street	↑↑	↔	↔	↔	↔	→	↕	↕	↔	↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↕	↔	→	↔
AS114	Stretton Pines, Wolvey Road, Burbage	↑	↔	↔	↔	↔	→	↕	↕	↔	↕	↔	↕	↓	↔	↓	↓	↑	↑	↔	↑	↕	↔	→	↔
AS115	Stretton Poplars, Wolvey Road	↑	↔	↔	↔	↔	→	↕	↕	↔	↕	↔	↕	↓	↔	↓	↓	↑	↑	↔	↑	↕	↔	→	↔
AS116	Land off Rugby Road	↑↑	↔	↔	↔	↔	→	↕	↓	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↔
AS117	Land surrounding and behind Three Pots Farmhouse	↑↑	↔	↔	↔	↔	→	↕	↓	↔	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↕	↔	→	↔
AS118	Land east of Rugby Road	↑	↔	↔	↔	↔	→	↕	↕	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↔
AS119	Land attached to Bullfurlong Lane/M69 Slip Road	↑↑	↔	↔	↔	↔	→	↕	↓	↔	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↕	↔	→	↔
AS120	Land at Bullfurlong Lane	↑↑	→	↔	↔	↔	→	↕	↕	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS121	Land at Bullfurlong Lane	↑	→	↔	↔	↔	→	↔	↕	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS122	Land adjacent to 'Bonita', Bullfurlong Lane	↑	→	↔	↔	↔	→	↔	↕	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS125	Land off Workhouse Lane	↑	↔	↔	↔	↔	→	↕	↕	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS130	Land off Lutterworth Road	↑↑	↔	↔	↔	↔	→	↕	↓	↔	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↑	↔	↑	↕	↔	→	↑
AS132	Land south of Lychgate Lane	↑↑	↔	↔	↔	↔	→	↕	↓	↔	↓↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS134	Land east of Burbage	↑↑	↔	↕	↔	↔	→	↕	↓	↕	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↕	↔	→	↑
AS137	Land rear of 71-95 Sapcote Road	↑	↔	↔	↔	↔	→	↓	↓	↔	↓↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS141	Land between The Coppice and Woodgate Road	↑↑	↔	↔	↕	↔	→	↓	↓	↔	↓↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS971	Land adjacent to White House Farm, Workhouse Lane	↑↑	→	↔	↔	↔	→	↕	↕	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS987	Garages at Forryan Road	↑	→	↔	↔	↑	→	↕	↕	↔	↔	↔	↕	↔	↔	↔	↔	↑	↑	↔	↑↑	↕	↔	→	↑
AS988	Garages at Lucas Road	↑	→	↔	↔	↑	→	↕	↔	↔	↔	↔	↕	↔	↔	↔	↔	↑	↑	↔	↑↑	↕	↔	→	↑
AS107 / AS103 (BUR02)	Land at Brookfield Road and Sketchley Brook	↑↑	→	↔	↔	↑	→	↔	↔	↔	↔	↔	↕	↓	↔	↓	↓	↑	↑↑	↔	↑↑	↕	↔	→	↑↑
AS170 (BUR03)	Wynne Motor Services, 73-75 Sapcote Road	↑	→	↔	↔	↑	→	↔	↔	↔	↔	↔	↕	↔	↔	↔	↔	↑	↑	↔	↑↑	↕	↔	→	↑

Congerstone		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24	
AS507	Land at Main Street, Congerstone	↑	↓↓	↔	↔	↔	→	↓	↓↓	↓↓	↔	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔
AS510	Land south of Poplar Terrace, Congerstone	↑	↔	↔	↔	↔	→	↕	↕	↕	↔	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔
AS511	Land north of Barton Road, Congerstone	↑	↔	↔	↔	↔	→	↕	↕	↕	↔	↔	↓	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔
AS508 (CON02)	Fox Covert Farm, Main Street	↑	↔	↑	↔	↑	→	↕	↑	↑↑	↑	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔

Groby		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS254	Land at Sacheverell Way, Groby	↑↑	↔	↔	↔	↔	→	↓	↕	↔	↓	↑	↓↓	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS270	Land to the rear of Fern Crescent, Groby	↑↑	→	↔	↔	↔	→	↕	↕	↔	↓	↑	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS497	Land to the north of the M1	↑↑	↔	↕	↔	↔	→	↓	↕	↕	↓	↑	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	↓	↑
AS498	Land east of Groby Village Cemetery, Groby Road	↑↑	↔	↔	↔	↔	→	↓	↕	↔	↓	↑	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS611	Land South of the Leicester Western Bypass	↑	↔	↔	↔	↔	→	↓	↕	↔	↓↓	↑	↔	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	↓	↕
AS620	Land to the east of Anstey Lane, Groby	↑↑	↔	↔	↔	↔	→	↓	↕	↔	↓	↑	↓↓	↓↓	↔	↓	↓↓	↓	↑	↔	↔	↕	↔	↓	↓
AS264 (GRO02)	Land south of Martinshaw Lane	↑	→	↔	↔	↔	→	↔	↔	↔	↔	↑	↔	↔	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS1081 (GRO03)	Land to the rear of Daisy Close	↑↑	→	↔	↔	↔	→	↕	↔	↔	↔	↑	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS705 (GRO04)	Land at Laurel Farm	↑↑	→	↔	↔	↔	→	↓↓	↔	↔	↓	↑	↔	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑

Hinckley		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS287	Land at Wapping Farm and Harrow Farm, Watling Street, Hinckley	↑↑	→	↑	→	↔	→→	↕	↓↓	↕	↓↓	↔	↓↓	↓↓	↔	↓↓	↓↓	↑	↑↑	↔	↔	↕	↔	↑	↑
AS295	390 Coventry Road, Hinckley	↑↑	→	↑	→	↔	→	↕	↔	↕	↔	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	↑	↑
AS301	Land rear of 238-258 Ashby Road Hinckley	↑↑	→	↔	↔	↔	→	↓↓	↓↓	↔	↓↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	↑	↑
AS302	Allotments at Normandy Way, Hinckley	↑	↓↓	↔	↓↓	↔	↓	↓↓	↓	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	↑	↑
AS303	Land bounded by Barwell Lane, Laneside and Leicester Road, Hinckley	↑↑	→	↔	↔	↔	→	↓↓	↓↓	↔	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↕	↔	↑	↑
AS306	The Pit, Land off Ashby Road, Hinckley	↑↑	→	↔	↔	↔	→	↓↓	↔	↔	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	↑	↑
AS332	Former Manchester Hosiery Site, Queens Road	↑	→	↔	→	↑	→	↕	↑	↔	↔	↔	↕	↓	↔	↓	↓	↑	↑	↔	↑↑	↕	↔	↑	↑
AS829	Land off Nutts Lane, adjacent to AS289, Hinckley	↑	→	→	→	↔	→	↔	↔	↔	↓	↔	↓↓	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	↑	↑
AS914	Denis House, Hawley Road	↑↑	→	↔	→	↔	→	↕	↑	↔	↔	↔	↔	↓	↔	↑	↓	↑	↑	↔	↑↑	↕	→	↑	↑
AS918	96 Factory Road, Hinckley	↑	→	↑	→	↔	→	↕	↑	↔	↔	↔	↔	↓	↔	↑	↓	↑	↑	↔	↑↑	↕	→	↑	↑
AS299 (HIN02)	Land west of Hinckley, Normandy Way	↑↑	→	↑	→	↔	↑↑	↕	↑	↕	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑↑	↑↑	↔	↔	↕	↔	↑↑	↑
AS629 (HIN04)	Land adjacent to 59 Langdale Road	↑	→	↔	↔	↑	→	↔	↑	↔	↔	↔	↕	↔	↔	↔	↔	↑	↑	↔	↑	↕	↔	↑	↑
AS288/AS289 (HIN05)	Land west of Nutts Lane and south of railway line	↑↑	→	→	→	↔	→	↔	↔	↔	↓	↔	↓↓	↓	↔	↓	↓	↔	↑	↔	↔	↕	↔	↑	↑
AS651 (HIN06)	Garages adjacent to 70 John Nichols Street	↑	→	↔	↔	↑	→	↔	↔	↔	↔	↔	↕	↔	↔	↔	↔	↑	↑	↔	↑	↕	↔	↑	↑
AS351 (HIN08)	Leisure Centre, Coventry Road	↑↑	→	→	→	↔	→	↔	↑	↕	↔	↔	↕	↓	↔	↑	↓	↑	↑	↔	↑↑	↕	→	↑	↑
AS911 (HIN09)	Land north of Willowbank Road	↑	→	↔	→	↔	→	↔	↔	↔	↔	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	↑	↑
AS637 (HIN10)	Richmond Park Garages	↑	→	↔	→	↑	→	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑	↑	↔	↑	↕	↔	↑	↑
AS863 (HIN11)	Land east of Middlefield Lane	↑↑	→	↔	↔	↑	→	↔	↑	↔	↔	↔	↕	↓	↔	↓	↓	↑	↑	↔	↑↑	↕	→	↑	↑
AS636 (HIN12)	Land rear of 2-14 Middlefield Place	↑	→	↔	↔	↑	→	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↑	↑	↔	↑↑	↕	↔	↑	↑
AS916 (HIN13)	Essentia House, 56 Upper Bond Street	↑	→	↑	→	↑	→	↔	↑↑	↑	↔	↔	↕	↓	↔	↑	↓	↑	↑	↔	↑↑	↕	↔	↑	↑
AS361 (HIN14)	Stockwell Head (Land east of Baptist Walk)	↑	→	→	→	↑	→	↔	↑	↑	↔	↔	↕	↓	↔	↓	↓	↑	↑	↔	↑↑	↕	↔	↑	↑
AS320 (HIN15)	Former Factory south of Wood Street (23 Wood Street)	↑	→	↑	→	↑	→	↔	↑↑	↑	↔	↔	↕	↔	↔	↑	↔	↑	↑	↔	↑↑	↕	↔	↑	↑
AS329 (HIN16)	99-113 Castle Street	↑	→	→	→	↑	→	↔	↑	↑	↔	↔	↕	↓	↔	↓	↓	↑	↑	↔	↑↑	↕	↔	↑	↑
AS334 (HIN17)	Land north of Mount Road, (Vicarage Site)	↑	→	→	→	↔	→	↔	↔	↕	↔	↔	↕	↓	↔	↓	↓	↑	↑	↔	↑↑	↕	→	↑	↑
AS336 (HIN18)	Land south of Southfield Road	↑	→	↔	→	↑	→	↕	↑↑	↔	↔	↔	↕	↓	↔	↓	↓	↑	↑	↔	↑↑	↕	↔	↑	↑

Market Bosworth		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS392	Land north of Station Road, Market Bosworth	↑↑	→	⇨	⇨	↔	→	↔	↔	↔	↓	↔	⇅	↓	↔	↓	↓	↑	↑	↔	↔	⇅	↔	↑	⇨
AS393 (MKBOS02)	Land south of Station Road and Heath Road	↑↑	↑	⇨	⇨	↔	↑	⇅	↔	↔	↓	↔	⇅	↓↓	↔	↓↓	↓↓	↑	↑↑	↔	↑	⇅	↔	↑↑	⇨
AS399	Nutwood Pastures, Market Bosworth	↑↑	→	↓	⇨	↔	→	⇅	↓↓	↓	↓	↔	⇅	↓	↔	↓	↓	↑	↑	↔	↔	⇅	↔	↑	⇨
AS401	Land to the rear of Harcourt Spinney, Market Bosworth	↑↑	→	⇨	⇨	↔	→	↔	↔	↓	↓	↔	⇅	↓	↔	↓	↓	↑	↑	↔	↔	⇅	↔	↑	⇨

Nailstone		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS423	Land at Yew Tree Farm, Nailstone	↑↑	↔	→	↔	↔	→	↔	↓↓	↕	↓↓	↔	↕	↓	↔	↓	↓	↑	↔	↓↓	↕	↕	↔	↔	→
AS425	Glebe Farm, Occupation Road, Nailstone	↑	↔	→	↔	↔	→	↕	↓	↓	↓↓	↔	↕	↓	↔	↓	↓	↑	↔	↓↓	↕	↕	↔	↔	→
AS427 (NAI14)	Land adjacent to 6 Main Street, Nailstone	↔	↔	→	↔	↔	→	↔	↔	↔	→	↔	↕	↔	↔	↔	↔	↑	↔	↔	↔	↕	↔	↔	→
AS422 (NAI02)	Land rear of Bulls Head, Main Street	↑	↔	→	↔	↔	→	↔	↔	↕	↓	↔	↕	↔	↔	↔	↔	↑	↔	↓	↔	↕	↔	↔	→
AS428/A S429/AS 430 (NAI03)	Land to the north of Bagworth Road	↑	↔	→	↔	↔	→	↔	↑	↔	↓	↔	↕	↓	↔	↓	↓	↑	↔	↓	↔	↕	↔	↔	→

Newbold Verdon		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS436 (NEW02)	Land at Old Farm Lane	↑	→	⇄	⇄	⇄	→	⇄	⇄	⇄	⇄	⇄	⇄	↓	⇄	↓	↓	↑	↑	↓	⇄	⇄	⇄	↑	⇄
AS440	Land at Fourwinds, Barlestone Road, Newbold Verdon	↑	→	⇄	⇄	⇄	→	⇄	↓	⇄	↓	⇄	⇄	↓	⇄	↓	⇄	↑	↑	↓	⇄	⇄	⇄	↑	⇄
AS443	Land Off Brascote Lane, Newbold Verdon	↑↑	→	⇄	⇄	⇄	→	⇄	↓↓	⇄	↓↓	⇄	⇄	↓↓	⇄	↓↓	↓↓	↑	↑	↓↓	⇄	⇄	⇄	↑	⇄
AS444	Land South of Arnolds Crescent, Newbold Verdon	↑↑	→	⇄	⇄	⇄	→	⇄	↓	⇄	↓↓	⇄	↓↓	↓↓	⇄	↓↓	↓↓	↑	↑	↓↓	⇄	⇄	⇄	↑	⇄
AS445	Land to the south east of Newbold Verdon, Off Kirkby Lane, Newbold Verdon	↑↑	→	⇄	⇄	⇄	→	⇄	↓↓	⇄	↓↓	⇄	↓↓	↓↓	⇄	↓↓	↓↓	↑	↑	↓↓	⇄	⇄	⇄	↑	⇄
AS446	Land to the south east of Newbold Verdon, Off Kirkby Lane, Newbold Verdon	↑↑	→	⇄	⇄	⇄	→	⇄	⇄	⇄	↓	⇄	⇄	↓	⇄	↓	↓	↑	↑	↓↓	⇄	⇄	⇄	↑	⇄
AS447	Land at 77 Desford Road, Newbold Verdon	↑↑	→	⇄	⇄	⇄	→	⇄	⇄	⇄	↓	⇄	⇄	↓	⇄	↓	↓	↑	↑	↓	⇄	⇄	⇄	↑	⇄
AS448	Land north of Desford Road, Newbold Verdon	↑↑	→	⇄	⇄	⇄	→	⇄	↓	⇄	↓	⇄	⇄	↓	⇄	↓	↓	↑	↑	↓	⇄	⇄	⇄	↑	⇄
AS631 (NEW03)	Land south of Preston Drive	⇄	→	⇄	⇄	↑	→	⇄	↑	⇄	→	⇄	⇄	⇄	⇄	⇄	⇄	↑	↑	⇄	↑↑	⇄	⇄	↑	⇄
AS646	Land to the rear of Mill Lane, Newbold Verdon	⇄	→	⇄	⇄	↑	→	⇄	↑	⇄	→	⇄	⇄	⇄	⇄	⇄	⇄	↑	↑	⇄	↑↑	⇄	⇄	↑	⇄
AS675 (NEW04)	Land adjacent to 50 Brascote Lane	↑	→	⇄	⇄	⇄	→	⇄	↑	⇄	↓	⇄	↓↓	⇄	⇄	⇄	⇄	↑	↑	⇄	⇄	⇄	⇄	↑	⇄

Sheepy Magna		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS518	The Rectory, Church Lane, Sheepy Magna	↑	↔	→	↔	↔	→	↔	↓	↓	→	↔	↕	↓	↔	↓	↓	↑	↔	↓	↕	↕	↔	↔	→
AS519 (SHE0 2)	Land off Meadow Close and Oakfield Way	↑	↔	→	↔	↔	→	↔	↓	↔	↓	↔	↕	↓	↔	↓	↓	↑	↔	↓	↔	↕	↔	↔	→
AS520	Land north of Holly Tree Cottage, Twycross Road, Sheepy Magna	↑	↔	→	↔	↔	→	↔	↔	↓	↔	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↔	→
AS616	Land adjacent to 152 Main Road, Sheepy Magna	↑	↔	→	↔	↔	→	↕	↓	↔	↓	↔	↕	↓	↔	↓	↓	↑	↔	↓	↔	↕	↔	↔	→
AS617	Land north of 134 Main Road, Sheepy Magna	↔	↔	→	↔	↔	→	↕	↔	↔	↔	↔	↕	↔	↔	↔	↔	↑	↔	↓	↔	↕	↔	↔	→
AS618	Land at 131 Main Road, Sheepy Magna	↑↑	↔	→	↔	↔	→	↕	↓↓	↔	↓↓	↔	↕	↓	↔	↓	↓	↑	↔	↓↓	↕	↕	↔	↔	→
AS701	Land at Trout Pond Farm, Sheepy Magna	↑	↔	→	↔	↔	→	↔	↑	↓	↓	↔	↕	↓	↔	↓	↓	↑	↔	↓	↔	↕	↔	↔	→
AS1082	Land at 62 Main Road, Sheepy Magna	↑	↔	→	↔	↔	→	↔	↔	↔	↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↕	↕	↔	↔	→

Twycross		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS566 (TWY02)	Land north of Orton Lane	↑	→	⇨	⇄	⇄	→	⇄	⇅	⇄	↓	⇄	⇅	↓	⇄	↓	⇄	↑	↑	↓	⇄	⇅	⇄	⇄	⇨