



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

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



**Sustainability Appraisal Supplement**

**February 2016**

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## Introduction

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

A Sustainability Appraisal Addendum was then produced in response to those representations and explicitly shows which sites are the most sustainable for the delivery of residential development.

To avoid repetition and confusion between appraisals, the addendum superseded all of the residential elements of the Sustainability Appraisal report undertaken by WYG for the Pre-Submission Site Allocations and Development Management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 those two documents should be read together as a whole.

Throughout the hearing sessions of the Examination in Public (29 September – 7 October 2015) for the Site Allocations and Development Management Policies DPD, it was realised that more clarity was sought regarding the extent of sites assessed in the Sustainability Appraisal Addendum.

The Sustainability Appraisal Addendum did not assess sites in settlements that had already met their Core Strategy housing requirement as it was primarily produced to demonstrate that the most sustainable sites for development had been selected in settlements which had not yet met their minimum housing requirement identified in the Core Strategy. Allocating sites in settlements that did not have a residual housing requirement was not considered a reasonable alternative at that time. Through the process it was found that the residual Core Strategy housing requirement could be met by assessing and allocating sites in settlements that had yet to meet their Core Strategy figure.

However, for completeness the Council has now undertaken a further Sustainability Appraisal for all developable sites (as defined in the Council's Strategic Housing Land Availability Assessment 2014 (SHLAA, 2014)) which surrounding settlements that have either met their Core Strategy housing requirements, are subject to the Earl Shilton and Barwell Area Action Plan or did not have an allocation at all. These settlements include:

- Barwell
- Desford
- Earl Shilton
- Markfield
- Ratby

- Stanton under Bardon
- Stoke Golding
- Thornton
- Witherley















## Methodology

Upon identification of the developable sites surrounding the settlements mentioned above, 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.

This Sustainability Appraisal Supplement November 2015 should be read together with the Sustainability Addendum 2014 and the Sustainability Appraisal conducted by WYG January 2014.

## Barwell






SA Objective	Barwell Site Allocations	
	AS54 – Land East of 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 86 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 17 dwellings.</p> <p>The site is within 800 metres of a bus stop and open space but over 800 metres away from a primary school, local centre and post office. It is over 1000 metres from a health centre and 1500 metres from a secondary school.</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>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 a considerable distance 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>As this site is adjacent to the Barwell SUE that is yet to be developed this site could be potentially beneficial or adverse depending on the final layout of the scheme.</p>

SA Objective	Barwell Site Allocations	
	AS54 – Land East of 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 quantum of development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 not within the relevant catchment area for a library, community centre/village hall, schools and place of worship or 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>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	Barwell Site Allocations	
	AS54 – Land East of 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>The site is located to the west of the A447, it currently stands away from the built form of Barwell however the settlement boundary abuts the A447 to take account of the SUE. At the present time the development of this site would have a significant impact on the setting of the rural landscape as it breaches the A447.</p> <p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</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 identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</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 adopted settlement boundary although not adjacent to the built form as the Sustainable Urban Extension has not been developed yet. It breaches A447 which when the SUE is built will act as a man made physical boundary to the built form of Barwell.</p>






SA Objective	Barwell Site Allocations	
	AS54 – Land East of 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) does not identify that this site is within a flood zone. The site has the potential for ground surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 800 metres of a bus stop and open space but over 800 metres away from a primary school, local centre and post office. It is over 1000 metres from a health centre and 1500 metres from a secondary school. This would result in a significant 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 86 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 open space but over 800 metres away from a primary school, local centre and post office. It is over 1000 metres from a health centre and 1500 metres from a secondary school. This would result in a significant increase in the number of private motor vehicles which would increase transport related pollutants in this location.

SA Objective	Barwell Site Allocations	
	AS54 – Land East of Ashby 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 not 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.		There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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	Barwell Site Allocations	
	AS54 – Land East of Ashby 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 quantum of development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 not 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 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 bus stop and open space but over 800 metres away from a primary school, local centre and post office. It is over 1000 metres from a health centre and 1500 metres from a secondary school. The A447 divides this site from the settlement of Barwell which would make it problematic to access these services.

SA Objective	Barwell Site Allocations	
	AS56 – Hinckley Road Allotments	
	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 Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban 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>The site is within 400 metres of a bus stop and open space but over 800 metres away from a primary school, local centre and post office. It is within 1000 metres from a health centre and over 1500 metres from a secondary school.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↓↓	<p>This site is currently used for allotments and if this site was lost for such a use it would have a major adverse impact.</p> <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 a considerable distance 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 currently used for allotments and if this site was lost for such a use it would have an adverse impact.</p>

SA Objective	Barwell Site Allocations	
	AS56 – Hinckley Road Allotments	
	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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, 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 development if this site would result in a loss of allotments and would have an adverse 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>

SA Objective	Barwell Site Allocations	
	AS56 – Hinckley Road Allotments	
	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 to the rear of properties on Hinckley Road and is currently surrounded by countryside. Once the Barwell Sustainable Urban Extension is built the site will be encased by built development. Therefore once the SUE is developed this site will have a limited impact on the natural character.</p> <p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</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>It is identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</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 adopted settlement boundary. The site is located to the rear of properties on Hinckley Road and is currently surrounded by countryside. Once the Barwell Sustainable Urban Extension is built the site will be encased by built development. Therefore once the SUE is developed this site will have a limited impact on the natural character.</p>

SA Objective	Barwell Site Allocations	
	AS56 – Hinckley Road Allotments	
	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 does not lie within a flood zone. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop and open space but over 800 metres away from a primary school, local centre and post office. It is within 1000 metres from a health centre and over 1500 metres from a secondary school. This would result in a significant 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this 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 open space but over 800 metres away from a primary school, local centre and post office. It is within 1000 metres from a health centre and over 1500 metres from a secondary school. This would result in a significant increase in the number of private motor vehicles which would increase transport related pollutants in this location.

SA Objective	Barwell Site Allocations	
	AS56 – Hinckley Road Allotments	
	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 a library, community centre/village hall, 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.		There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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	Barwell Site Allocations	
	AS56 – Hinckley Road Allotments	
	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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, 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 open space but over 800 metres away from a primary school, local centre and post office. It is within 1000 metres from a health centre and over 1500 metres from a secondary school so it likely that private motor vehicles would be used.

SA Objective	Barwell Site Allocations	
	AS60 – 51 St Mary's Avenue	
	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 small beneficial effect on the delivery of decent, affordable housing in Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban area. This site would not meet this requirement</p> <p>The site is within 400 metres of a bus stop and open space and within 800 metres from a primary school and local centre. It is over 800 metres from a post office, within 1000 metres from a health centre and over 1500 metres from a secondary school.</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.	↔	The site is not within close proximity of 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	Barwell Site Allocations	
	AS60 – 51 St Mary's Avenue	
	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 residential curtilage, 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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, schools and place of worship and 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>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	Barwell Site Allocations	
	AS60 – 51 St Mary's Avenue	
	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 falls within the Hinckley, Barwell and Burbage Fringe Character Area, it identifies the area as being of a mix of arable and pasture land with medium size rectilinear field patterns bounded by mixed hedgerows and few hedgerow trees. It highlights that the landscape is heavily influenced by established settlements, often situated on higher ground. The topography rises towards Barwell from the A47. This site abuts the Hinckley/Barwell/Earl Shilton/Burbage 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.	↔	The site is identified as having limited heritage potential. Appropriate consideration and pre-application investigation of the site may be required. This development is therefore 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 which forms part of residential curtilage and will therefore have limited impact on the rural landscape. It is adjacent to the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge.
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	Barwell Site Allocations	
	AS60 – 51 St Mary's Avenue	
	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 does not lie within a Flood Zone.  The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and open space and within 800 metres from a primary school and local centre. It is over 800 metres from a post office, within 1000 metres from a health centre and over 1500 metres from a secondary school. This development for 1 dwelling is unlikely to have a significant impact on this SA Objective.
To proactively manage mineral resources and avoid/reduce pollution of land.		The site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.		The introduction of 1 dwelling on a Greenfield site within residential curtilage is unlikely to have a significant impact on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within 400 metres of a bus stop and open space and within 800 metres from a primary school and local centre. It is over 800 metres from a post office, within 1000 metres from a health centre and over 1500 metres from a secondary school. This development for 1 dwelling 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.		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 and a health centre.

SA Objective	Barwell Site Allocations	
	AS60 – 51 St Mary's Avenue	
	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.	↑	There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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.







SA Objective	Barwell Site Allocations	
	AS60 – 51 St Mary's Avenue	
	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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, schools and place of worship and a health centre.</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 open space and within 800 metres from a primary school and local centre. It is over 800 metres from a post office, within 1000 metres from a health centre and over 1500 metres from a secondary school.

SA Objective	Barwell Site Allocations	
	AS62 – Land south of St Mary's Court	
	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 small beneficial effect on the delivery of decent, affordable housing in Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 2 dwellings.</p> <p>The site is within 400 metres of a bus stop, open space, a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 close proximity to Barwell A Conservation Area and St Mary's Church which is a Grade I Listed Building.</p> <p>Policies DM11: Protecting and enhancing the historic environment and DM12: Heritage Assets would apply.</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	Barwell Site Allocations	
	AS62 – Land south of St Mary's Court	
	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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, schools and place of worship and 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 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	Barwell Site Allocations	
	AS62 – Land south of St Mary's Court	
	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 falls within the Hinckley, Barwell and Burbage Fringe Character Area, it identifies the area as being of a mix of arable and pasture land with medium size rectilinear field patterns bounded by mixed hedgerows and few hedgerow trees. It highlights that the landscape is heavily influenced by established settlements, often situated on higher ground. The topography rises towards Barwell from the A47. This site is within the Hinckley/Barwell/Earl Shilton/Burbage 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 within close proximity to Barwell A Conservation Area and St Mary's Church which is a Grade I Listed Building. It is identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The site is visually prominent from the right of way which runs alongside St Mary's Churchyard. As the topography rises in this area towards Barwell this would have a significant impact on the setting of the churchyard.
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	Barwell Site Allocations	
	AS62 – Land south of St Mary's Court	
	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 does not lie within a flood zone.  The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop, open space, a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school.  The introduction of 12 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.		The introduction of 12 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, open space, a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school. This development for 12 dwelling is likely to have a minor adverse impact on this SA Objective.
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 and a health centre.

SA Objective	Barwell Site Allocations	
	AS62 – Land south of St Mary's Court	
	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.	↑	There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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.







SA Objective	Barwell Site Allocations	
	AS62 – Land south of St Mary's Court	
	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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, schools and place of worship and a health centre.</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, open space, a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Barwell Site Allocations	
	AS64 – Land east of The Common and south of Dawsons 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 288 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 58 dwellings.</p> <p>The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 not within close proximity to a conservation area or a heritage asset and it is therefore unlikely to have a significant impact on this 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	Barwell Site Allocations	
	AS64 – Land east of The Common and south of Dawsons 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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, schools and place of worship and 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 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>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	Barwell Site Allocations	
	AS64 – Land east of The Common and south of Dawsons 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>This site falls within the Hinckley, Barwell and Burbage Fringe Character Area, it identifies the area as being of a mix of arable and pasture land with medium size rectilinear field patterns bounded by mixed hedgerows and few hedgerow trees. It highlights that the landscape is heavily influenced by established settlements, often situated on higher ground. The topography rises towards Barwell from the A47. This site is within the Hinckley/Barwell/Earl Shilton/Burbage 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>It is identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. There are a number of mature trees on the site and the land rises towards Barwell. Dawsons Lane is a road that leads from the built form of Barwell and then continues into a rural track. The site abuts allotments and there is a rural feel to this area. Any development would have an impact on the distinctiveness of this area of Barwell.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		<p>This development is unlikely to have a significant impact on this SA Objective.</p>



SA Objective	Barwell Site Allocations	
	AS64 – Land east of The Common and south of Dawsons 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 does not lie within a Flood Zone. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school. The introduction of 288 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 site has not been identified as a mineral safeguarded area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 288 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 open space. It is within 800 metres of a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school. This development for 288 dwelling is likely to have an adverse impact on this SA Objective.
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 and a health centre.

SA Objective	Barwell Site Allocations	
	AS64 – Land east of The Common and south of Dawsons 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.	↑	There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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 to 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	Barwell Site Allocations	
	AS64 – Land east of The Common and south of Dawsons 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.	➔	<p>The quantum of development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, schools and place of worship and a health centre.</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 open space. It is within 800 metres of a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Barwell Site Allocations	
	AS66 – Land south of Shilton 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 43 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 8 dwellings.</p> <p>The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 not within close proximity to a conservation area or a heritage asset and it is therefore unlikely to have a significant impact on this 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	Barwell Site Allocations	
	AS66 – Land south of Shilton 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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, schools and place of worship and 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 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	Barwell Site Allocations	
	AS66 – Land south of Shilton 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 falls within the Hinckley, Barwell and Burbage Fringe Character Area, it identifies the area as being of a mix of arable and pasture land with medium size rectilinear field patterns bounded by mixed hedgerows and few hedgerow trees. It highlights that the landscape is heavily influenced by established settlements, often situated on higher ground. The topography rises towards Barwell from the A47. This site is within the Hinckley/Barwell/Earl Shilton/Burbage 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>It is identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	<p>The site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. Looking at this site from Shilton Road it is possible to see Burbage, Elmesthorpe, the church spire of St Michael's Church in Stoney Stanton, and Burbage Common and Wood is also prominent. This site is particularly valuable in terms of the broader open landscape which should be recognised for its visual impact.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Barwell Site Allocations	
	AS66 – Land south of Shilton 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 does not lie within a Flood Zone. The site has not got the potential for ground water flooding and surface water flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school. The introduction of 43 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 site has not been identified as a mineral safeguarded area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 43 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 open space. It is within 800 metres of a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school. This development for 43 dwelling is likely to have an adverse impact on this SA Objective.
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 and a health centre.




SA Objective	Barwell Site Allocations	
	AS66 – Land south of Shilton 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.	↑	There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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.



SA Objective	Barwell Site Allocations	
	AS66 – Land south of Shilton 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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 within the relevant catchment area for a library, community centre/village hall, schools and place of worship and a health centre.</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 open space. It is within 800 metres of a primary school, a post office and local centre. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Barwell Site Allocations	
	AS102 – Land between Leicester Road and Elmesthorpe 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 263 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 52 dwellings.</p> <p>The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and within 1500 metres from a secondary school.</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>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 within close proximity to a conservation area or a heritage asset and it is therefore unlikely to have a significant impact on this 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> <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>

SA Objective	Barwell Site Allocations	
	AS102 – Land between Leicester Road and Elmesthorpe 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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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. Only the northern part of the site is within the relevant catchment area for a library, community centre/village hall, 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 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>The site has been identified as being of moderate ecological value in the Extended Phase 1 Habitat Survey. 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	Barwell Site Allocations	
	AS102 – Land between Leicester Road and Elmesthorpe 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>This site falls within the Hinckley, Barwell and Burbage Fringe Character Area, it identifies the area as being of a mix of arable and pasture land with medium size rectilinear field patterns bounded by mixed hedgerows and few hedgerow trees. It highlights that the landscape is heavily influenced by established settlements, often situated on higher ground. The topography slopes southwards towards the A47 and there are open views towards Hinckley and a prominent skyline. This site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. It is an important area in terms of providing a buffer between Earl Shilton and the A47.</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 within close proximity to a conservation area although it is identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The topography slopes southwards towards the A47 and there are open views towards Hinckley and a prominent skyline. This site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. It is an important area in terms of providing a buffer between Earl Shilton and the A47.</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	Barwell Site Allocations	
	AS102 – Land between Leicester Road and Elmesthorpe Lane	
	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 does not lie within a Flood Zone. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and within 1500 metres from a secondary school. The introduction of 263 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 site has not been identified as a mineral safeguarded area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 263 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 open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and within 1500 metres from a secondary school. This development for 2633 dwelling is likely to have an adverse impact on this SA Objective.




SA Objective	Barwell Site Allocations	
	AS102 – Land between Leicester Road and Elmesthorpe 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. Only the northern part of the site is within the relevant catchment area for a library, community centre/village hall, 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.	↑	There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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	Barwell Site Allocations	
	AS102 – Land between Leicester Road and Elmesthorpe 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 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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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. Only the northern part of the site is within the relevant catchment area for a library, community centre/village hall, 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 open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and within 1500 metres from a secondary school.

SA Objective	Barwell Site Allocations	
	AS606 – Land between Leicester Road and Elmesthorpe Lane (Carrs Hill)	
	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 Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban 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>The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and within 1500 metres from a secondary school.</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>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 within close proximity to a conservation area or a heritage asset and it is therefore unlikely to have a significant impact on this 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> <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>



SA Objective	Barwell Site Allocations	
	AS606 – Land between Leicester Road and Elmesthorpe Lane (Carrs Hill)	
	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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 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 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	Barwell Site Allocations	
	AS606 – Land between Leicester Road and Elmesthorpe Lane (Carrs Hill)	
	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 falls within the Hinckley, Barwell and Burbage Fringe Character Area, it identifies the area as being of a mix of arable and pasture land with medium size rectilinear field patterns bounded by mixed hedgerows and few hedgerow trees. It highlights that the landscape is heavily influenced by established settlements, often situated on higher ground. There is a strong tree line to the east of this area of land where as to the south and west there are scattered trees which give a sense of openness on the approach to Earl Shilton. It also gives a sense of arrival to Earl Shilton. It is an important area in terms of providing a buffer between Earl Shilton and the A47. This site is within the Hinckley/Barwell/Earl Shilton/Burbage 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 within close proximity to a conservation area and is identified as having limited heritage potential.</p> <p>Any scheme should be appropriately designed in line with policy DM10: Development and Design, DM11: Protecting and enhancing the Historic Environment and DM12: Heritage Assets to ensure heritage potential is considered appropriately.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. The topography slopes southwards towards the A47 and there are open views towards Hinckley and a prominent skyline. This site is within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. It is an important area in terms of providing a buffer between Earl Shilton and the A47.</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	Barwell Site Allocations	
	AS606 – Land between Leicester Road and Elmesthorpe Lane (Carrs Hill)	
	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 does not lie within a Flood Zone.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and within 1500 metres from a secondary school. 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.	↔	The site has not been identified as a mineral safeguarded area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 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 open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and within 1500 metres from a secondary school. This development for 16 dwelling is likely to have an adverse impact on this SA Objective.

SA Objective	Barwell Site Allocations	
	AS606 – Land between Leicester Road and Elmesthorpe Lane (Carrs Hill)	
	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.	↑	There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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	Barwell Site Allocations	
	AS606 – Land between Leicester Road and Elmesthorpe Lane (Carrs Hill)	
	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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 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 open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and within 1500 metres from a secondary school.






SA Objective	Barwell Site Allocations	
	AS612 – Land fronting Ashby and Hinckley Road (adjacent Barwell House 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 44 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 8 dwellings.</p> <p>The site is within 400 metres of a bus stop and open space. It is over 800 metres of a primary school, post office and local centre. It is over 1000 metres from a health centre and 1500 metres from a secondary school.</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>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>It is unlikely to have a significant impact on this 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> <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>

SA Objective	Barwell Site Allocations	
	AS612 – Land fronting Ashby and Hinckley Road (adjacent Barwell House 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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 not within the relevant catchment area for a library, community centre/village hall, schools and place of worship or 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>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	Barwell Site Allocations	
	AS612 – Land fronting Ashby and Hinckley Road (adjacent Barwell House 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.	↓	<p>The site is located off Hinckley Road and to the east of the A447. The site is adjacent to the Barwell SUE allocation and will be bordered by built development to two sides once the SUE is complete.</p> <p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</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 identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The site is located off Hinckley Road and to the east of the A447. The site is adjacent to the Barwell SUE allocation and will be bordered by built development to two sides once the SUE is complete.</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	Barwell Site Allocations	
	AS612 – Land fronting Ashby and Hinckley Road (adjacent Barwell House Farm)	
	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 within Flood Zones 2 and 3a. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop and open space. It is over 800 metres of a primary school, post office and local centre. It is over 1000 metres from a health centre and 1500 metres from a secondary school.  The introduction of 44 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 44 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 open space. It is over 800 metres of a primary school, post office and local centre. It is over 1000 metres from a health centre and 1500 metres from a secondary school.  This development for 44 dwelling is likely to have an adverse impact on this SA Objective.






SA Objective	Barwell Site Allocations	
	AS612 – Land fronting Ashby and Hinckley Road (adjacent Barwell House 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 not within the relevant catchment area for a library, community centre/village hall, schools and place of worship or 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.		There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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	Barwell Site Allocations	
	AS612 – Land fronting Ashby and Hinckley Road (adjacent Barwell House 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 development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 not within the relevant catchment area for a library, community centre/village hall, schools and place of worship or a health centre.</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 open space. It is over 800 metres of a primary school, post office and local centre. It is over 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Barwell Site Allocations	
	AS695 – Land at Brookhill Farm, 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 761 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Barwell.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 or more in the urban area. Should this proportion be deemed viable at the time of a planning application being submitted, this would equate to approximately 152 dwellings.</p> <p>It is over 800 metres of a primary school, post office bus stop, open space and local centre. It is over 1000 metres from a health centre and 1500 metres from a secondary school.</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 800 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>It is unlikely to have a significant impact on this 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> <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>

SA Objective	Barwell Site Allocations	
	AS695 – Land at Brookhill Farm, 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 quantum of development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 not within the relevant catchment area for a library, community centre/village hall, schools and place of worship or 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>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	Barwell Site Allocations	
	AS695 – Land at Brookhill Farm, 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>The site is located to the west of the A44, it currently stands away from the built form of Barwell however the settlement boundary abuts the A447 to take account of the SUE. At the present time the development of this site would have a significant impact on the setting of the rural landscape as it breaches the A447.</p> <p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</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>Site identified as having uncertain but potentially significant archaeological potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>

SA Objective	Barwell Site Allocations	
	AS695 – Land at Brookhill Farm, Ashby Road	
	Appraisal	Comments/Recommendations
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 adopted settlement boundary although not adjacent to the built form as the Sustainable Urban Extension has not been developed yet. It breaches A447 which when the SUE is built will act as a man made physical boundary to the built form of Barwell.</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>This development is unlikely to have a significant impact 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 within Flood Zones 2 and 3a.</p> <p>The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.		<p>It is over 800 metres of a primary school, post office bus stop, open space and local centre. It is over 1000 metres from a health centre and 1500 metres from a secondary school.</p> <p>The introduction of 761 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.		<p>The site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.</p>

SA Objective	Barwell Site Allocations	
	AS695 – Land at Brookhill Farm, Ashby Road	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of 761 dwellings on a Greenfield site would increase energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓	It is over 800 metres of a primary school, post office bus stop, open space and local centre. It is over 1000 metres from a health centre and 1500 metres from a secondary school. This development for 761 dwelling is likely to have an adverse impact on this SA Objective.
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 not within the relevant catchment area for a library, community centre/village hall, schools and place of worship or 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.	↑	There are a number of employment sites within Barwell and therefore there would be employment opportunities available within the local area.
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	Barwell Site Allocations	
	AS695 – Land at Brookhill Farm, Ashby Road	
	Appraisal	Comments/Recommendations
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>The quantum of development for Barwell is identified within the Core Strategy. The role of Barwell is to provide local facilities to their populations and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 2500 dwellings. It also supports development within the settlement boundary for a minimum of 45 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy 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 not within the relevant catchment area for a library, community centre/village hall, schools and place of worship or a health centre.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	It is over 800 metres of a primary school, post office bus stop, open space and local centre. It is over 1000 metres from a health centre and 1500 metres from a secondary school.

## **Barwell Conclusions**

Within the adopted Core Strategy, Policy 3 – Development in Barwell, looks to support the regeneration of Barwell as there are areas experiencing multiple deprivation. Therefore the Barwell and Earl Shilton Sustainable Urban Extensions (SUE) and their strategies have been adopted through a separate Area Action Plan to ensure the SUEs are developed and thereby supporting the regeneration of Barwell and Earl Shilton. In addition to the 2500 homes allocated for the Barwell SUE, a minimum of 45 homes within Policy 3 of the Core Strategy has been identified, specifying that this is to be within the settlement boundary of Barwell. A total of 53 homes have been built in Barwell since the adoption of the Core Strategy with a further 106 homes having planning permission. A planning application for the development of 2500 homes is currently going through the development management process.

The Sustainability Appraisals conducted for developable greenfield sites surrounding Barwell clearly display that there are some sustainability issues, specifically relating to landscape including sites that are also within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge, flooding, mineral safeguarded areas as well as overall greenhouse emissions and pollutants dependant on the size of the site.

In relation to the location of existing services, many of the sites in Barwell are well located to local services and employment areas with the exception of the larger sites when measured from the centre of the site, thereby increasing the likelihood of vehicular use.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Barwell to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD as the Core Strategy allocated a sustainable quantum of development for Barwell. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.

## Desford

SA Objective	Desford Site Allocations	
	AS201 – Land at Peckleton Lane, Desford	
	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>This allocation would have a positive impact on access to housing by providing 72 new dwellings. 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 29 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within 400 metres of open space, 800 metres of a bus stop, primary school, post office and local 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 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 1000 metres of several listed buildings and the Desford Conservation Area and would therefore provide access to nearby heritage assets.</p>

SA Objective	Desford Site Allocations	
	AS201 – Land at Peckleton Lane, Desford	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to a range of local facilities including Desford Library, Desford Community Primary School, as well as within 400 metre of an open space site. The development would therefore have a minor beneficial impact on achieving this 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 Desford 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 and a health centre. Based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.

SA Objective	Desford Site Allocations	
	AS201 – Land at Peckleton Lane, Desford	
	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.	↕	This development would be required to conform to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.  The site was assessed within the Extended Phase I Habitat Survey (2014) and determined to be of low ecological value. As such, development would not have a significant impact on biodiversity.
To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth district.	↕	Desford falls within the Desford Vales Character Area in the Landscape Character Assessment. This states that the area is ‘a predominantly rural landscape occasionally influenced by development features, isolated quarries and industrial areas. This results in a landscape of varied sensitivity and capacity to accommodate change.’ It goes on to state that ‘Sensitivity tends to increase towards the more rural 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.
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.	↕	Due to its position, the setting of and views to and from listed buildings and the Desford Conservation Area would not be affected by development of the site.

SA Objective	Desford Site Allocations	
	AS201 – Land at Peckleton Lane, Desford	
	Appraisal	Comments/Recommendations
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 is located to the rear of properties on Peckleton Lane and Meadow Way and is currently surrounded on two sides by countryside, as well as being bounded by mature trees and hedges.
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. Development of the site is not likely 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 800 metres of a bus stop and Local Centre, which would have the effect of reducing the number of car journeys required if the site were developed. However, the introduction of approximately 72 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of approximately 72 dwellings on a greenfield site would result in an increase in energy use in this location.

SA Objective	Desford Site Allocations	
	AS201 – Land at Peckleton Lane, Desford	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site is within 800 metres of a Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 72 dwellings 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 site is within 800 metres of a primary school and 1500 metres of a secondary school. 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 and 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 Desford within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. While there are no employment sites within the Desford Settlement Boundary, the site lies immediately to the east of Caterpillar, a major employment 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.

SA Objective	Desford Site Allocations	
	AS201 – Land at Peckleton Lane, Desford	
	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.	➔	Desford Local Centre is the nearest Local Centre, and is located 800 metres from the site. The quantum of housing proposed Desford 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 and a health centre.
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 bus stop and Local Centre and therefore within walking distance too public transport services and services to meet day to day needs.



SA Objective	Desford Site Allocations	
	AS202 – Land east of Peckleton View and south of Bambrook 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>This allocation would have a positive impact on access to housing by providing 114 new dwellings. 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 45 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within 400 metres of open space and primary school, bus stop and local centre, and 800 metres of a post office.</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 800 metres of several listed buildings and the Desford Conservation Area and would therefore provide access to nearby heritage assets.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to a range of local facilities including Desford Library, Desford Community Primary School, as well as within 400 metre of an open space site. The development would therefore have a minor beneficial impact on achieving this objective.</p>

SA Objective	Desford Site Allocations	
	AS202 – Land east of Peckleton View and south of Bambrook 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 Desford 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 and a health centre. Based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p> <p>The site was assessed within the Extended Phase I Habitat Survey (2014) and determined to be of medium ecological value, with the assessment text stating 'Main ecological interest focused on-stream and planted woodland.' These are located to the north of the site, and any development would need to set out how impacts on them could be mitigated.</p>

SA Objective	Desford Site Allocations	
	AS202 – Land east of Peckleton View and south of Bambrook 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.	↕	Desford falls within the Desford Vales Character Area in the Landscape Character Assessment. This states that the area is ‘a predominantly rural landscape occasionally influenced by development features, isolated quarries and industrial areas. This results in a landscape of varied sensitivity and capacity to accommodate change.’ It goes on to state that ‘Sensitivity tends to increase towards the more rural 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.
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.	↕	View to and from listed buildings and the Desford Conservation Area would not be affected by development of the site for housing due to the degree of separation distance of these historic assets from the site.
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 is located to the rear of properties on Peckleton Lane and Meadow Way and is currently surrounded on two sides by countryside, as well as containing mature trees and hedges.

SA Objective	Desford Site Allocations	
	AS202 – Land east of Peckleton View and south of Bambrook Close	
	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. Development of the site is not likely 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop and Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 114 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of approximately 114 dwellings on a greenfield site would result in an increase in 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 Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 114 dwellings 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	Desford Site Allocations	
	AS202 – Land east of Peckleton View and south of Bambrook Close	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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 and 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 Desford within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. While there are no employment sites within the Desford Settlement Boundary, the site lies within close proximity to Caterpillar, a major employment 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.

SA Objective	Desford Site Allocations	
	AS202 – Land east of Peckleton View and south of Bambrook Close	
	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.	➔	Desford Local Centre is the nearest Local Centre, and is located 400 metres from the site. The quantum of housing proposed Desford 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 and a health centre.
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 too public transport services and services to meet day to day needs.

SA Objective	Desford Site Allocations	
	AS203 – Land east of 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>This allocation would have a positive impact on access to housing by providing 66 new dwellings. 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>The site is within walking distance to a number of facilities and services. It is within 800 metres of open space, post office and local centre, and 400 metres from a primary school and 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 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 800 metres of several listed buildings and the Desford Conservation Area and would therefore provide access to nearby heritage assets.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to a range of local facilities including Desford Library, Desford Community Primary School, as well as within 800 metre of an open space site. The development would therefore have a minor beneficial impact on achieving this objective.</p>

SA Objective	Desford Site Allocations	
	AS203 – Land east of 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 quantum of housing proposed Desford 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 and a health centre. Based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p> <p>The site was assessed within the Extended Phase I Habitat Survey (2014) and determined to be of low ecological value. The assessment does note that hedgerows should be retained and enhanced where possible. It is unlikely that the development of this site would significantly impact the achievement of this objective.</p>



SA Objective	Desford Site Allocations	
	AS203 – Land east of 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>Desford falls within the Desford Vales Character Area in the Landscape Character Assessment. This states that the area is ‘a predominantly rural landscape occasionally influenced by development features, isolated quarries and industrial areas. This results in a landscape of varied sensitivity and capacity to accommodate change.’ It goes on to state that ‘Sensitivity tends to increase towards the more rural west.’ As Desford is within the comparatively less sensitive eastern section of the Character area, it is unlikely that development of the site would have a significant impact on the achievement of 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>View to and from listed buildings and the Desford Conservation Area would not be affected by development of the site for housing due to the distance of these historic assets from the site. However, the site is identified as having significant heritage potential. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough’s Archaeology to ensure that potential archaeological deposits are appropriately assessed and identified.</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. The site is located adjacent to Barns way to the west and faces open countryside to the east.</p>

SA Objective	Desford Site Allocations	
	AS203 – Land east of Leicester 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. Development of the site is not likely 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
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, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 66 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). The SHLAA assessment also notes that the site contains a Historic landfill site as well as containing land and soil quality constraints in the south west corner of the site, and further investigation may be required. Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of approximately 66 dwellings on a greenfield site would result in an increase in 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 Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 66 dwellings 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	Desford Site Allocations	
	AS203 – Land east of Leicester Road	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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 and 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 Desford within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Desford does not contain any employment sites, and the Caterpillar employment site would be over 1.5 km from 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.	↔	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	Desford Site Allocations	
	AS203 – Land east of Leicester 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.	➔	Desford Local Centre is the nearest Local Centre, and is located 800 metres from the site. The quantum of housing proposed Desford 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 and a health centre.
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 too public transport services and services to meet day to day needs.

SA Objective	Desford Site Allocations	
	AS204 – Land adjacent 7 Station Road Desford	
	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.	↔	This site would provide a single dwelling, and as such not significantly improve access to housing. Due to the single dwelling proposed, under Core Strategy Policy 15 no affordable housing or commuted sums would be provided.  However, the site is within walking distance to a number of facilities and services. It is within 400 metres of open space, a post office and local centre, a primary school and a bus stop.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	➔	The site is within 1000 metres of a health centre and within 400 metres of an open space.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↕	The site is within a very short distance of several listed buildings and the Desford Conservation Area and would therefore provide access to nearby heritage assets.
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to a range of local facilities including Desford Library, Desford Community Primary School, as well as within 400 metre of an open space site. The development would therefore have a minor beneficial impact on achieving this objective.

SA Objective	Desford Site Allocations	
	AS204 – Land adjacent 7 Station Road Desford	
	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 Desford 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 and a health centre. Based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.
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 to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Desford Site Allocations	
	AS204 – Land adjacent 7 Station Road Desford	
	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.	↕	Desford falls within the Desford Vales Character Area in the Landscape Character Assessment. This states that the area is ‘a predominantly rural landscape occasionally influenced by development features, isolated quarries and industrial areas. This results in a landscape of varied sensitivity and capacity to accommodate change.’ It goes on to state that ‘Sensitivity tends to increase towards the more rural west.’ As Desford is within the comparatively less sensitive eastern section of the Character area, it is unlikely that development of the site would have a significant impact on the achievement of this objective, particularly given the single dwelling proposed.  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 approximately 150 metres of the Desford Conservation Area and several listed buildings, including the Grade II star listed Church of St Martin. The site is identified as having significant heritage potential and the site may be undevelopable due to the significance 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, DM12: Heritage Assets and DM13: Preserving the Borough’s Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↕	While this site is largely within the Desford Settlement Boundary, it is currently a residential garden adjacent to open countryside to its northern boundary. Its impact would depend on the sensitivity of the scheme proposed.

SA Objective	Desford Site Allocations	
	AS204 – Land adjacent 7 Station Road Desford	
	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. Development of the site is not likely 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
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, which would have the effect of reducing the number of car journeys required should the site be developed. The introduction of a single dwelling on this site would be unlikely to significantly impact air pollution in the area due to increased car use.
To proactively manage mineral resources and avoid/reduce pollution of land.	↗	The site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↕	The introduction of 1 dwelling on a greenfield site would result in an increase in energy use in this location, however, the increase would be minimal.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↕	The site is within 400 metres of a Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. Given the single dwelling proposed, the impact in terms of increase greenhouse gas emissions would be minimal.



SA Objective	Desford Site Allocations	
	AS204 – Land adjacent 7 Station Road Desford	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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 and 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 Desford within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Desford does not contain any employment sites, and the Caterpillar employment site would be over 1.5 km from 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.	↕	This development is unlikely to have a significant impact on this SA Objective.

SA Objective	Desford Site Allocations	
	AS204 – Land adjacent 7 Station Road Desford	
	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.	➔	Desford Local Centre is the nearest Local Centre, and is located 400 metres from the site. The quantum of housing proposed Desford 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 and a health centre.
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 too public transport services and services to meet day to day needs.

SA Objective	Desford Site Allocations	
	AS205 – Land off Little 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.	↕	This site would provide a single dwelling, and as such not significantly improve access to housing. Due to the single dwelling proposed, under Core Strategy Policy 15 no affordable housing or commuted sums would be provided.  However, the site is within walking distance to a number of facilities and services. It is within 400 metres of open space, a post office and local centre, a primary school and a bus stop.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	➔	The site is within 1000 metres of a health centre and within 400 metres of an open space.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↕	The site is within a very short distance of several listed buildings and the Desford Conservation Area and would therefore provide access to nearby heritage assets.
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to a range of local facilities including Desford Library, Desford Community Primary School, as well as within 400 metre of an open space site. The development would therefore have a minor beneficial impact on achieving this objective.

SA Objective	Desford Site Allocations	
	AS205 – Land off Little 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 Desford 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 and a health centre. Based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to 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	Desford Site Allocations	
	AS205 – Land off Little 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>Desford falls within the Desford Vales Character Area in the Landscape Character Assessment. This states that the area is ‘a predominantly rural landscape occasionally influenced by development features, isolated quarries and industrial areas. This results in a landscape of varied sensitivity and capacity to accommodate change.’ It goes on to state that ‘Sensitivity tends to increase towards the more rural west.’ As Desford is within the comparatively less sensitive eastern section of the Character area, it is unlikely that development of the site would have a significant impact on the achievement of this objective, particularly given the single dwelling proposed.</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 approximately 80 metres of the Desford Conservation Area and several listed buildings, including listed dwellings on Newbold Lane. The site is identified as having significant heritage potential and the site may be undevelopable due to the significance of the heritage assets.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough’s Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is greenfield land which falls largely outside of the Desford Settlement Boundary.

SA Objective	Desford Site Allocations	
	AS205 – Land off Little Lane	
	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. Development of the site is not likely 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
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, which would have the effect of reducing the number of car journeys required should the site be developed. The introduction of a single dwelling on this site would be unlikely to significantly impact air pollution in the area due to increased car use.
To proactively manage mineral resources and avoid/reduce pollution of land.	↗	The site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↕	The introduction of 1 dwelling on a greenfield site would result in an increase in energy use in this location, however, the increase would be minimal.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↕	The site is within 400 metres of a Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. Given the single dwelling proposed, the impact in terms of increase greenhouse gas emissions would be minimal.

SA Objective	Desford Site Allocations	
	AS205 – Land off Little Lane	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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 and 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 Desford within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Desford does not contain any employment sites, and the Caterpillar employment site would be over 1.5 km from 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.	↕	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	Desford Site Allocations	
	AS205 – Land off Little 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 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.	➔	Desford Local Centre is the nearest Local Centre, and is located 400 metres from the site. The quantum of housing proposed Desford 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 and a health centre.
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 too public transport services and services to meet day to day needs.



SA Objective	Desford Site Allocations	
	AS210 - Field at Ashfield Farm, Kirkby 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>↑ ↑</p>	<p>This allocation would have a positive impact on access to housing by providing 67 new dwellings. 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 27 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within 400 metres of open space, 800 metres of a bus stop, primary school, post office and local centre.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	<p>→</p>	<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>⇒</p>	<p>The site is within 1000 metres of several listed buildings and the Desford Conservation Area and would therefore provide access to nearby heritage assets.</p>
To improve access to and participation in cultural and leisure activities.	<p>→</p>	<p>The site is within close proximity to a range of local facilities including Desford Library, Desford Community Primary School, as well as within 400 metre of an open space site. The development would therefore have a minor beneficial impact on achieving this objective.</p>

SA Objective	Desford Site Allocations	
	AS210 - Field at Ashfield Farm, Kirkby 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 Desford 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 and a health centre. Based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to 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	Desford Site Allocations	
	AS210 - Field at Ashfield Farm, Kirkby 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.	↓	Desford falls within the Desford Vales Character Area in the Landscape Character Assessment. This states that the area is 'a predominantly rural landscape occasionally influenced by development features, isolated quarries and industrial areas. This results in a landscape of varied sensitivity and capacity to accommodate change.' It goes on to state that 'Sensitivity tends to increase towards the more rural west.' As the site is to the west of Desford development could result in harm to landscape quality.  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.	↕	View to and from listed buildings and the Desford Conservation Area would not be affected by development of the site for housing due to the distance of these historic assets from the site.
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 which is within a landscape identified as being sensitive to development in the Landscape Character Assessment.
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. Development of the site is not likely to have a significant impact on this SA objective.

SA Objective	Desford Site Allocations	
	AS210 - Field at Ashfield Farm, Kirkby Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 800 metres of a bus stop and Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 67 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of approximately 67 dwellings on a greenfield site would result in an increase in 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 Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 67 dwellings 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 site is within 800 metres of a primary school and 1500 metres of a secondary school. 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 and a health centre.

SA Objective	Desford Site Allocations	
	AS210 - Field at Ashfield Farm, Kirkby 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 Desford 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 no employment sites within Desford settlement and the Caterpillar site is located over 1.5 kilometres distant.
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	Desford Site Allocations	
	AS210 - Field at Ashfield Farm, Kirkby 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.	➔	Desford Local Centre is the nearest Local Centre, and is located 800 metres from the site. The quantum of housing proposed Desford 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 and a health centre.
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 bus stop and Local Centre and therefore within walking distance too public transport services and services to meet day to day needs.

SA Objective	Desford Site Allocations	
	AS610 – Land of Little Lane, Desford	
	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>This allocation would have a positive impact on access to housing by providing 45 new dwellings. 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 facilities and services. It is within 400 metres of open space, 800 metres of a bus stop, primary school, post office and local 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 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 in close proximity to several listed buildings and the Desford Conservation Area and would therefore provide access to nearby heritage assets.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to a range of local facilities including Desford Library, Desford Community Primary School, as well as within 400 metre of an open space site. The development would therefore have a minor beneficial impact on achieving this objective.</p>

SA Objective	Desford Site Allocations	
	AS610 – Land of Little Lane, Desford	
	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 Desford 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 and a health centre. Based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to 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	Desford Site Allocations	
	AS610 – Land of Little Lane, Desford	
	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.	↕	Desford falls within the Desford Vales Character Area in the Landscape Character Assessment. This states that the area is ‘a predominantly rural landscape occasionally influenced by development features, isolated quarries and industrial areas. This results in a landscape of varied sensitivity and capacity to accommodate change.’ It goes on to state that ‘Sensitivity tends to increase towards the more rural west.’ As the site is to the east of Desford the impact would likely not be substantial.  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 lies very close to the boundary of the Desford Conservation Area and listed buildings on Newbold Road. Any development would have to be sensitively designed to respect the setting of these assets. The site is identified in the SHLAA as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset.  The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough’s Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.
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 which is within a landscape identified as sensitive in the Landscape Character Assessment, although the area to the east of Desford is less sensitive. The site is on a Greenfield land in a fairly prominent location as you enter the village. The development would therefore have a minor negative impact on the rural landscape in the vicinity.

SA Objective	Desford Site Allocations	
	AS610 – Land of Little Lane, Desford	
	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. Development of the site is not likely 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
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, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 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.	↗	The site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of approximately 45 dwellings on a greenfield site would result in an increase in 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 Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 45 dwellings 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	Desford Site Allocations	
	AS610 – Land of Little Lane, Desford	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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 and 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 Desford 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 no employment sites within Desford settlement and the Caterpillar site is located over 1.5 kilometres distant, meaning that development of this site would have no significant impact on this objective.
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	Desford Site Allocations	
	AS610 – Land of Little Lane, Desford	
	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.	➔	Desford Local Centre is the nearest Local Centre, and is located 800 metres from the site. The quantum of housing proposed Desford 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 and a health centre.
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 of public transport services and services to meet day to day needs.

SA Objective	Desford Site Allocations	
	AS984 – Land North of the Red Lion, Lindridge Lane, Desford	
	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>This allocation would have a positive impact on access to housing by providing 11 new dwellings. 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 facilities and services. It is within 400 metres of open space, bus stop, primary school, local centre, and 800 metres from a post office.</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 in close proximity to several listed buildings and the Desford Conservation Area and would therefore provide access to nearby heritage assets.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to a range of local facilities including Desford Library, Desford Community Primary School, as well as within 400 metre of an open space site. The development would therefore have a minor beneficial impact on achieving this objective.</p>

SA Objective	Desford Site Allocations	
	AS984 – Land North of the Red Lion, Lindridge Lane, Desford	
	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 Desford 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 and a health centre. Based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced. The SHLAA assessment notes that the site has the potential for protected habitat and species interest, which could mean result in a negative outcome in respect of this objective if discovered.</p>

SA Objective	Desford Site Allocations	
	AS984 – Land North of the Red Lion, Lindridge Lane, Desford	
	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>Desford falls within the Desford Vales Character Area in the Landscape Character Assessment. This states that the area is ‘a predominantly rural landscape occasionally influenced by development features, isolated quarries and industrial areas. This results in a landscape of varied sensitivity and capacity to accommodate change.’ It goes on to state that ‘Sensitivity tends to increase towards the more rural west.’ As the site is to the north of Desford the impact would depend on the design and nature of development.</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 lies very close to the boundary of the Desford Conservation Area and listed buildings on Newbold Road. Any development would have to be sensitively designed to respect the setting of 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.</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 which is within a landscape identified as sensitive in the Landscape Character Assessment, although the area to the east of Desford is less sensitive. The site is on a Greenfield land in a fairly prominent location as you enter the village. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</p>

SA Objective	Desford Site Allocations	
	AS984 – Land North of the Red Lion, Lindridge Lane, Desford	
	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. Development of the site is not likely 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres and a Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 11 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 site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of approximately 11 dwellings on a greenfield site would result in an increase in 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 Local Centre, which would have the effect of reducing the number of car journeys required should the site be developed. However, the introduction of approximately 11 dwellings 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	Desford Site Allocations	
	AS984 – Land North of the Red Lion, Lindridge Lane, Desford	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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 and 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 Desford 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 no employment sites within Desford settlement and the Caterpillar site is located over 1.5 kilometres distant, meaning that development of this site would have no significant impact on this objective.
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	Desford Site Allocations	
	AS984 – Land North of the Red Lion, Lindridge Lane, Desford	
	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.	➔	Desford Local Centre is the nearest Local Centre, and is located 400 metres from the site. The quantum of housing proposed Desford 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 and a health centre.
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 a Local Centre and therefore within walking distance of public transport services and services to meet day to day needs.

## **Desford Conclusions**

Within the adopted Core Strategy, Policy 8 – Key Rural Centres Relating to Leicester, states that to support local services within Desford and to ensure local people have access to a range of homes; the Council will allocate land for a minimum of 110 homes. Since the adoption of the Core Strategy 62 homes have been provided in Desford with a further 148 dwellings having planning permission.

The Sustainability Appraisals conducted for developable greenfield sites surrounding Desford clearly display that there are some sustainability issues, specifically relating to landscape, heritage, mineral safeguarding as well as overall greenhouse emissions and pollutants dependant on the size of the site.

In relation to location of existing services, many of the sites in Desford are well located to local services and facilities with the exception of the larger sites when measured from the centre of the site, thereby increasing the likelihood of vehicular use.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Desford to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD as the Core Strategy allocated a sustainable quantum of development for Desford, which has now been significantly exceeded in the six years since the Core Strategy's adoption. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.

## Earl Shilton

SA Objective	Earl Shilton Site Allocations	
	AS214 Land off Heath Lane, Earl Shilton	
	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 a minimum of 6 dwellings would not trigger the Policy 15 of the Core Strategy requirement for the provision of affordable housing. It would therefore have no significant effect on this objective.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	The site is within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space. 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.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The Conservation Area lies approximately 300m to the south of the site. The allocation of this site is likely to have an indirect minor beneficial effect on this SA objective.
To improve access to and participation in cultural and leisure activities.	↔	The site is within the prescribed catchment areas for the various classifications of facility as set out within the Community, Cultural and Tourism Facilities Review 2013. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Earl Shilton Site Allocations	
	AS214 Land off Heath Lane, Earl Shilton	
	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 greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. There is possible badger presence on or near the site – further investigation may be required. 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	Earl Shilton Site Allocations	
	AS214 Land off Heath Lane, Earl Shilton	
	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 lies within the Desford Vales Landscape Character Area which is a mixed character area with a variety of land uses. The A47 passes through to the south east forming part of the borough boundary whilst the A447 forms most of the western boundary. Sensitivity tends to increase towards the more rural west. Landscape strategy for the area is to conserve the predominantly open rural character. There is a slight slope to this site.</p> <p>Any 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 Conservation Area lies approximately 300m to the south of the site. Site identified as having limited archaeological potential, appropriate consideration and pre-application investigation of the site may be required.</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 Conservation Area is not adversely affected. 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.	↓	<p>The site is currently Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the Conservation Area to the south is conserved and enhanced.</p>

SA Objective	Earl Shilton Site Allocations	
	AS214 Land off Heath Lane, Earl Shilton	
	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. Development of the site is not likely 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 groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is within walking distance of the local bus stop, Primary School, Local Centre, Health Centre and local open space. The introduction of 6 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 designated as a minerals safeguarding area for sand and gravel in the Leicestershire Minerals & Waste Plan. The allocation of this site could therefore potentially have an indirect adverse effect on this objective.
To minimise energy use and develop renewable energy resources.	↔	The introduction of 6 dwellings on greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The Local Centre is within 800 metres of the site. The introduction of 6 dwellings on this site would bring with it an increase in the number of private motor vehicles which would slightly increase transport related pollutants in this location.




SA Objective	Earl Shilton Site Allocations	
	AS214 Land off Heath Lane, Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS214 Land off Heath Lane, Earl Shilton	
	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 all community facilities including the Local Centre, Primary School, Post Office, Health Centre and public open space.
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 the nearest bus stop and also within walking distance of the local centre. It is therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS217, Land at Westfield Farm, Earl Shilton	
	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 611 dwellings would have a direct major beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 122 dwellings</p> <p>The site is within walking distance of the local bus stop, Local Centre, Post Office, Primary School, open space and Health 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 within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>The allocation of this site is likely to have an indirect minor beneficial effect on this SA objective due to its proximity to the Conservation Area. Any development would be required to conform with policy DM11: Protecting and Enhancing the Historic Environment and policy 12: Heritage Assets.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within the prescribed catchment areas for the various classifications of facility as set out within the Community Facilities Audit 2013. This site is not likely to have a significant effect on this SA objective.</p> <p>A policy requirement of this site would be to deliver open space and play provision in line with Core Strategy Policy 19. The allocation of this site is likely to have a potentially beneficial effect on this SA objective.</p>

SA Objective	Earl Shilton Site Allocations	
	AS217, Land at Westfield Farm, Earl Shilton	
	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 predominantly greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services and community cohesion is maintained and results in a minor indirect benefit. The site is within the prescribed catchment areas for the various classifications of facility as set out within the Community Facilities Audit 2013.</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 was assessed under the Extended Phase 1 Habitat Survey which identified potential ecological constraints. It considered that the brook running to the north of the site is likely to provide a corridor for species such as bats and badgers to travel through the wider landscape. The site includes fields of improved grassland with species poor hedgerows. Potentially suitable for badgers, reptiles, bats and Great Crested Newts. Detained phase 1 survey to determine requirement for further habitat and species surveys. Recommendation is to retain buffer from brook and retain scrub area on site. Part of the site to the west of Mountfield Road has land and soil quality constraints.</p> <p>The site contains 8 locally native woody species, semi natural broad leaved woodland, and a local wildlife site and was assessed as having 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	Earl Shilton Site Allocations	
	AS217, Land at Westfield Farm, Earl Shilton	
	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 lies within the Stoke Golding Vales Landscape Character Area which is a landscape of largely high sensitivity, much of which feels remote from the principal urban areas. Despite proximity to Hinckley and the A5, much of this area is distinctly rural and largely tranquil. It is one of high sensitivity. The landscape strategy recommends avoidance of creeping urbanisation arising from aspects such as highway improvements which do not reflect local character.</p> <p>Any 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>Site identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p> <p>Any scheme should be appropriately designed in line with policy DM10: Development and Design, DM11: Protecting and enhancing the Historic Environment and DM12: Heritage Assets to ensure heritage potential is considered appropriately.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>The site is currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the Conservation Area to the south is conserved and enhanced.</p>

SA Objective	Earl Shilton Site Allocations	
	AS217, Land at Westfield Farm, Earl Shilton	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within walking distance of the local bus stop, Primary School and local open space, but not within walking distance of the remainder of community facilities. The introduction of 611 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 designated as a minerals safeguarding area for sand and gravel in the Leicestershire Minerals & Waste Plan. The allocation of this site could therefore potentially have an indirect adverse effect on this objective.
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of 611 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓	The Local Centre is within 400 metres of the site. However, the introduction of 611 dwellings on this site would bring with it a significant increase in the number of private motor vehicles which would slightly increase transport related pollutants in this location.

SA Objective	Earl Shilton Site Allocations	
	AS217, Land at Westfield Farm, Earl Shilton	
	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 primary school and the 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS217, Land at Westfield Farm, Earl Shilton	
	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 all community facilities including Local Centre, Primary School, Post Office, Health Centre and public open space.
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 the nearest bus stop and also within walking distance of the local centre. It is therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS224 Land off Hill Top and Shilton Road, Earl Shilton	
	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 43 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings 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 of the local bus stop, local centre, Primary School, post office and 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The Grade II Listed Top House lies within the site. The site is identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with Historic England, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p> <p>The allocation of this site is likely to have an indirect minor beneficial effect on this SA objective. Any development would be required to conform with policy DM11: Protecting and Enhancing the Historic Environment and policy 12: Heritage Assets.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within the prescribed catchment areas for the various classifications of facility as set out within the Community Facilities Audit with the exception of the Health Centre. The allocation of this site is not likely to have a significant effect on this SA objective.</p>



SA Objective	Earl Shilton Site Allocations	
	AS224 Land off Hill Top and Shilton Road, Earl Shilton	
	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 predominantly greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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 site was assessed under the Extended Phase 1 Habitat Survey which found that the site contained species poor semi-improved grassland with some patches of scrub and tall ruderal habitats. Potentially suitable for species such as Great Crested Newts. Evidence of badgers found and trees suitable to support roosting bats. Detailed phase 1 survey to determine requirement for further habitat and species surveys. Recommendations for site dependent on survey findings. Dense scrub and low value 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	Earl Shilton Site Allocations	
	AS224 Land off Hill Top and Shilton Road, Earl Shilton	
	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 lies within the Stoke Golding Vales Landscape Character Area which is a landscape of largely high sensitivity, much of which feels remote from the principal urban areas. Despite proximity to Hinckley and the A5, much of this area is distinctly rural and largely tranquil. It is one of high sensitivity. The landscape strategy recommends avoidance of creeping urbanisation arising from aspects such as highway improvements which do not reflect local character.</p> <p>Any 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 Grade II Listed Top House lies within the site. The site is identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with Historic England, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</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 this Listed Building 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 currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the Grade II Listed Top House is conserved and enhanced.</p>

SA Objective	Earl Shilton Site Allocations	
	AS224 Land off Hill Top and Shilton Road, Earl Shilton	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, local centre, Primary School, post office and local open space, but not within walking distance of the Health Centre. The introduction of 43 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 43 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is within 400 metres of the site. However, the introduction of 43 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.

SA Objective	Earl Shilton Site Allocations	
	AS224 Land off Hill Top and Shilton Road, Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS224 Land off Hill Top and Shilton Road, Earl Shilton	
	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 Local Centre, Primary School, Post Office and public open space but not the Health Centre.
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 the nearest bus stop and also within walking distance of the local centre. It is therefore within walking distance to public transport services and services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS226 Land rear of 213-223 Station Road, Earl Shilton	
	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 44 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings 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 of the local bus stop, Primary School, Health Centre and open space. The Local Centre and Post Office are not within the prescribed catchment area.</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 the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
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 site is within the prescribed catchment areas for the various classifications of facility as set out within the Community Facilities Audit 2013 with the exception of the Local Centre. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Earl Shilton Site Allocations	
	AS226 Land rear of 213-223 Station Road, Earl Shilton	
	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 predominantly greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. It is noted that some mature trees are present on 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>

SA Objective	Earl Shilton Site Allocations	
	AS226 Land rear of 213-223 Station Road, Earl Shilton	
	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 lies within the Hinckley, Barwell and Burbage Fringe Landscape Character Area which is a landscape with varied sensitivity. Strategically significant landscapes of high sensitivity are located close to principal urban areas. The landscape strategy recommends the preservation, protection and enhancement of the green open land between Hinckley, Barwell and Earl Shilton and to protect and enhance developed skylines with an improved landscape setting.  Any 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.	↕	This site is identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required. Early consultation with Historic England, the local authority and where appropriate their heritage advisors would be required when examining this site for development.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape is conserved and enhanced.



SA Objective	Earl Shilton Site Allocations	
	AS226 Land rear of 213-223 Station Road, Earl Shilton	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Primary School, Health Centre and local open space, but not within walking distance of the remainder of community facilities. The introduction of 44 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 44 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is not within walking distance of the site. The introduction of 44 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.

SA Objective	Earl Shilton Site Allocations	
	AS226 Land rear of 213-223 Station Road, Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS226 Land rear of 213-223 Station Road, Earl Shilton	
	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 primary school, bus stop, health centre and open space; the Local Centre is not within walking distance of the site.
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 the nearest bus stop; but not within walking distance of the local centre. It is within walking distance to public transport services and therefore access to services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS227 Land south of Breach Lane, Earl Shilton	
	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 60 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings 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 of the local bus stop, Primary School, Post Office, Health Centre, Local Centre and 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 within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
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 site is within the prescribed catchment areas for the various classifications of facility as set out within the Community Facilities Audit 2013. The Open Space, Sports and Recreation Facilities Study (2011) identifies this site as allotments – the development of this site could therefore have potentially beneficial or adverse effects depending on whether the allotments are retained.

SA Objective	Earl Shilton Site Allocations	
	AS227 Land south of Breach Lane, Earl Shilton	
	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 greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey.</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	Earl Shilton Site Allocations	
	AS227 Land south of Breach Lane, Earl Shilton	
	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 lies within the Hinckley, Barwell and Burbage Fringe Landscape Character Area which is a landscape with varied sensitivity. Strategically significant landscapes of high sensitivity are located close to principal urban areas. The landscape strategy recommends the preservation, protection and enhancement of the green open land between Hinckley, Barwell and Earl Shilton and to protect and enhance developed skylines with an improved landscape setting.  Any 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 identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is currently Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape is conserved and enhanced.

SA Objective	Earl Shilton Site Allocations	
	AS227 Land south of Breach Lane, Earl Shilton	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Primary School, Primary School, Local Centre, Health Centre and local open space. The introduction of 60 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 designated as a minerals safeguarding area for sand and gravel in the Leicestershire Minerals & Waste Plan. The allocation of this site could therefore potentially have an indirect adverse effect on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 60 dwellings on greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is within 800 metres of the site. However, the introduction of 60 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.

SA Objective	Earl Shilton Site Allocations	
	AS227 Land south of Breach Lane, Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS227 Land south of Breach Lane, Earl Shilton	
	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 all community facilities including the primary school, bus stop, open space, local centre and health centre.
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 the nearest bus stop; and within walking distance of the local centre. It is within walking distance to public transport services and access to services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS229 The Oaklands, Breach Lane, Earl Shilton	
	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 23 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings 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 of the local bus stop, Primary School, Local Centre, Post Office, Health Centre and 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 within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
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 site is within the prescribed catchment areas for the various classifications of facility as set out within the Community Facilities Audit 2013. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Earl Shilton Site Allocations	
	AS229 The Oaklands, Breach Lane, Earl Shilton	
	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 predominantly greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. It is noted that there appear to be a number of mature trees on the site (SHLAA assessment).</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	Earl Shilton Site Allocations	
	AS229 The Oaklands, Breach Lane, Earl Shilton	
	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 lies within the Hinckley, Barwell and Burbage Fringe Landscape Character Area which is a landscape with varied sensitivity. Strategically significant landscapes of high sensitivity are located close to principal urban areas. The landscape strategy recommends the preservation, protection and enhancement of the green open land between Hinckley, Barwell and Earl Shilton and to protect and enhance developed skylines with an improved landscape setting.  Any 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 identified as having significant heritage potential, appropriate consideration and pre-application investigation of the site may be required.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape is conserved and enhanced.

SA Objective	Earl Shilton Site Allocations	
	AS229 The Oaklands, Breach Lane, Earl Shilton	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Primary School, Local Centre, Health Centre and local open space, but not within walking distance of the remainder of community facilities. The introduction of 23 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 designated as a minerals safeguarding area for sand and gravel in the Leicestershire Minerals & Waste Plan. The allocation of this site could therefore potentially have an indirect adverse effect on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 23 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is within 800 metres of the site. However, the introduction of 23 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.

SA Objective	Earl Shilton Site Allocations	
	AS229 The Oaklands, Breach Lane, Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS229 The Oaklands, Breach Lane, Earl Shilton	
	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 all community facilities including the primary school, bus stop, open space, local centre and health centre.
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 the nearest bus stop; and within walking distance of the local centre. It is within walking distance to public transport services and access to services to meet day to day needs.





SA Objective	Earl Shilton Site Allocations	
	AS236 Land north of Breach Lane, adjacent Huit Farm Earl Shilton	
	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 314 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 63 dwellings</p> <p>Whilst the site is within walking distance of the Primary School and open space; most other facilities are over 800 metres from the centre of the site, the Health Centre is over 1000 metres from the centre of the site. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↕	<p>The site is not within the 1000 metre walking catchment of the Doctors Surgery. It is within 800m of local open space.</p> <p>The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.</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>
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.






SA Objective	Earl Shilton Site Allocations	
	AS236 Land north of Breach Lane, adjacent Huit Farm Earl Shilton	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	⇅	The site is within the prescribed catchment areas for the Primary School and Open Space, but not the Local Centre or Post Office; it is not within the prescribed catchment of the facilities within the 1000 metre or 1500 list of facilities. The allocation of this site is not likely to have a significant effect on this SA objective. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
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 greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services and community cohesion is maintained and results in a minor indirect benefit. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.





SA Objective	Earl Shilton Site Allocations	
	AS236 Land north of Breach Lane, adjacent Huit Farm Earl Shilton	
	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.	↔	No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey.  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 site lies within the Hinckley, Barwell and Burbage Fringe Landscape Character Area which is a landscape with varied sensitivity. Strategically significant landscapes of high sensitivity are located close to principal urban areas. The landscape strategy recommends the preservation, protection and enhancement of the green open land between Hinckley, Barwell and Earl Shilton and to protect and enhance developed skylines with an improved landscape setting.  Any 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.	↕	This site is identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.

SA Objective	Earl Shilton Site Allocations	
	AS236 Land north of Breach Lane, adjacent Huit Farm Earl Shilton	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is currently Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape is conserved and enhanced.
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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within walking distance of the Primary School and local open space, but not within walking distance of the remainder of community facilities. The introduction of 314 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 designated as a minerals safeguarding area for sand and gravel in the Leicestershire Minerals & Waste Plan. The allocation of this site could therefore potentially have an indirect adverse effect on this objective.
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of 314 dwellings on greenfield land would result in an increase in energy use in this location.

SA Objective	Earl Shilton Site Allocations	
	AS236 Land north of Breach Lane, adjacent Huit Farm Earl Shilton	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The Local Centre is over 800 metres walking distance from the site. The introduction of 314 dwellings on this site would bring with it a significant increase in the number of private motor vehicles which would increase transport related pollutants in this location. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
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 primary school but not the local secondary school. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
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 development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		The development is unlikely to have a significant impact on this SA objective.

SA Objective	Earl Shilton Site Allocations	
	AS236 Land north of Breach Lane, adjacent Huit Farm Earl Shilton	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The 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.	↕	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 primary school and open space but outside of the relevant catchment area for all other facilities. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↕	The site is not within 800 metres of the nearest bus stop; nor is it within walking distance of a local centre. Residents would be required to largely travel by private car for most day to day items. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.





SA Objective	Earl Shilton Site Allocations	
	AS237 Land at Huit Farm, Breach Lane Earl Shilton	
	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 2239 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 448 dwellings</p> <p>There are no local facilities within the prescribed catchment areas of this site. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		<p>The site is not within the 1000 metre walking catchment of the Doctors Surgery. Local open space is over 800 metres from the site. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.		<p>The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Earl Shilton Site Allocations	
	AS237 Land at Huit Farm, Breach Lane Earl Shilton	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.		The site is not within the prescribed catchment areas for the various classifications of facility as set out within the Community, Cultural and Tourism Facilities Review 2013. The allocation of this site could have a potentially beneficial or adverse effect on this SA objective. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
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 predominantly greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services and community cohesion is maintained and results 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.		No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey.  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	Earl Shilton Site Allocations	
	AS237 Land at Huit Farm, Breach Lane Earl Shilton	
	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 lies within the Hinckley, Barwell and Burbage Fringe Landscape Character Area which is a landscape with varied sensitivity. Strategically significant landscapes of high sensitivity are located close to principal urban areas. The landscape strategy recommends the preservation, protection and enhancement of the green open land between Hinckley, Barwell and Earl Shilton and to protect and enhance developed skylines with an improved landscape setting.  Any 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 identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site would be required.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape is conserved and enhanced.



SA Objective	Earl Shilton Site Allocations	
	AS237 Land at Huit Farm, Breach Lane Earl Shilton	
	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. Development of the site is not likely 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 within Flood Zone 2 and 3a. The site has the potential for surface and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is not within walking distance of any community facilities. The introduction of 2239 dwellings on this site would bring with it a significant increase in the number of private motor vehicles which would increase transport related pollutants in this location. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
To proactively manage mineral resources and avoid/reduce pollution of land.	↩	This site is designated as a minerals safeguarding area for sand and gravel in the Leicestershire Minerals & Waste Plan. The allocation of this site could therefore potentially have an indirect adverse effect on this objective.
To minimise energy use and develop renewable energy resources.	↓↓	The introduction of 2239 dwellings on predominantly greenfield land would result in an increase in energy use in this location.

SA Objective	Earl Shilton Site Allocations	
	AS237 Land at Huit Farm, Breach Lane Earl Shilton	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The Local Centre is over 800 metres walking distance from the site. The introduction of 2239 dwellings on this site would bring with it a significant increase in the number of private motor vehicles which would increase transport related pollutants in this location. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
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 not within the relevant catchment area for the primary school or secondary school. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
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 development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.		The development is unlikely to have a significant impact on this SA objective.

SA Objective	Earl Shilton Site Allocations	
	AS237 Land at Huit Farm, Breach Lane Earl Shilton	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The 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.	↕	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 not within walking distance of any community facilities. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	↕	The site is not within 800 metres of the nearest bus stop; nor is it within walking distance of a local centre. Residents would be required to largely travel by private car for most day to day items. The Earl Shilton bypass divides this site from the urban extension and provides a physical barrier between the site and the settlement. Development of this site would directly affect or be affected by the SUE to the east of Earl Shilton.

SA Objective	Earl Shilton Site Allocations	
	AS253 Land at Spring Gardens Earl Shilton	
	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 10 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 2 dwellings</p> <p>The site is within walking distance of the local bus stop, Primary School, Local Centre and Post Office and open space; the Health Centre is over 1000 metres from the centre 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>An ancient monument site (motte and bailey castle site) lies approximately 200 metres to the south east of this site. It is likely to have an indirect minor beneficial effect on this SA objective. Any development would be required to conform with policy DM11: Protecting and Enhancing the Historic Environment and policy 12: Heritage Assets.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within walking distance of the local bus stop, Primary School, Local Centre and Post Office and open space. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Earl Shilton Site Allocations	
	AS253 Land at Spring Gardens Earl Shilton	
	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 greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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 site was assessed under the Extended Phase 1 Habitat Survey which stated that the site contains scattered scrub, species poor intact hedgerow and is 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	Earl Shilton Site Allocations	
	AS253 Land at Spring Gardens Earl Shilton	
	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 lies within the Hinckley, Barwell and Burbage Fringe Landscape Character Area which is a landscape with varied sensitivity. Strategically significant landscapes of high sensitivity are located close to principal urban areas. The landscape strategy recommends the preservation, protection and enhancement of the green open land between Hinckley, Barwell and Earl Shilton and to protect and enhance developed skylines with an improved landscape setting.</p> <p>Any 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>An ancient monument site (motte and bailey castle site) lies approximately 200 metres to the south east of this site. The site is identified as having significant heritage potential. It is possible that the site may prove undevelopable due to the significance of the heritage asset. Early consultation with Historic England, the local authority and where appropriate their heritage advisers would be required when examining this site for development.</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 ancient monument 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 currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and ancient monument site to the south east of the site is conserved and enhanced.</p>

SA Objective	Earl Shilton Site Allocations	
	AS253 Land at Spring Gardens Earl Shilton	
	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. Development of the site is not likely 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 groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Primary School, Local Centre and local open space, but not within walking distance of the Health Centre. The introduction of 10 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 10 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is within 400 metres of the site. The introduction of 10 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.

SA Objective	Earl Shilton Site Allocations	
	AS253 Land at Spring Gardens Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS253 Land at Spring Gardens Earl Shilton	
	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 primary school, bus stop, local centre, open space but the health centre is not within walking distance of the site.
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 the nearest bus stop; the site is also within walking distance of a local centre. It is within walking distance to public transport services and access to services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS591 Farm Cottage Spring Gardens Earl Shilton	
	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 24 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings 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 of the local bus stop, Primary School, Local Centre and open space; other facilities are over 800 metres from the centre of the site, the Health Centre is over 1000 metres from 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>An ancient monument (motte and bailey castle) lies within 160 metres of the site, allocation of this site is likely to have an indirect minor beneficial effect on this SA objective. Any development would be required to conform with policy DM11: Protecting and Enhancing the Historic Environment and policy 12: Heritage Assets.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within the prescribed catchment areas for the various classifications of facility within 800 metres as set out within the Community Facilities Audit 2013. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Earl Shilton Site Allocations	
	AS591 Farm Cottage Spring Gardens Earl Shilton	
	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 predominantly greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. A group of mature trees are to the north of the site (SHLAA)</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	Earl Shilton Site Allocations	
	AS591 Farm Cottage Spring Gardens Earl Shilton	
	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 lies within the Hinckley, Barwell and Burbage Fringe Landscape Character Area which is a landscape with varied sensitivity. Strategically significant landscapes of high sensitivity are located close to principal urban areas. The landscape strategy recommends the preservation, protection and enhancement of the green open land between Hinckley, Barwell and Earl Shilton and to protect and enhance developed skylines with an improved landscape setting.</p> <p>Any 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>An ancient monument (motte and bailey castle) lies within 160 metres of the site. The site is identified as having uncertain but potentially significant archaeological potential. Appropriate consideration and pre-application investigation of the site may be required.</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 ancient monument 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 currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and ancient monument within 160 metres of the site is conserved and enhanced.</p>

SA Objective	Earl Shilton Site Allocations	
	AS591 Farm Cottage Spring Gardens Earl Shilton	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Primary School, Local Centre and local open space, but not within walking distance of the remainder of community facilities. The introduction of 24 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 24 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is within 400 metres of the site. The introduction of 24 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.

SA Objective	Earl Shilton Site Allocations	
	AS591 Farm Cottage Spring Gardens Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS591 Farm Cottage Spring Gardens Earl Shilton	
	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 primary school, bus stop, local centre and open space; the remainder of community facilities are not within walking distance of the site.
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 the nearest bus stop; and within walking distance of a local centre. It is within walking distance to public transport services and access to services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS594 Land at the Breachlands, Clickers Way Earl Shilton	
	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 79 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 16 dwellings</p> <p>The site is within walking distance of the Primary School and open space; the local bus stop is within 800 metres of the centre of the site; all other facilities are over 800 metres from the centre of the site; the Health Centre is over 1000 metres from 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
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 site is within the prescribed catchment areas for the various classifications of facility within 800 and 1500 metres as set out within the Community Facilities Audit 2013. The allocation of this site is not likely to have a significant effect on this SA objective.



SA Objective	Earl Shilton Site Allocations	
	AS594 Land at the Breachlands, Clickers Way Earl Shilton	
	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 greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey.</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	Earl Shilton Site Allocations	
	AS594 Land at the Breachlands, Clickers Way Earl Shilton	
	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 lies within the Hinckley, Barwell and Burbage Fringe Landscape Character Area which is a landscape with varied sensitivity. Strategically significant landscapes of high sensitivity are located close to principal urban areas. The landscape strategy recommends the preservation, protection and enhancement of the green open land between Hinckley, Barwell and Earl Shilton and to protect and enhance developed skylines with an improved landscape setting.  Any 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 identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is currently Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape is conserved and enhanced.

SA Objective	Earl Shilton Site Allocations	
	AS594 Land at the Breachlands, Clickers Way Earl Shilton	
	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. Development of the site is not likely 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 the floodplain. The site has the potential for surface and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local Primary School and local open space, but not within walking distance of the remainder of community facilities. The introduction of 79 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 79 dwellings on greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is over 800 metres from the site. The introduction of 79 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.

SA Objective	Earl Shilton Site Allocations	
	AS594 Land at the Breachlands, Clickers Way Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS594 Land at the Breachlands, Clickers Way Earl Shilton	
	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 primary school and open space; the remainder of community facilities are not within walking distance of the site.
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 the nearest bus stop; the site is not within walking distance of a local centre. Residents would be required to largely travel by private car to the nearest local centre for most day to day items.

SA Objective	Earl Shilton Site Allocations	
	AS834 Land rear of 8 Birch Close Earl Shilton	
	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 15 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings or more within the urban area. Should this proportion be deemed viable at the time of a planning application, this would equate to approximately 3 dwellings</p> <p>The site is within walking distance of the local bus stop and open space; most other facilities are over 800 metres from the centre of the site, the Health Centre is over 1000 metres from 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
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 site is within the prescribed catchment areas for open space, and the local bus stop. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Earl Shilton Site Allocations	
	AS834 Land rear of 8 Birch Close Earl Shilton	
	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 predominantly greenfield, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey.</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	Earl Shilton Site Allocations	
	AS834 Land rear of 8 Birch Close Earl Shilton	
	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 currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape 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 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 currently predominantly Greenfield, it falls within the settlement boundary. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the adjacent ancient monument is conserved and enhanced.
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. Development of the site is not likely to have a significant impact on this SA objective.



SA Objective	Earl Shilton Site Allocations	
	AS834 Land rear of 8 Birch Close Earl Shilton	
	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 groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of the local bus stop and local open space, but not within walking distance of the remainder of community facilities. The introduction of 15 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 15 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The Local Centre is over 800 metres from the site. The introduction of 15 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 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 secondary school but not a primary school.

SA Objective	Earl Shilton Site Allocations	
	AS834 Land rear of 8 Birch Close Earl Shilton	
	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 development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS834 Land rear of 8 Birch Close Earl Shilton	
	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 local bus stop and open space; the remainder of community facilities are not within walking distance of the site.
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 the nearest bus stop; the site is not within walking distance of a local centre. It is within walking distance to public transport services and therefore access to services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS982 Land at 76 Heath Lane Earl Shilton	
	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 24 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings 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 of the local bus stop, Primary School, Local Centre, Health Centre and 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 within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>The site is within 300 metres of the Conservation Area (to the south) allocation of this site is likely to have an indirect minor beneficial effect on this SA objective. Any development would be required to conform with policy DM11: Protecting and Enhancing the Historic Environment and policy 12: Heritage Assets.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within the prescribed catchment areas for the various classifications of facility as set out within the Community Facilities Audit 2013. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Earl Shilton Site Allocations	
	AS982 Land at 76 Heath Lane Earl Shilton	
	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 a mix of residential curtilage and paddock; 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. Hedgerows bound the site, the site has the potential for protected habitat and species interest. Surveys of the site may be needed prior to determination of an application (SHLAA).</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	Earl Shilton Site Allocations	
	AS982 Land at 76 Heath Lane Earl Shilton	
	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 lies within the Desford Vales Landscape Character Area which is a mixed character area with a variety of land uses. The A47 passes through to the south east forming part of the borough boundary whilst the A447 forms most of the western boundary. Sensitivity tends to increase towards the more rural west. Landscape strategy for the area is to conserve the predominantly open rural character.</p> <p>Any 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 300 metres of the Conservation Area (to the south). 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 Conservation Area 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 currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the adjacent ancient monument is conserved and enhanced.</p>

SA Objective	Earl Shilton Site Allocations	
	AS982 Land at 76 Heath Lane Earl Shilton	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Primary School, Local Centre, Health Centre and local open space. The introduction of 24 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 designated as a minerals safeguarding area for sand and gravel in the Leicestershire Minerals & Waste Plan. The allocation of this site could therefore potentially have an indirect adverse effect on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 24 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is within 800 metres of the site. The introduction of 24 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.

SA Objective	Earl Shilton Site Allocations	
	AS982 Land at 76 Heath Lane Earl Shilton	
	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 primary school and 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS982 Land at 76 Heath Lane Earl Shilton	
	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 all community facilities including the primary school, bus stop, open space, health centre, and local centre..
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 the nearest bus stop and also within walking distance of a local centre. It is within walking distance to public transport services and therefore access to services to meet day to day needs.

SA Objective	Earl Shilton Site Allocations	
	AS1085 Land at 52 Heath Lane, Earl Shilton	
	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 19 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Earl Shilton.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 20% for sites of 15 dwellings 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 of the local bus stop, Local Centre, Health Centre and open space; the Primary school is over 800 metres from the centre 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 the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	<p>The site lies around 170 metres from the Conservation Area to the south, allocation of this site is likely to have an indirect minor beneficial effect on this SA objective. Any development would be required to conform with policy DM11: Protecting and Enhancing the Historic Environment and policy 12: Heritage Assets.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within the prescribed catchment areas for the various classifications of facility as set out within the Community Facilities Audit 2013 except for the local Primary School. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Earl Shilton Site Allocations	
	AS1085 Land at 52 Heath Lane, Earl Shilton	
	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 combination of paddock and residential curtilage, 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 development for Earl Shilton is identified within the Core Strategy. The role of Earl Shilton is to provide local facilities to the local population and provide an important critical mass to support Hinckley Town Centre. To support the regeneration and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. Some mature hedgerows bounding and within the site (SHLAA)</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	Earl Shilton Site Allocations	
	AS1085 Land at 52 Heath Lane, Earl Shilton	
	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 lies within the Stoke Golding Vales Landscape Character Area which is a landscape of largely high sensitivity, much of which feels remote from the principal urban areas. Despite proximity to Hinckley and the A5, much of this area is distinctly rural and largely tranquil. It is one of high sensitivity. The landscape strategy recommends avoidance of creeping urbanisation arising from aspects such as highway improvements which do not reflect local character.  Any 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 170 metres of the Conservation Area (to the south). 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 Conservation Area is not adversely affected.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	The site is currently predominantly Greenfield. Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the adjacent ancient monument is conserved and enhanced.

SA Objective	Earl Shilton Site Allocations	
	AS1085 Land at 52 Heath Lane, Earl Shilton	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Local Centre, Health Centre and local open space. The introduction of 19 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 designated as a minerals safeguarding area for sand and gravel in the Leicestershire Minerals & Waste Plan. The allocation of this site could therefore potentially have an indirect adverse effect on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 19 dwellings on predominantly greenfield land would result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The Local Centre is within 400 metres of the site. The introduction of 19 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.

SA Objective	Earl Shilton Site Allocations	
	AS1085 Land at 52 Heath Lane, Earl Shilton	
	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 not within the relevant catchment area for the 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.	↑	The quantum of development for Earl Shilton is identified within the Core Strategy. To support the regeneration of Earl Shilton and invigorate the urban area, a mixed use urban extension is identified for 1600 dwellings (reduced from the original figure of 2000 stated in the Core Strategy). It will also provide for a minimum of 4.5ha of employment land. It also supports development within the settlement boundary for a minimum of 10 dwellings. The level of development set is considered necessary to ensure the strategy of the Core Strategy is maintained and ensuring existing services are supported and to help improve employment opportunities within the settlement. There are 13 existing employment allocations within Earl Shilton.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Earl Shilton Site Allocations	
	AS1085 Land at 52 Heath Lane, Earl Shilton	
	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 all community facilities including the bus stop, open space, health centre, and local centre. The local primary school is not within walking distance of the site.
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 the nearest bus stop and also within walking distance of a local centre. It is within walking distance to public transport services and therefore access to services to meet day to day needs.

## **Earl Shilton Conclusions**

Within the adopted Core Strategy, Policy 2 – Development in Earl Shilton, looks to support the regeneration of Earl Shilton as there are areas experiencing multiple deprivation. Therefore the Barwell and Earl Shilton Sustainable Urban Extensions (SUE) and their strategies have been adopted through a separate Area Action Plan to ensure the SUEs are developed and thereby supporting the regeneration of Barwell and Earl Shilton. In addition to the 1600 homes allocated for the Earl Shilton SUE as adopted through the Earl Shilton and Barwell AAP, a minimum of 10 homes within Policy 2 of the Core Strategy has been identified, specifying that this is to be within the settlement boundary of Earl Shilton. A total of 17 homes have been built in Earl Shilton since the adoption of the Core Strategy with a further 92 homes having planning permission.

The Sustainability Appraisals conducted for developable greenfield sites surrounding Earl Shilton clearly display that there are some sustainability issues, specifically relating to landscape, archaeology, mineral safeguarded areas as well as overall greenhouse emissions and pollutants dependant on the size of the site.

In relation to location of existing services, many of the sites in Earl Shilton are well located to local services and employment areas with the exception of the larger sites when measured from the centre of the site, thereby increasing the likelihood of vehicular use.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Earl Shilton to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD as the Core Strategy allocated a sustainable quantum of development for Earl Shilton. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.



## Markfield

SA Objective	Markfield Site Allocations	
	AS278 – Land north of Leicester Road, Field Head	
	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>This allocation would have a positive impact on access to housing by providing 150 new dwellings. 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 60 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.</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 400 metres of an open space and within 1000 metres of 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The nearest listed buildings or conservation area are some distance away, meaning that 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 site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.</p>

SA Objective	Markfield Site Allocations	
	AS278 – Land north of Leicester Road, Field Head	
	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 primarily a greenfield site with a small previously developed section, 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 Markfield within the Core Strategy is derived with the aim of ensuring existing services is 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 walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.</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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced. The site is described in the SHLAA as being of ecological interest, and further investigation will be required to assess this.</p>

SA Objective	Markfield Site Allocations	
	AS278 – Land north of Leicester Road, Field Head	
	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>Markfield falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is 'particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.' This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.</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 within close proximity to conservation areas or listed buildings. However, the site is identified in the SHLAA as having significant heritage potential, which will require appropriate consideration and potentially pre application investigation.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This is a predominantly greenfield site adjacent to the settlement boundary which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>

SA Objective	Markfield Site Allocations	
	AS278 – Land north of Leicester Road, Field Head	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within 800 metres of a local centre and 400 metres of a bus stop. However, the introduction of approximately 150 dwellings on this site would bring with it a significant 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, the introduction of approximately 150 dwellings on a greenfield site would therefore result in a significant increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, the introduction of approximately 150 dwellings on a greenfield site would therefore result in a significant increase in 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 walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.

SA Objective	Markfield Site Allocations	
	AS278 – Land north of Leicester Road, Field Head	
	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 Markfield within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Markfield contains an employment site (Markfield Industrial Estate), which means that development of this site would have a minor beneficial impact on the achievement of this objective.
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.	↔	While this site contains a small area of land which has been previously developed, it is predominantly greenfield. 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	Markfield Site Allocations	
	AS278 – Land north of Leicester Road, Field Head	
	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 within Markfield within the Core Strategy is derived with the aim of ensuring that 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 walking distance to a number of facilities and services. The nearest Local Centre is located within 800 metres of the site and it is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.</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 from the nearest Local Centre, and therefore within walking distance to public transport services and those which meet day to day needs

SA Objective	Markfield Site Allocations	
	AS279 – Land south of Jacqueline 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>This allocation would have a positive impact on access to housing by providing 380 new dwellings. 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 152 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.</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 400 metres of an open space and within 1000 metres of 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The nearest listed buildings or conservation area are some distance away, meaning that 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 site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of library, open space and local centre and primary school, but outside that of a secondary school.</p>

SA Objective	Markfield Site Allocations	
	AS279 – Land south of Jacqueline 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 primarily a greenfield site with a small previously developed section, 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 Markfield within the Core Strategy is derived with the aim of ensuring existing services is 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 walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.</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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced. The site is identified in the Extended Phase I Habitat Survey as being of medium ecological value, with the study stating that the Main ecological interest is focused on species-rich hedgerows, woodland areas and boundary features.</p>



SA Objective	Markfield Site Allocations	
	AS279 – Land south of Jacqueline 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>Markfield falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is 'particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.' This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.</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 within close proximity to conservation areas or listed buildings. However, the site is identified in the SHLAA as having significant heritage potential, which will require appropriate consideration and potentially pre application investigation.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</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 which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>

SA Objective	Markfield Site Allocations	
	AS279 – Land south of Jacqueline Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within 800 metres of a local centre and 400 metres of a bus stop. However, the introduction of approximately 150 dwellings on this site would bring with it a significant 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, the introduction of approximately 150 dwellings on a greenfield site would therefore result in a significant increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, the introduction of approximately 150 dwellings on a greenfield site would therefore result in a significant increase in 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 walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.

SA Objective	Markfield Site Allocations	
	AS279 – Land south of Jacqueline 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 Markfield within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Markfield contains an employment site (Markfield Industrial Estate), which means that development of this site would have a minor beneficial impact on the achievement of this objective.
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 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 walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.
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	Markfield Site Allocations	
	AS279 – Land south of Jacqueline 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 within Markfield within the Core Strategy is derived with the aim of ensuring that 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 walking distance to a number of facilities and services. The nearest Local Centre is located within 800 metres of the site and it is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.</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 from the nearest Local Centre, and therefore within walking distance to public transport services and those which meet day to day needs

SA Objective	Markfield Site Allocations	
	AS406 – Land at Ratby Lane and London 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>This allocation would have a positive impact on access to housing by providing 383 new dwellings. 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 60 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of a primary school bus stop, library, open space and local centre, but outside that of a secondary school.</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 400 metres of an open space and within 1000 metres of 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The nearest listed buildings or conservation area are some distance away, meaning that 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 site is within the relevant catchment areas of the nearest primary school, community centre and place of worship.</p>

SA Objective	Markfield Site Allocations	
	AS406 – Land at Ratby Lane and London 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 primarily a greenfield site with a small previously developed section, 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 Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring existing services is 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 catchments areas of the nearest primary school, community 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 to 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	Markfield Site Allocations	
	AS406 – Land at Ratby Lane and London 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>Markfield falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is 'particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.' This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.</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 within close proximity to conservation areas or listed buildings. However, the site is identified in the SHLAA as having significant heritage potential, which will require appropriate consideration and potentially pre application investigation.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This is a predominantly greenfield site adjacent to the settlement boundary which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>

SA Objective	Markfield Site Allocations	
	AS406 – Land at Ratby Lane and London Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within 400 metres of a local centre and 400 metres of a bus stop. However, the introduction of approximately 383 dwellings on this site would bring with it a significant 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓↓	The nearest local centre is within 400 metres of the site. While the site would be within 400 metres of a bus stop, the introduction of approximately 383 dwellings on a greenfield site would therefore result in a significant increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓↓	The nearest local centre is within 400 metres of the site. While the site would be within 400 metres of a bus stop, the introduction of approximately 383 dwellings on a greenfield site would therefore result in a significant increase in greenhouse gas emissions in this location.



SA Objective	Markfield Site Allocations	
	AS406 – Land at Ratby Lane and London 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 It is within the relevant catchment areas of a primary school bus stop, library, open space and local centre, but outside that of a secondary school. On balance, it is considered that development would have a minor beneficial impact on the achievement of 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.	↑	The quantum of housing proposed for Markfield within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Markfield contains an employment site (Markfield Industrial Estate), which means that development of this site would have a minor beneficial impact on the achievement of this objective.
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.	↔	While this site contains a small area of land which has been previously developed, it is predominantly greenfield. 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	Markfield Site Allocations	
	AS406 – Land at Ratby Lane and London 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 quantum of housing proposed within Markfield within the Core Strategy is derived with the aim of ensuring that 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 nearest Local Centre is located within 400 metres of the site, which is also within the relevant catchment areas of a primary school bus stop, library, open space and local centre, but outside that of a secondary school. On balance, it is considered that development of the site would lead to a minor positive outcome in terms of this objective.
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 from the nearest Local Centre, and therefore within walking distance to public transport services and those which meet day to day needs. As such, it is not considered that development of this site would have a positive impact on the achievement of this objective.

SA Objective	Markfield Site Allocations	
	AS414 – Land at Hill Lane, Markfield	
	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.	↑↑	This allocation would have a positive impact on access to housing by providing 56 new dwellings. 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 22 dwellings.  The site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	The site is within 400 metres of an open space but over 1000 metres of the nearest health 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.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	The site is within 100 metres of the Markfield Conservation Area and approximately 300 metres from the nearest listed building (St. Michael's Church). As such, development of the site would have a positive indirect impact on the achievement of this objective.
To improve access to and participation in cultural and leisure activities.	↔	The site is within the relevant catchment areas of an open space, primary school and place of worship but outside that of a secondary school and library. The allocation of this site is not likely to have a significant effect on this SA objective.

SA Objective	Markfield Site Allocations	
	AS414 – Land at Hill Lane, Markfield	
	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 primarily a greenfield site with a small previously developed section, 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 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 areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library.</p> <p>The quantum of housing proposed for Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring existing services is 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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced. The site is identified in the Phase I Habitat Survey as being of predominantly low ecological</p>

SA Objective	Markfield Site Allocations	
	AS414 – Land at Hill Lane, Markfield	
	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>Markfield falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is 'particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.' This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.</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 100 metres of the Markfield Conservation Area and approximately 300 metres from the nearest listed building (St. Michael's Church). This could result in negative impacts on the setting of historic assets depending on the nature of development.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</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 which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>

SA Objective	Markfield Site Allocations	
	AS414 – Land at Hill Lane, Markfield	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 800 metres of a local centre and 400 metres of a bus stop. However, the introduction of approximately 56 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 56 dwellings on a greenfield site would therefore result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 56 dwellings on a greenfield site would therefore result in an increase in greenhouse gas emissions in this location.

SA Objective	Markfield Site Allocations	
	AS414 – Land at Hill Lane, Markfield	
	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 areas of a primary school, but outside that of a secondary school, library and health centre. Because of the distance of the site from a secondary school and health centre, on balance it is not considered that the development of the site would have a positive effect on the achievement of 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.	↑	The quantum of housing proposed for Markfield within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Markfield contains an employment site (Markfield Industrial Estate) which is within close proximity to the site, meaning that development of this site would have a minor beneficial impact on the achievement of this objective.
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 site is greenfield land, meaning that development would not impact this SA Objective.

SA Objective	Markfield Site Allocations	
	AS414 – Land at Hill Lane, Markfield	
	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.	➔	<p>The quantum of housing proposed within Markfield within the Core Strategy is derived with the aim of ensuring that 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 areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library. On balance, it is considered that development of the site would have a minor positive impact on the achievement of this objective.</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 the nearest bus stop and also within walking distance of a local centre. It is within walking distance to public transport services and therefore access to services to meet day to day needs.



SA Objective	Markfield Site Allocations	
	AS415 – Land at Hill Lane 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>This allocation would have a positive impact on access to housing by providing 99 new dwellings. 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 40 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library.</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 400 metres of an open space but over 1000 metres of 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The nearest listed buildings or conservation area are some distance away, meaning that 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 site is within the relevant catchment areas of an open space, primary school and place of worship but outside that of a secondary school and library. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Markfield Site Allocations	
	AS415 – Land at Hill Lane 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 a greenfield site, and therefore 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 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 areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library.</p> <p>➔ The quantum of housing proposed for Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring existing services is 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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced. The site is identified in the Phase I Habitat Survey as potentially being of high ecological value, with the survey noting that there are records of badgers on the site and known bat roosts nearby. It is also stated that habitats on the site may be suitable for reptiles and great crested newts. This, and the location of the site within the high sensitivity Charnwood Fringe Character Area means that there would likely be significant impacts on the achievement of this objective as a result of development on the site of the expected scale.</p>

SA Objective	Markfield Site Allocations	
	AS415 – Land at Hill Lane 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.	↓	<p>Markfield falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is ‘particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.’ This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.</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 within close proximity to conservation areas or listed buildings. However, the site is identified in the SHLAA as having significant heritage potential, which will require appropriate consideration and potentially pre application investigation.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</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 which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>

SA Objective	Markfield Site Allocations	
	AS415 – Land at Hill Lane 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 800 metres of a local centre and 400 metres of a bus stop. However, the introduction of approximately 99 dwellings on this site would bring with it a sizable 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 99 dwellings on a greenfield site would therefore result in a sizable increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 99 dwellings on a greenfield site would therefore result in a sizable increase in greenhouse gas emissions in this location.

SA Objective	Markfield Site Allocations	
	AS415 – Land at Hill Lane 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 areas of a primary school, but outside that of a secondary school, library and health centre.. Because of the distance of the site from a secondary school and health centre, on balance it is not considered that the development of the site would have a positive effect on the achievement of 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.	↑	The quantum of housing proposed for Markfield within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Markfield contains an employment site (Markfield Industrial Estate) which is within very close proximity to the site, meaning that development of this site would have a minor beneficial impact on the achievement of this objective.
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 site is greenfield land, meaning that development would not impact this SA Objective.

SA Objective	Markfield Site Allocations	
	AS415 – Land at Hill Lane Industrial Estate	
	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.	➔	<p>The quantum of housing proposed within Markfield within the Core Strategy is derived with the aim of ensuring that 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 areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library. On balance, it is considered that development of the site would have a minor positive impact on the achievement of this objective.</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 the nearest bus stop and also within walking distance of a local centre. It is within walking distance to public transport services and therefore access to services to meet day to day needs.

SA Objective	Markfield Site Allocations	
	AS421 – Land at 50 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>This allocation would have a positive impact on access to housing by providing 38 new dwellings. 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 facilities and services. It is within the relevant catchment areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library.</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 400 metres of an open space but over 1000 metres of 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The nearest listed buildings or conservation area are some distance away, meaning that 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 site is within the relevant catchment areas of an open space, primary school and place of worship but outside that of a secondary school and library. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Markfield Site Allocations	
	AS421 – Land at 50 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 primarily a greenfield site with a small previously developed section, 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 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 areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library.</p> <p>The quantum of housing proposed for Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring existing services is 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 to 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	Markfield Site Allocations	
	AS421 – Land at 50 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>Markfield falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is 'particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.' This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.</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 within close proximity to conservation areas or listed buildings. However, the site is identified in the SHLAA as having significant heritage potential, which will require appropriate consideration and potentially pre application investigation.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This is a predominantly greenfield site adjacent to the settlement boundary which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>





SA Objective	Markfield Site Allocations	
	AS421 – Land at 50 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 800 metres of a local centre and 400 metres of a bus stop. However, the introduction of approximately 38 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 38 dwellings on a greenfield site would therefore result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The nearest local centre is within 800 metres of the site. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 38 dwellings on a greenfield site would therefore result in an increase in greenhouse gas emissions in this location.

SA Objective	Markfield Site Allocations	
	AS421 – Land at 50 Ashby 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 areas of a primary school, but outside that of a secondary school, library and health centre. Because of the distance of the site from a secondary school and health centre, on balance it is not considered that the development of the site would have a positive effect on the achievement of 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.	↑	The quantum of housing proposed for Markfield within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Markfield contains an employment site (Markfield Industrial Estate) which is within close proximity to the site, meaning that development of this site would have a minor beneficial impact on the achievement of this objective.
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 site is predominantly greenfield land, meaning that development would not impact this SA Objective.

SA Objective	Markfield Site Allocations	
	AS421 – Land at 50 Ashby 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.	➔	<p>The quantum of housing proposed within Markfield within the Core Strategy is derived with the aim of ensuring that 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 areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library. On balance, it is considered that development of the site would have a minor positive impact on the achievement of this objective.</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 the nearest bus stop and also within walking distance of a local centre. It is within walking distance to public transport services and therefore access to services to meet day to day needs.

SA Objective	Markfield Site Allocations	
	AS699 – Land at 50 Knoll Farm, Forest 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>This allocation would have a positive impact on access to housing by providing 15 new dwellings. 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 6 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside that of a secondary school.</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 400 metres of an open space and within 1000 metres of 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	→	<p>The site would be across the road from Little Markfield Farm, a Grade II listed building, and would occupy a prominent position along the entrance to Markfield. It would also be within a short distance of the Markfield Conservation Area. It would also be within walking distance of Altar Stones Local Wildlife Site and Hill Hole Quarry. It would therefore provide access to local heritage and natural assets.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within the relevant catchment areas of the nearest primary school, community centre and place of worship, but outside the catchment of the nearest secondary school.</p>

SA Objective	Markfield Site Allocations	
	AS699 – Land at 50 Knoll Farm, Forest 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 Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring existing services is 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 areas of the nearest primary school, community centre and place of worship, but outside the catchment of the nearest secondary school.</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 to 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	Markfield Site Allocations	
	AS699 – Land at 50 Knoll Farm, Forest 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>Markfield falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is 'particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.' This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale, and this could be particularly significant given the prominent location of the site on a key entrance to Markfield.</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 would be across the road from Little Markfield Farm; a Grade II listed building, and would occupy a prominent position along the entrance to Markfield. It would also be within a short distance of the Markfield Conservation Area. Harm could potentially result if correct steps were not taken to ensure that development on the site would not adversely impact the setting of these heritage assets.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>This is a predominantly greenfield site adjacent to the settlement boundary which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>

SA Objective	Markfield Site Allocations	
	AS699 – Land at 50 Knoll Farm, Forest Road	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 800 metres of a local centre and 400 metres of a bus stop. However, the introduction of approximately 15 dwellings on this site would bring with it a significant 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The nearest local centre is within 800 metres of the site and within 400 metres of a bus stop. The introduction of approximately 15 dwellings on a greenfield 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.	↓	The nearest local centre is within 800 metres of the site. The site would be within 400 metres of a bus stop. The introduction of approximately 15 dwellings on a greenfield site would therefore result in a minor increase in greenhouse gas emissions in this location.



SA Objective	Markfield Site Allocations	
	AS699 – Land at 50 Knoll Farm, Forest 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 outside the catchments areas of the nearest secondary school, but within the catchment of the nearest primary school, community centre, place of worship and health centre. Development would therefore have a minor positive effect 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.	↑	The quantum of housing proposed for Markfield within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Markfield contains an employment site (Markfield Industrial Estate), which means that development of this site would have a minor beneficial impact on the achievement of this objective.
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 is a greenfield site, 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	Markfield Site Allocations	
	AS699 – Land at 50 Knoll Farm, Forest 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 quantum of housing proposed within Markfield within the Core Strategy is derived with the aim of ensuring that 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 nearest Local Centre is located within 800 metres of the site, and the site is within the catchment of the nearest primary school, community centre and place of worship. However, the site is outside the catchment area of the nearest secondary school. On balance, it is considered that site development would have a minor beneficial impact on the achievement of this objective.</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 from the nearest Local Centre, and therefore within walking distance to public transport services and those which meet day to day needs.

SA Objective	Markfield Site Allocations	
	AS704 – Land South of 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>This allocation would have a positive impact on access to housing by providing 8 new dwellings. 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 3 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within the relevant catchment areas of a bus stop, library, open space and local centre and primary school, but outside a secondary school and library.</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 400 metres of an open space but over 1000 metres from a 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>The nearest listed buildings or conservation area are some distance away, meaning that 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 site is within the relevant catchment areas of an open space, primary school and place of worship but outside that of a secondary school and library. The allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Markfield Site Allocations	
	AS704 – Land South of 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 primarily a greenfield site with a small previously developed section, 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 Markfield within the Core Strategy is derived with the aim of ensuring existing services is 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 outside the catchments areas of the nearest secondary school and community centre, but within the catchment of a place of worship and a primary school.</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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced. The site is described in the Extended Phase I Habitat Survey as being of low ecological value.</p>

SA Objective	Markfield Site Allocations	
	AS704 – Land South of 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>Markfield falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is 'particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.' This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.</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 not within close proximity to conservation areas or listed buildings.
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	This is a predominantly greenfield site adjacent to the settlement boundary which is within a landscape identified as sensitive in the Landscape Character Assessment. 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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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	Markfield Site Allocations	
	AS704 – Land South of 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is within 800 metres of a local centre and 400 metres of a bus stop. Given the small number of potential dwellings on the site, it is not considered that development of the site of 8 dwellings would impact the achievability of this objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↔	The site is within 800 metres of a local centre and 400 metres of a bus stop. Given the small number of potential dwellings on the site, it is not considered that development of the site of 8 dwellings would impact the achievability of this objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The site is within 800 metres of a local centre and 400 metres of a bus stop. Given the small number of potential dwellings on the site, it is not considered that development of the site of 8 dwellings would impact the achievability of this objective.
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 areas of a primary school, but outside that of a secondary school, library and health centre. Because of the distance of the site from a secondary school and health centre, on balance it is not considered that the development of the site would have a positive effect on the achievement of this objective.

SA Objective	Markfield Site Allocations	
	AS704 – Land South of Ashby 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 Markfield within the Core Strategy is derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. Markfield contains an employment site (Markfield Industrial Estate), which means that development of this site would have a minor beneficial impact on the achievement of this objective.
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.	↔	While this site contains a small area of land which has been previously developed, it is predominantly greenfield. 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	Markfield Site Allocations	
	AS704 – Land South of Ashby 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 within Markfield within the Core Strategy is derived with the aim of ensuring that 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 areas of a bus stop, open space, local centre and primary school, but outside that of a secondary school and library. On balance, it is considered that development of the site would have a minor positive impact on the achievement of this objective.</p>
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	<p>The site is within 400 metres of the nearest bus stop and also within walking distance of a local centre. It is within walking distance to public transport services and therefore access to services to meet day to day needs.</p>



## **Markfield Conclusions**

Within the adopted Core Strategy, Policy 8 – Key Rural Centres Relating to Leicester, states that to support local services within Markfield and to ensure local people have access to a range of homes; the Council will allocate land for a minimum of 80 homes. Since the adoption of the Core Strategy seven homes have been provided in Markfield with a further 193 dwellings having planning permission.





The Sustainability Appraisals conducted for developable greenfield sites surrounding Markfield clearly display that there are some sustainability issues, specifically relating to landscape, mineral safeguarding as well as overall greenhouse emissions and pollutants dependant on the size of the site.

In relation to location of existing services, many of the sites in Markfield are well located to local services and facilities with the exception of the larger sites when measured from the centre of the site, thereby increasing the likelihood of vehicular use.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Markfield to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD as the Core Strategy allocated a sustainable quantum of development for Markfield, which has now been significantly exceeded in the six years since the Core Strategy's adoption. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.

## Ratby

SA Objective	Ratby Site Allocations	
	AS476 – Land Rear of 43 Park Road, Ratby	
	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>↑</p>	<p>As Ratby has already met its Core Strategy Policy 8 requirement of 75 dwellings, no further sites have been allocated. However if this site were to be allocated for the development of 17 dwellings, this would have a beneficial effect on the delivery of decent, affordable housing in Ratby.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 6 dwellings,</p> <p>In addition the site is located in a central location in close proximity to the local bus stop and other community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	<p>→</p>	<p>A health centre is within 1000m of the site and open space is within 400m of the site.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	<p>↔</p>	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Ratby Site Allocations	
	AS476 – Land Rear of 43 Park Road, Ratby	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.		The Community Facilities Audit (2013) identifies cultural and tourism facilities these include Ratby Library and Ratby Village Hall and Old People's Welfare Hall.
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 quanta of housing proposed for Ratby within the Core Strategy is derived with the aim of ensuring existing services are supported.  As the housing requirement as identified in the Core Strategy has been met, this development would increase the level of housing above and beyond what has been deemed acceptable to retain the existing population of the settlement whilst maintaining its character and community cohesion. Therefore this development would have an adverse impact on this SA Objective.
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 sits adjacent to the Rothley Brook Meadow Green Wedge which promotes opportunities for enhancement to further increase amenity as well as ecological value and its value as a functional floodplain.  This development would be required to conform to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Ratby Site Allocations	
	AS476 – Land Rear of 43 Park Road, Ratby	
	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>Ratby lies within the Charnwood Fringe Landscape Character Area. The Landscape Character Assessment notes that the area is particularly distinctive and has some diverse and dramatic features resulting in high sensitivity and limited capacity for change.</p> <p>The site also sits adjacent to the Rothley Brook Meadow Green Wedge which promotes opportunities for enhancement to further increase amenity as well as ecological value and its value as a functional floodplain.</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>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough's Archaeology to ensure that any potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Ratby is situated within the Charnwood Fringe Landscape Character Area which is sensitive to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor adverse impact on the rural landscape.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.	↔	<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Ratby Site Allocations	
	AS476 – Land Rear of 43 Park Road, Ratby	
	Appraisal	Comments/Recommendations
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 within Flood Zones 2 and 3a.</p> <p>The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.	↓	<p>The site is within walking distance of a few services: 400m of a bus stop and open space, 800m of a primary school, local centre and post office. A health centre is within 1000m from the site.</p> <p>The introduction of 17 dwellings on this site would bring with it an increase 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.	↩	The site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 17 dwellings on a greenfield site would increase energy use in this location.





SA Objective	Ratby Site Allocations	
	AS476 – Land Rear of 43 Park Road, Ratby	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>The site is within walking distance of a few services: 400m of a bus stop and open space, 800m of a primary school, local centre and post office. A health centre is within 1000m from the site.</p> <p>The introduction of 17 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 the Ratby Brethren Meeting Hall, Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Surgery, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James 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 Ratby 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 Ratby.
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	Ratby Site Allocations	
	AS476 – Land Rear of 43 Park Road, Ratby	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield land and therefore the development of this would have no significant effects 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 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 site is within walking distance of a few services: 400m of a bus stop and open space, 800m of a primary school, local centre and post office. A health centre is within 1000m from the site.  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 Ratby Brethren Meeting Hall, Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Surgery, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James Church.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within walking distance of a few services: 400m of a bus stop, 800m of a primary school, local centre and post office. A health centre is within 1000m from the site.

SA Objective	Ratby Site Allocations	
	AS477 – Land at the Rear of Brethren Meeting Hall	
	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>As Ratby has already met its Core Strategy Policy 8 requirement of 75 dwellings, no further sites have been allocated. However if this site were to be allocated for the development of 43 dwellings, this would have a beneficial effect on the delivery of decent, affordable housing in Ratby.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 17 dwellings,</p> <p>In addition the site is located in a central location in close proximity to the local bus stop and other community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	A health centre is within 1000m of the site and open space is within 400m of the site.
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 Facilities Audit (2013) identifies cultural and tourism facilities these include Ratby Library and Ratby Village Hall and Old People's Welfare Hall.



SA Objective	Ratby Site Allocations	
	AS477 – Land at the Rear of Brethren Meeting Hall	
	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 part greenfield, part brownfield, 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 quanta of housing proposed for Ratby within the Core Strategy is derived with the aim of ensuring existing services are supported.</p> <p>As the housing requirement as identified in the Core Strategy has been met, this development would increase the level of housing above and beyond what has been deemed acceptable to retain the existing population of the settlement whilst maintaining its character and community cohesion. Therefore this development would have an adverse impact on this SA 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>The majority of the site sits within the Rothley Brook Meadow Green Wedge which promotes opportunities for enhancement to further increase amenity as well as ecological value and its value as a functional floodplain. The Green Wedge also provides a green lung and recreational resource. The development of this site would remove part of the Green Wedge.</p> <p>This development would be required to conform to 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	Ratby Site Allocations	
	AS477 – Land at the Rear of Brethren Meeting Hall	
	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>Ratby lies within the Charnwood Fringe Landscape Character Area. The Landscape Character Assessment notes that the area is particularly distinctive and has some diverse and dramatic features resulting in high sensitivity and limited capacity for change.</p> <p>The site also sits within to the Rothley Brook Meadow Green Wedge which promotes opportunities for enhancement to further increase amenity as well as ecological value and its value as a functional floodplain. The development of this site would remove part of the Green Wedge.</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>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough's Archaeology to ensure that any potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>Ratby is situated within the Charnwood Fringe Landscape Character Area which is sensitive to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor adverse impact on the rural landscape.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		<p>This development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Ratby Site Allocations	
	AS477 – Land at the Rear of Brethren Meeting Hall	
	Appraisal	Comments/Recommendations
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 within Flood Zones 2 and 3a.</p> <p>The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.	↓	<p>The site is within walking distance of a few services: 400m of a bus stop and open space, 800m of a primary school, local centre and post office. A health centre is within 1000m from the site.</p> <p>The introduction of 43 dwellings on this site would bring with it an increase 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.	↩	<p>The site has been identified as a mineral safeguarded area for sand and gravel in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.</p>
To minimise energy use and develop renewable energy resources.	↓	<p>The introduction of 43 dwellings on a part greenfield, part brownfield site would increase energy use in this location.</p>

SA Objective	Ratby Site Allocations	
	AS477 – Land at the Rear of Brethren Meeting Hall	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	<p>The site is within walking distance of a few services: 400m of a bus stop and open space, 800m of a primary school, local centre and post office. A health centre is within 1000m from the site.</p> <p>The introduction of 43 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 the Ratby Brethren Meeting Hall, Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Surgery, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James 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 Ratby 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 Ratby.
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	Ratby Site Allocations	
	AS477 – Land at the Rear of Brethren Meeting Hall	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↑	The site is greenfield and brownfield land and therefore the development of this would have a beneficial 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 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 site is within walking distance of a few services: 400m of a bus stop and open space, 800m of a primary school, local centre and post office. A health centre is within 1000m from the site.  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 Ratby Brethren Meeting Hall, Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Surgery, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James Church.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	→	The site is within walking distance of a few services: 400m of a bus stop, 800m of a primary school, local centre and post office. A health centre is within 1000m from the site.





SA Objective	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs 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>↑↑</p>	<p>As Ratby has already met its Core Strategy Policy 8 requirement of 75 dwellings, no further sites have been allocated. However if this site were to be allocated for the development of 281 dwellings, this would have a beneficial effect on the delivery of decent, affordable housing in Ratby.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 112 dwellings.</p> <p>In addition the site is located in a central location in close proximity to the local bus stop and other community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	<p>↔</p>	<p>A health centre is over 1000m from the site and open space is within 400m of the site.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	<p>⇒</p>	<p>St Philip and St James Church, a Grade II* building and 85 Main Street, a Grade II building are within 800m of the site. Part of the south east corner of the site is within the Ratby Conservation Area.</p>
To improve access to and participation in cultural and leisure activities.	<p>⇒</p>	<p>The Community Facilities Audit (2013) identifies cultural and tourism facilities. The site is within walking distance of Ratby Library, Ratby Village Hall and Old People's Welfare Hall and areas of open space.</p>

SA Objective	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs 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 quanta of housing proposed for Ratby within the Core Strategy is derived with the aim of ensuring existing services are supported.</p> <p>As the housing requirement as identified in the Core Strategy has been met, this development would increase the level of housing above and beyond what has been deemed acceptable to retain the existing population of the settlement whilst maintaining its character and community cohesion. Therefore this development would have an adverse impact on this SA 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>The site is situated within the National Forest and Charnwood Forest and Policies 21 and 22 of the Core Strategy would apply.</p> <p>This development would be required to conform to 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	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs 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>↓↓</p>	<p>Ratby lies within the Charnwood Fringe Landscape Character Area. The Landscape Character Assessment notes that the area is particularly distinctive and has some diverse and dramatic features resulting in high sensitivity and limited capacity for change.</p> <p>The majority of the Borough's woodland is found within this character area with large mature woodland located around Ratby and Groby. In this particular instance, north of the site.</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>↓</p>	<p>The south east corner of the site is situated within the Ratby Conservation Area as well as being closely located to St Philip and St James Church (Grade II*) and 85 Main Street (Grade II).</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	<p>↓↓</p>	<p>Ratby is situated within the Charnwood Fringe Landscape Character Area which is sensitive to change.</p> <p>The majority of the Borough's woodland is found within this character area with large mature woodland located around Ratby and Groby. In this particular instance, north of the site.</p> <p>As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a major adverse impact on the rural landscape as well as the National Forest and Charnwood Forest.</p>



SA Objective	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs 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 lies within Flood Zones 2 and 3a. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of an open space, 800m of bus stop, a primary school, local centre and post office. A health centre is over 1000m from the site. The introduction of 281 dwellings on this site would bring with it an increase 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 development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 281 dwellings on a greenfield site would increase energy use in this location.

SA Objective	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>The site is within walking distance of a few services: 400m of an open space, 800m of bus stop, a primary school, local centre and post office. A health centre is over 1000m from the site.</p> <p>The introduction of 281 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.		<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 Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James Church.</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 Ratby 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 Ratby.</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	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	The site is greenfield land and therefore the development of this would have no significant effects 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 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 site is within walking distance of a few services: 400m of an open space, 800m of bus stop, a primary school, local centre and post office. A health centre is over 1000m from the site.  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 Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James Church.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within walking distance of a few services: 400m of an open space, 800m of bus stop, a primary school, local centre and post office. A health centre is over 1000m from the site.
SA Objective	Ratby Site Allocations	





## AS489 – Land Between Burroughs Road and Desford Lane

	AS489 – Land Between Burroughs Road and Desford 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>As Ratby has already met its Core Strategy Policy 8 requirement of 75 dwellings, no further sites have been allocated. However if this site were to be allocated for the development of 200 dwellings, this would have a beneficial effect on the delivery of decent, affordable housing in Ratby.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 80 dwellings.</p> <p>In addition the site is located in a central location in close proximity to the local bus stop and other community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	A health centre is over 1000m from the site and open space is within 400m of the site.
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	⇒	85 Main Street, a Grade II listed building is within 400m of the site and St Philip and St James Church, a Grade II* listed building is within 800m of the site. The site is also within walking distance of the Ratby Conservation Area.
To improve access to and participation in cultural and leisure activities.	⇒	The Community Facilities Audit (2013) identifies cultural and tourism facilities. The site is within walking distance of Ratby Library, Ratby Village Hall and Old People's Welfare Hall and areas of open space. There are also allotments within the site to the north of Desford Lane.

SA Objective	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs 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 quanta of housing proposed for Ratby within the Core Strategy is derived with the aim of ensuring existing services are supported.</p> <p>As the housing requirement as identified in the Core Strategy has been met, this development would increase the level of housing above and beyond what has been deemed acceptable to retain the existing population of the settlement whilst maintaining its character and community cohesion. Therefore this development would have an adverse impact on this SA 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>The site is situated within the National Forest and Charnwood Forest and Policies 21 and 22 of the Core Strategy would apply. There is also an area of woodland within the site.</p> <p>Rothley Brook runs through the southern part of the site and has associated watercourses providing a network of wildlife corridors through the wider area as Identified in the Phase 1 Habitat Survey (Feb 2012).</p> <p>Development of this site would have an adverse effect on this SA Objective.</p> <p>This development would be required to conform to 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	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs 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>Ratby lies within the Charnwood Fringe Landscape Character Area. The Landscape Character Assessment notes that the area is particularly distinctive and has some diverse and dramatic features resulting in high sensitivity and limited capacity for change.</p> <p>The majority of the Borough's woodland is found within this character area with large mature woodland located around Ratby and Groby. There are some areas of woodland within the site.</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 200m of the Ratby Conservation Area as well as being closely located to St Philip and St James Church (Grade II*) and 85 Main Street (Grade II).</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	<p>Ratby is situated within the Charnwood Fringe Landscape Character Area which is sensitive to change.</p> <p>The majority of the Borough's woodland is found within this character area with large mature woodland located around Ratby and Groby. In this particular instance some woodland is within the site.</p> <p>As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a major adverse impact on the rural landscape as well as the National Forest and Charnwood Forest.</p>

SA Objective	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs 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 lies within Flood Zones 2 and 3a. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of a primary school, open space and local centre, 800m of a bus stop and post office. A health centre is over 1000m from the site. The introduction of 200 dwellings on this site would bring with it an increase 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 development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 200 dwellings on a greenfield site would increase energy use in this location.

SA Objective	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>The site is within walking distance of a few services: 400m of a primary school, open space and local centre, 800m of a bus stop and post office. A health centre is over 1000m from the site.</p> <p>The introduction of 200 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.		<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 Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James Church.</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 Ratby 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 Ratby.</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	Ratby Site Allocations	
	AS488 – Land Between Markfield Road and Burroughs Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↔	The site is greenfield land and therefore the development of this would have no significant effects 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 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 site is within walking distance of a few services: 400m of a primary school, open space and local centre, 800m of a bus stop and post office. A health centre is over 1000m from the site.  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 Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James Church.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within walking distance of a few services: 400m of a primary school, open space and local centre, 800m of a bus stop and post office. A health centre is over 1000m from the site.

SA Objective	Ratby Site Allocations	
	AS496 – Land to the Rear of 15-41 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>↑</p>	<p>As Ratby has already met its Core Strategy Policy 8 requirement of 75 dwellings, no further sites have been allocated. However if this site were to be allocated for the development of 27 dwellings, this would have a beneficial effect on the delivery of decent, affordable housing in Ratby.</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 the 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 in a central location in close proximity to the local bus stop and other community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	<p>↔</p>	<p>A health centre is over 1000m from the site and open space is within 400m of the site.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	<p>⇒</p>	<p>85 Main Street, a Grade II listed building is within 400m of the site and St Philip and St James Church, a Grade II* listed building is within 800m of the site. The site is also within walking distance of the Ratby Conservation Area.</p>
To improve access to and participation in cultural and leisure activities.	<p>⇒</p>	<p>The Community Facilities Audit (2013) identifies cultural and tourism facilities. The site is within walking distance of Ratby Library, Ratby Village Hall and Old People's Welfare Hall and areas of open space.</p>

SA Objective	Ratby Site Allocations	
	AS496 – Land to the Rear of 15-41 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 quanta of housing proposed for Ratby within the Core Strategy is derived with the aim of ensuring existing services are supported.</p> <p>As the housing requirement as identified in the Core Strategy has been met, this development would increase the level of housing above and beyond what has been deemed acceptable to retain the existing population of the settlement whilst maintaining its character and community cohesion. Therefore this development would have an adverse impact on this SA 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>The site is situated within the National Forest and Charnwood Forest and Policies 21 and 22 of the Core Strategy would apply.</p> <p>This development would be required to conform to 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	Ratby Site Allocations	
	AS496 – Land to the Rear of 15-41 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>Ratby lies within the Charnwood Fringe Landscape Character Area. The Landscape Character Assessment notes that the area is particularly distinctive and has some diverse and dramatic features resulting in high sensitivity and limited capacity for change.</p> <p>The majority of the Borough's woodland is found within this character area with large mature woodland located around Ratby and Groby.</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 closely located to St Philip and St James Church (Grade II*) and 85 Main Street (Grade II) as well as the Ratby Conservation Area.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Ratby is situated within the Charnwood Fringe Landscape Character Area which is sensitive to change.</p> <p>The majority of the Borough's woodland is found within this character area with large mature woodland located around Ratby and Groby.</p> <p>As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have an adverse impact on the rural landscape as well as the National Forest and Charnwood Forest.</p>

SA Objective	Ratby Site Allocations	
	AS496 – Land to the Rear of 15-41 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 lies outside of the floodplain.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of an open space and a bus stop, 800m of a primary school, local centre and post office. A health centre is over 1000m from the site. The introduction of 27 dwellings on this site would bring with it an increase 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 development 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	Ratby Site Allocations	
	AS496 – Land to the Rear of 15-41 Groby Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site is within walking distance of a few services: 400m of an open space and a bus stop, 800m of a primary school, local centre and post office. A health centre is over 1000m from the site.  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 Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James 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 Ratby 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 Ratby.
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	Ratby Site Allocations	
	AS496 – Land to the Rear of 15-41 Groby Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	The site is greenfield land and therefore the development of this would have no significant effects 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 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 site is within walking distance of a few services: 400m of an open space and a bus stop, 800m of a primary school, local centre and post office. A health centre is over 1000m from the site.  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 Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James Church.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within walking distance of a few services: The site is within walking distance of a few services: 400m of an open space and a bus stop, 800m of a primary school, local centre and post office. A health centre is over 1000m from the site.

SA Objective	Ratby Site Allocations	
	AS673 – Land to the Rear of 2-28 Markfield 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>↑</p>	<p>As Ratby has already met its Core Strategy Policy 8 requirement of 75 dwellings, no further sites have been allocated. However if this site were to be allocated for the development of 10 dwellings, this would have a beneficial effect on the delivery of decent, affordable housing in Ratby.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 4 dwellings.</p> <p>In addition the site is located in a central location in close proximity to the local bus stop and other community facilities.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	<p>↔</p>	<p>A health centre is within 1000m of the site and open space is within 400m of the site.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	<p>⇒</p>	<p>85 Main Street, a Grade II listed building and St Philip and St James Church, a Grade II* listed building are within 400m of the site. The site is also within walking distance of the Ratby Conservation Area.</p>
To improve access to and participation in cultural and leisure activities.	<p>⇒</p>	<p>The Community Facilities Audit (2013) identifies cultural and tourism facilities. The site is within walking distance of Ratby Library, Ratby Village Hall and Old People's Welfare Hall and areas of open space.</p>



SA Objective	Ratby Site Allocations	
	AS673 – Land to the Rear of 2-28 Markfield 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 quanta of housing proposed for Ratby within the Core Strategy is derived with the aim of ensuring existing services are supported.</p> <p>As the housing requirement as identified in the Core Strategy has been met, this development would increase the level of housing above and beyond what has been deemed acceptable to retain the existing population of the settlement whilst maintaining its character and community cohesion. Therefore this development would have an adverse impact on this SA 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>The site is situated within the National Forest and Charnwood Forest and Policies 21 and 22 of the Core Strategy would apply.</p> <p>This development would be required to conform to 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	Ratby Site Allocations	
	AS673 – Land to the Rear of 2-28 Markfield 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>Ratby lies within the Charnwood Fringe Landscape Character Area. The Landscape Character Assessment notes that the area is particularly distinctive and has some diverse and dramatic features resulting in high sensitivity and limited capacity for change.</p> <p>The majority of the Borough's woodland is found within this character area with large mature woodland located around Ratby and Groby.</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 closely located to St Philip and St James Church (Grade II*) and 85 Main Street (Grade II) as well as the Ratby 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, DM12: Heritage Assets to ensure that the setting of the listed buildings is not adversely affected.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Ratby is situated within the Charnwood Fringe Landscape Character Area which is sensitive to change.</p> <p>The majority of the Borough's woodland is found within this character area with large mature woodland located around Ratby and Groby.</p> <p>As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have an adverse impact on the rural landscape as well as the National Forest and Charnwood Forest.</p>

SA Objective	Ratby Site Allocations	
	AS673 – Land to the Rear of 2-28 Markfield 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 lies outside of the floodplain. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of an open space, bus stop and a primary school, 800m of a local centre and post office. A health centre is with 1000m of the site. The introduction of 10 dwellings on this site would bring with it an increase 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 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.

SA Objective	Ratby Site Allocations	
	AS673 – Land to the Rear of 2-28 Markfield Road	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site is within walking distance of a few services: 400m of an open space, bus stop and a primary school, 800m of a local centre and post office. A health centre is within 1000m of the site.  The introduction of 10 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 Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James 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 Ratby 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 Ratby.
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	Ratby Site Allocations	
	AS673 – Land to the Rear of 2-28 Markfield Road	
	Appraisal	Comments/Recommendations
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	The site is greenfield land and therefore the development of this would have no significant effects 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 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 site is within walking distance of a few services: 400m of an open space, bus stop and a primary school, 800m of a local centre and post office. A health centre is within 1000m of the site.  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 Ratby Church Rooms, Ratby Methodist Church, Ratby Library, Ratby Primary School, Ratby Village Hall and Old People's Welfare Hall and St Philip and St James Church.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within walking distance of a few services: 400m of an open space, bus stop and a primary school, 800m of a local centre and post office. A health centre is within 1000m of the site.

## **Ratby Conclusions**

Within the adopted Core Strategy, Policy 8 – Key Rural Centres Relating to Leicester, states that to support local services within Ratby and to ensure local people have access to a range of homes; the Council will allocate land for a minimum of 75 homes. Since the adoption of the Core Strategy 89 homes have been provided in Ratby with a further 32 dwellings having planning permission.

The Sustainability Appraisals conducted for developable greenfield sites surrounding Ratby clearly display that there are some sustainability issues, specifically relating to landscape, flooding, heritage as well as overall greenhouse emissions dependant on the size of the site.

In relation to location of existing services, many of the sites in Ratby are well located to local services and facilities with the exception of the larger sites when measured from the centre of the site, thereby increasing the likelihood of vehicular use.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Ratby to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD as the Core Strategy allocated a sustainable quantum of development for Ratby, which has now been significantly exceeded in the six years since the Core Strategy's adoption. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.

## Stanton Under Bardon

SA Objective	Stanton Under Bardon Site Allocations	
	AS529 – Land North of Thornton 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>This allocation would have a positive impact on access to housing by providing 85 new dwellings. 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 34 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within 400 metres of open space, bus stop, primary school. It is over 1.5km from the nearest local 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 within 400 metres of an open space but 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>There are no listed buildings or Conservation Areas within or nearby to Stanton Under Bardon, meaning that the allocation of this site is not likely to have a significant effect on this SA objective.</p>

SA Objective	Stanton Under Bardon Site Allocations	
	AS529 – Land North of Thornton Lane	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	↕	The site would be within 400 metres of an open space.
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 Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring existing services is 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 primary school and community hall.



SA Objective	Stanton Under Bardon Site Allocations	
	AS529 – Land North of Thornton Lane	
	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.	↕	This development would be required to conform to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced. The site is identified in the Extended Phase I Habitat Survey as being of low ecological value, meaning that development of this site would be unlikely to have an 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.	↓	Stanton Under Bardon falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is ‘particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.’ This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.  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 not within close proximity to conservation areas or listed buildings. However, the site is identified in the SHLAA as having significant heritage potential, which will require appropriate consideration and potentially pre application investigation.  The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.
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 which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.

SA Objective	Stanton Under Bardon Site Allocations	
	AS529 – Land North of Thornton Lane	
	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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is over 1500 metres from the nearest Local Centre, which is in Markfield, but is however within 400 metres of a bus stop. The introduction of approximately 85 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The nearest service centre to this site stands approximately 1.5 km away in the Markfield local centre. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 85 dwellings on a greenfield site would therefore result in an increase in energy use in this location.

SA Objective	Stanton Under Bardon Site Allocations	
	AS529 – Land North of Thornton Lane	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site would be over 1.5 km from the nearest local centre, which is within the neighbouring settlement of Markfield. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 85 dwellings on a greenfield site would therefore result in an increase in energy use in this location.
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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 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 Stanton Under Bardon 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 no employment sites within the settlement, meaning that development of this site would have no significant impact on this objective.
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	Stanton Under Bardon Site Allocations	
	AS529 – Land North of Thornton Lane	
	Appraisal	Comments/Recommendations
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.
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	➔	<p>Markfield local centre is the nearest Local Centre to the site and is located over 1.5 km distant. The quantum of housing proposed within Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring that 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 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 site is within 400 metres of a bus stop but over 1.5 km from the nearest Local Centre which is in Markfield. Therefore, while the site would be accessible via the local bus route, it is considered that private car would be regularly used to access facilities in the local centre.

SA Objective	Stanton Under Bardon Site Allocations	
	AS532 – Land rear of 30-32 Main Street, Stanton under Bardon	
	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.	↔	This site would provide a single dwelling, and as such not significantly improve access to housing. Due to the single dwelling proposed, under Core Strategy Policy 15 no affordable housing or commuted sums would be provided.  The site is within the relevant catchment areas for a primary school, secondary school, post office and bus stop, but is outside of the catchment areas for the nearest local centre, which is located in Markfield, and the nearest health centre.
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	The site is within 400 metres of an open space but over 1000 metres from a health centre
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	There are no listed buildings or Conservation Areas within or nearby to Stanton Under Bardon, meaning that 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 site would be within the relevant catchment areas for a church hall, public house, church, primary school, village hall and open space.

SA Objective	Stanton Under Bardon Site Allocations	
	AS532 – Land rear of 30-32 Main Street, Stanton under Bardon	
	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 Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring existing services is 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 primary school and community hall.</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 to 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	Stanton Under Bardon Site Allocations	
	AS532 – Land rear of 30-32 Main Street, Stanton under Bardon	
	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>Stanton Under Bardon falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is ‘particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.’ This high sensitivity means that there would likely be an impact on the landscape as a result of development, although this would be limited due to the small number of potential dwellings.</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 within close proximity to conservation areas or listed buildings. The site is identified in the SHLAA as having limited archaeological potential, which will require appropriate consideration and potentially pre application investigation.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</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 which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>

SA Objective	Stanton Under Bardon Site Allocations	
	AS532 – Land rear of 30-32 Main Street, Stanton under Bardon	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↔	The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is over 1.5 km from the nearest Local Centre, which is in Markfield, but is however within 400 metres of a bus stop. However, given the capacity of the site for 4 dwellings, it would not have a significant impact on the achievement of this objective.
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↔	The nearest service centre to this site stands approximately 1.5 km away in the Markfield local centre. However, given the capacity of the site for 4 dwellings, it would not have a significant impact on the achievement of this objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The site would be over 1.5 km from the nearest local centre, which is within the neighbouring settlement of Markfield. However, given the capacity of the site for 4 dwellings, it would not have a significant impact on the achievement of this objective.
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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.



SA Objective	Stanton Under Bardon Site Allocations	
	AS532 – Land rear of 30-32 Main Street, Stanton under Bardon	
	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 Stanton Under Bardon 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 no employment sites within the settlement, meaning that development of this site would have no significant impact on this objective.
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	Stanton Under Bardon Site Allocations	
	AS532 – Land rear of 30-32 Main Street, Stanton under Bardon	
	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>Markfield local centre is the nearest Local Centre to the site and is located over 1.5 km distant. The quantum of housing proposed within Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring that 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 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 site is within 400 metres of a bus stop but over 1.5 km from the nearest Local Centre which is in Markfield. Therefore, while the site would be accessible via the local bus route, it is considered that private car would be regularly used to access facilities in the local centre.

SA Objective	Stanton Under Bardon Site Allocations	
	AS706 – Land at 10 Preston 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>This allocation would have a positive impact on access to housing by providing 32 new dwellings. 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 13 dwellings.</p> <p>The site is within walking distance to a number of facilities and services. It is within 400 metres of open space, bus stop, primary school. It is over 1.5 km from the nearest local 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 within 400 metres of an open space but 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.</p>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>There are no listed buildings or Conservation Areas within or nearby to Stanton Under Bardon, meaning that 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 site is within the relevant catchment area for a community centre/village hall and place of worship.</p>

SA Objective	Stanton Under Bardon Site Allocations	
	AS706 – Land at 10 Preston 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 primarily a greenfield site with a small previously developed section, 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 Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring existing services is 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 primary school and community hall.</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 to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced. The site is identified in the Extended Phase I Habitat Survey as being of medium ecological value, with the report stating that it 'is of value to badgers and bats.' As such, development would have a negative impact on the achievement of this objective.</p>

SA Objective	Stanton Under Bardon Site Allocations	
	AS706 – Land at 10 Preston 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.	↓	<p>Stanton Under Bardon falls within the Charnwood Fringe Character Area in the Landscape Character Assessment. This states that character area is ‘particularly distinctive.... Diverse and sometimes dramatic features result in high sensitivity.’ This high sensitivity means that there would likely be an impact on the landscape as a result of development of this scale.</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 within close proximity to conservation areas or listed buildings. However, the site is identified in the SHLAA as having significant archaeological potential, which will require appropriate consideration and potentially pre application investigation.</p> <p>The scheme should be appropriately designed in line with policy DM10: Development and Design, to ensure that the character of local distinctiveness of the area is conserved and enhanced. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This is a predominantly greenfield site adjacent to the settlement boundary which is within a landscape identified as sensitive in the Landscape Character Assessment. The development would therefore have a minor negative impact on the rural landscape in the vicinity.</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 Charnwood Forest so policies 21 and 22 of the Core Strategy would apply. These policies require 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>

SA Objective	Stanton Under Bardon Site Allocations	
	AS706 – Land at 10 Preston Close	
	Appraisal	Comments/Recommendations
To maintain and improve the quality of water resources and protect the flood plain.	↕	The Strategic Flood Risk Assessment (2014) identified that the site lies outside of the floodplain. As such, development of the site would not have a significant impact on the achievement of this objective.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is over 1500 metres from the nearest Local Centre, which is in Markfield, but is however within 400 metres of a bus stop. The introduction of approximately 32 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 site has been identified as a mineral safeguarded area for igneous rock in Leicestershire County Council's Safeguarding Minerals document (October 2014). Therefore if the site was to be developed there may be potential indirect adverse effects on this objective.
To minimise energy use and develop renewable energy resources.	↓	The nearest service centre to this site stands approximately 1.5 km away in the Markfield local centre. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 32 dwellings on a greenfield site would therefore result in an increase in energy use in this location.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The site would be over 1.5 km from the nearest local centre, which is within the neighbouring settlement of Markfield. While the site would be within 400 metres of a bus stop, in many cases residents would still be required to travel largely via car to this service centre for most day to day items. The introduction of approximately 32 dwellings on a greenfield site would therefore result in an increase in energy use in this location.

SA Objective	Stanton Under Bardon Site Allocations	
	AS706 – Land at 10 Preston Close	
	Appraisal	Comments/Recommendations
To improve access to education and training for children, young people and adult learners.	↑	The site is within 400 metres of a primary school and 1500 metres of a secondary school. 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 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 Stanton Under Bardon 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 no employment sites within the settlement, meaning that development of this site would have no significant impact on this objective.
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.	↔	While this site contains a small area of land which has been previously developed, it is predominantly greenfield. 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	Stanton Under Bardon Site Allocations	
	AS706 – Land at 10 Preston 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>Markfield local centre is the nearest Local Centre to the site and is located over 1.5 km distant. The quantum of housing proposed within Stanton Under Bardon within the Core Strategy is derived with the aim of ensuring that 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 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 site is within 400 metres of a bus stop but over 1.5 km from the nearest Local Centre which is in Markfield. Therefore, while the site would be accessible via the local bus route, it is considered that private car would be regularly used to access facilities in the local centre.



## **Stanton under Bardon Conclusions**

Within the adopted Core Strategy, Policy 12 – Rural Villages, states that to support local services within Stanton under Bardon the Council will allocate land for a minimum of 30 homes. Since the adoption of the Core Strategy 67 homes have been provided in Stanton under Bardon with a further 27 dwellings having planning permission.

The Sustainability Appraisals conducted for developable greenfield sites surrounding Stanton under Bardon clearly display that there are some sustainability issues, specifically relating to landscape, mineral safeguarding as well as overall greenhouse emissions dependant on the size of the site.



In relation to location of existing services, many of the sites in Stanton under Bardon are not well located to local services and facilities thereby increasing the likelihood of vehicular use and reducing the village's sustainability.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Stanton under Bardon to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD as the Core Strategy allocated a sustainable quantum of development for Stanton under Bardon, which has now been significantly exceeded in the six years since the Core Strategy's adoption. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.

## Stoke Golding

SA Objective	Stoke Golding Site Allocations	
	AS534 – Land south of Station Road between Wykin Lane and Higham 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 151 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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 60 dwellings.</p> <p>The site is within 400 metres of a bus stop, primary school, local centre and open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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>A Scheduled Monument is situated within the site to the east as well as the Stoke Golding Conservation Area. The site is within 400m of several listed buildings: 12 Station Road (Grade II), Church of St Margaret (Grade I), 3 Main Street (Grade II) and War Memorial (Grade II). The site is also within 800m of The Birches, 55 High Street (Grade II). The site is also within walking distance of Bosworth Battlefield.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to Stoke Golding Marina, the village hall and Baxter Hall as well as being within walking distance of Bosworth Battlefield. The site would therefore have a minor beneficial impact on this SA Objective.</p>

SA Objective	Stoke Golding Site Allocations	
	AS534 – Land south of Station Road between Wykin Lane and Higham 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>This site is identified as being of moderate ecological value in the Extended Phase 1 Habitat Survey.</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	Stoke Golding Site Allocations	
	AS534 – Land south of Station Road between Wykin Lane and Higham 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>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>This site is located to the west of Stoke Golding, there is a Scheduled Ancient Monument on part of the site which gives the site a distinct appearance due to the two hill mounds which form part of the monument and a pond stand to the south eastern corner of the site. Any development would impact on the setting of this asset.</p> <p>It is located within the Stoke Golding 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>On the eastern part of this site there is a Scheduled Ancient Monument which is formed by two hill mounds which form part of the monument and a pond stand to the south eastern corner of the site. It is identified as having significant heritage potential and it is possible that the site may prove undevelopable due to the significance of this heritage asset. The site generally slopes to the south west corner.</p> <p>It is located within the Stoke Golding Conservation Area.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>

SA Objective	Stoke Golding Site Allocations	
	AS534 – Land south of Station Road between Wykin Lane and Higham Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓↓	This site is located to the west of Stoke Golding, there is a Scheduled Ancient Monument on part of the site which gives the site a distinct appearance due to the two hill mounds which form part of the monument and a pond stand to the south eastern corner of the site. Any development would impact on the setting of this asset.
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 does not lie within a Flood Zone. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within 400 metres of a bus stop, primary school, local centre and open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school. The introduction of 151 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 site has not been identified as a mineral safeguarded area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore this development is unlikely to have a significant impact on this SA Objective.

SA Objective	Stoke Golding Site Allocations	
	AS534 – Land south of Station Road between Wykin Lane and Higham Lane	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.	↓↓↓	The introduction of 151 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, primary school, local centre and open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.  This development for 151 dwelling is likely to have an adverse impact on this SA Objective.
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.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.
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	Stoke Golding Site Allocations	
	AS534 – Land south of Station Road between Wykin Lane and Higham Lane	
	Appraisal	Comments/Recommendations
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.	↑	The quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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 the library, community centre/village hall, health centre, schools 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 bus stop, primary school, local centre and open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.






SA Objective	Stoke Golding Site Allocations	
	AS537 – Land at Willow Farm Cottage, Wykin 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 151 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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 60 dwellings.</p> <p>The site is within 800 metres of a bus stop, primary school and local centre and within 400 metres of an open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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>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 400m of several listed buildings: War memorial (Grade II), 12 Station Road (Grade II), 3 Main Street (Grade II) and Church of St Margaret's (Grade I). The site is also within walking distance of the Stoke Golding Conservation Area.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to Stoke Golding Village Hall and Baxter Hall. The site would therefore have a minor beneficial impact on this SA Objective.</p>







SA Objective	Stoke Golding Site Allocations	
	AS537 – Land at Willow Farm Cottage, Wykin 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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 quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>

SA Objective	Stoke Golding Site Allocations	
	AS537 – Land at Willow Farm Cottage, Wykin 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>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The site has some mature trees and hedgerows which follow the perimeter and field boundaries within the site. There is a cluster of trees located on the north eastern corner. There is a modern development located to the north east of the site.</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 identified as having significant heritage potential it is not in close proximity to a conservation area.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough's Archaeology to ensure that potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This site is located to the entrance of Stoke Golding from Wykin Lane and any development would have a significant impact on this approach. It would change the morphology of the settlement. The site has some mature trees and hedgerows which follow the perimeter and field boundaries within the site. There is a cluster of trees located on the north eastern corner. There is a modern development located to the north east of the site.</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	Stoke Golding Site Allocations	
	AS537 – Land at Willow Farm Cottage, Wykin Lane	
	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 does not lie within a Flood Zone. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓↓	The site is within 800 metres of a bus stop, primary school, and local centre and within 400 metres of an open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.  The introduction of 151 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 site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 151 dwellings on a Greenfield site would increase energy use in this location.

SA Objective	Stoke Golding Site Allocations	
	AS537 – Land at Willow Farm Cottage, Wykin Lane	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.		<p>The site is within 800 metres of a bus stop, primary school, and local centre and within 400 metres of an open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</p> <p>This development for 151 dwelling is likely to have an adverse impact on this SA Objective.</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 within the relevant catchment area for the library, community centre/village hall, health centre, schools and place of worship.</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>There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.</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>
To optimise the use of previously developed land, buildings and existing infrastructure.		<p>As this is a Greenfield site, this development is unlikely to have a significant impact on this SA Objective.</p>

SA Objective	Stoke Golding Site Allocations	
	AS537 – Land at Willow Farm Cottage, Wykin Lane	
	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 quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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 the library, community centre/village hall, health centre, schools 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 bus stop, primary school, and local centre and within 400 metres of an open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Stoke Golding Site Allocations	
	AS539 – Land at and surrounding Pine 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 allocation of this site for the development of 17 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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>The site is within 400 metres of a bus stop, primary school, and open space and within 800 metres of a post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 800m of several listed buildings: 12 Station Road (Grade II), Church of St Margaret (Grade I), 3 Main Street (Grade II), War Memorial (Grade II) and The Birches, 55 High Street (Grade II). The site is also within walking distance of Stoke Golding Conservation Area.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to Stoke Golding Marina, the village hall and Baxter Hall as well as being within walking distance of Bosworth Battlefield. The site would therefore have a minor beneficial impact on this SA Objective.</p>

SA Objective	Stoke Golding Site Allocations	
	AS539 – Land at and surrounding Pine 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>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	Stoke Golding Site Allocations	
	AS539 – Land at and surrounding Pine 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.	↓	<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The Paddock is accessed off Pine Close to the south of the site. Any development would have to maintain access to the stables. It is adjacent to housing and a doctor's surgery.</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 within close proximity to a conservation area and is identified as having significant heritage potential.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough's Archaeology to ensure that potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The Paddock is accessed off Pine Close to the south of the site. Any development would have to maintain access to the stables. The site is to the rear of housing so would have a limited impact on the wider 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>





SA Objective	Stoke Golding Site Allocations	
	AS539 – Land at and surrounding Pine Close	
	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 does not lie within a Flood Zone. The site has the potential for ground water flooding and surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop, primary school, and open space and within 800 metres of a post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school. The introduction of 17 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 site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 on a combination 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, primary school, and open space and within 800 metres of a post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school. This development for 17 dwelling is likely to have an adverse impact on this SA Objective.





SA Objective	Stoke Golding Site Allocations	
	AS539 – Land at and surrounding Pine 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.
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.
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.	↔	Half of this site has built development on it, however the focus of development would be to the south of the site. As the area where development would occur 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	Stoke Golding Site Allocations	
	AS539 – Land at and surrounding Pine 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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, primary school, and open space and within 800 metres of a post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Stoke Golding Site Allocations	
	AS540 – Land south of Hinckley Road, adjacent Pine 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 allocation of this site for the development of 52 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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 20 dwellings.</p> <p>The site is within 400 metres of a bus stop and open space and within 800 metres of a primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 800m of several listed buildings: 12 Station Road (Grade II), Church of St Margaret (Grade I), 3 Main Street (Grade II), War Memorial (Grade II) and The Birches, 55 High Street (Grade II). The site is also within walking distance of Stoke Golding Conservation Area.</p>
To improve access to and participation in cultural and leisure activities.	➡	<p>The site is within close proximity to Stoke Golding Marina, the village hall and Baxter Hall as well as being within walking distance of Bosworth Battlefield. The site would therefore have a minor beneficial impact on this SA Objective.</p>

SA Objective	Stoke Golding Site Allocations	
	AS540 – Land south of Hinckley Road, adjacent Pine 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>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>

<b>Stoke Golding Site Allocations</b>		
<b>AS540 – Land south of Hinckley Road, adjacent Pine Close</b>		
<b>SA Objective</b>	<b>Appraisal</b>	<b>Comments/Recommendations</b>
<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>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character assessment identified that the area is sensitive to change and that creeping urbanisation should be avoided.</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>
<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>The site is not within close proximity to a conservation area but is identified as having significant heritage potential.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough's Archaeology to ensure that potential archaeological deposits are appropriately assessed and identified.</p>

SA Objective	Stoke Golding Site Allocations	
	AS540 – Land south of Hinckley Road, adjacent Pine Close	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The site is an open agricultural field on the edge of the settlement boundary. The development of this site would be considered to have a significant negative effect on the wider open landscape which is sensitive to change as identified by the landscape character assessment.</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>This development is unlikely to have a significant impact 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 does not lie within a Flood Zone.</p> <p>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 and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.		<p>The site is within 400 metres of a bus stop and open space and within 800 metres of , primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</p> <p>The introduction of 52 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	Stoke Golding Site Allocations	
	AS540 – Land south of Hinckley Road, adjacent Pine Close	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 52 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 open space and within 800 metres of , primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school. This development for 52 dwelling is likely to have an adverse impact on this SA Objective.
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.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.









SA Objective	Stoke Golding Site Allocations	
	AS540 – Land south of Hinckley Road, adjacent Pine Close	
	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>The quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>

SA Objective	Stoke Golding Site Allocations	
	AS540 – Land south of Hinckley Road, adjacent Pine Close	
	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 bus stop and open space and within 800 metres of a primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Stoke Golding Site Allocations	
	AS541 – Land south of Hinckley Road, adjacent to Stoke Fields 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 74 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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 29 dwellings.</p> <p>The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 800m of several listed buildings: Church of St Margaret (Grade I), 3 Main Street (Grade II) and War Memorial (Grade II). The site is also within walking distance of Stoke Golding Conservation Area.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to Stoke Golding Marina, the village hall and Baxter Hall as well as being within walking distance of Bosworth Battlefield. The site would therefore have a minor beneficial impact on this SA Objective.</p>

SA Objective	Stoke Golding Site Allocations	
	AS541 – Land south of Hinckley Road, adjacent to Stoke Fields 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>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	Stoke Golding Site Allocations	
	AS541 – Land south of Hinckley Road, adjacent to Stoke Fields 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.		<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided.</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 within close proximity to a conservation area and is identified as having significant heritage potential.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough's Archaeology to ensure that potential archaeological deposits are appropriately assessed and identified.</p>

SA Objective	Stoke Golding Site Allocations	
	AS541 – Land south of Hinckley Road, adjacent to Stoke Fields Farm	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The site is surrounds a local farm and is agricultural in nature with open views. The development of this site would be considered to have a significant negative effect on the wider open landscape which is sensitive to change as identified by the landscape character assessment.</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>This development is unlikely to have a significant impact 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 does not lie within a Flood Zone.</p> <p>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 and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.		<p>The site is within 400 metres of a bus stop and open space. It is within 800 metres of a primary school. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</p> <p>The introduction of 74 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	Stoke Golding Site Allocations	
	AS541 – Land south of Hinckley Road, adjacent to Stoke Fields Farm	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 74 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 open space. It is within 800 metres of a primary school. It is within 1000 metres from a health centre and 1500 metres from a secondary school.  This development for 74 dwelling is likely to have an adverse impact on this SA Objective.
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.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.

SA Objective	Stoke Golding Site Allocations	
	AS541 – Land south of Hinckley Road, adjacent to Stoke Fields Farm	
	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>The quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>



SA Objective	Stoke Golding Site Allocations	
	AS541 – Land south of Hinckley Road, adjacent to Stoke Fields Farm	
	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 bus stop and open space. It is within 800 metres of a primary school. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Stoke Golding Site Allocations	
	AS542 – Land rear of 58 High 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 20 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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 8 dwellings.</p> <p>The site is within 400 metres of a bus stop, open space, primary school and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 sits within the Stoke Golding Conservation Area. The site is within 400m of several listed buildings: 12 Station Road (Grade II), Church of St Margaret (Grade I), 3 Main Street (Grade II) and War Memorial (Grade II). The site is also within 800m of The Birches, 55 High Street (Grade II). The site is also within walking distance of Bosworth Battlefield.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to Stoke Golding Marina, Stoke Golding Village Hall and Baxter Hall as well as being within walking distance of Bosworth Battlefield. The site would therefore have a minor beneficial impact on this SA Objective.</p>

SA Objective	Stoke Golding Site Allocations	
	AS542 – Land rear of 58 High 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>This site is identified as low ecological value in the Extended Phase 1 Habitat Survey</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	Stoke Golding Site Allocations	
	AS542 – Land rear of 58 High 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>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided, however the site is fairly enclosed as it consists of two paddocks which are boarded by hedgerows. Therefore this site is less open in nature.</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>It is identified as having significant heritage potential and it is possible that the site may prove undevelopable due to the significance of this heritage asset. The site is located within the Stoke Golding 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, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided, however the site is fairly enclosed as it consists of two paddocks which are boarded by hedgerows. Therefore this site is less open in nature and development would have a lesser impact on the local rural distinctiveness.</p>

SA Objective	Stoke Golding Site Allocations	
	AS542 – Land rear of 58 High 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 the site does not lie within a Flood Zone. 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 and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within 400 metres of a bus stop, open space, primary school and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school. 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.	↔	The site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 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, open space, primary school and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school. This development for 20 dwelling is likely to have an adverse impact on this SA Objective.



SA Objective	Stoke Golding Site Allocations	
	AS542 – Land rear of 58 High 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 (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.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.
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	Stoke Golding Site Allocations	
	AS542 – Land rear of 58 High 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.	↑	<p>The quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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, open space, primary school and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Stoke Golding Site Allocations	
	AS543 – Land to the rear of 21-57 Roseway	
	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 Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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 8 dwellings.</p> <p>The site is within 400 metres of a bus stop, open space, primary school and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 400m of several listed buildings: 12 Station Road (Grade II), Church of St Margaret (Grade I), 3 Main Street (Grade II) and War Memorial (Grade II). The site is also within 800m of The Birches, 55 High Street (Grade II). The site is also within walking distance of Bosworth Battlefield and abuts the Stoke Golding Conservation Area.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to Stoke Golding Marina, Stoke Golding Village Hall and Baxter Hall as well as being within walking distance of Bosworth Battlefield. The site would therefore have a minor beneficial impact on this SA Objective.</p>



SA Objective	Stoke Golding Site Allocations	
	AS543 – Land to the rear of 21-57 Roseway	
	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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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 site is identified as being of moderate ecological value in the Extended Phase 1 Habitat Survey.</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	Stoke Golding Site Allocations	
	AS543 – Land to the rear of 21-57 Roseway	
	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 falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided, however the site is fairly enclosed as it consists of a paddock, ménage and agricultural buildings which are boarded by mature trees and hedgerows. Therefore this site is less open in nature.</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 identified as having significant heritage potential. The site is adjacent to a conservation area.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough's Archaeology to ensure that potential archaeological deposits are appropriately assessed and identified.</p>



SA Objective	Stoke Golding Site Allocations	
	AS543 – Land to the rear of 21-57 Roseway	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided, however the site is fairly enclosed as it consists of a paddock, ménage and associated buildings which are boarded by hedgerows and mature trees. Therefore this site is less open in nature and development would have a lesser impact on the local rural distinctiveness.</p>
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 (2014) identifies that the site does not lie within a Flood Zone.</p> <p>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 and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.	↓	<p>The site is within 400 metres of a bus stop, open space, primary school and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</p> <p>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.</p>
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore this development is unlikely to have a significant impact on this SA Objective.

SA Objective	Stoke Golding Site Allocations	
	AS543 – Land to the rear of 21-57 Roseway	
	Appraisal	Comments/Recommendations
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, open space, primary school and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.  This development for 20 dwelling is likely to have an adverse impact on this SA Objective.
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.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.
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	Stoke Golding Site Allocations	
	AS543 – Land to the rear of 21-57 Roseway	
	Appraisal	Comments/Recommendations
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.	↑	The quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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 the library, community centre/village hall, health centre, schools 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 bus stop, open space, primary school and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Stoke Golding Site Allocations	
	AS544 – Land adjacent 50 and 77 Roseway	
	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 32 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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 12 dwellings.</p> <p>The site is within 400 metres of a bus stop, open space, primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 430 metres of Stoke Golding Conservation Area and a listed building. It is unlikely to have a significant impact on this objective.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within walking distance to community facilities, including the doctor's surgery. This site 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>

SA Objective	Stoke Golding Site Allocations	
	AS544 – Land adjacent 50 and 77 Roseway	
	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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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 site is identified as being of low ecological value in the Extended Phase 1 Habitat Survey.</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	Stoke Golding Site Allocations	
	AS544 – Land adjacent 50 and 77 Roseway	
	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 falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided. The site is part of a grade 2 agricultural field and very open in nature. Therefore the development of the site would have a major adverse impact on the character of the land surrounding Stoke Golding.</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 within close proximity to a conservation area and the heritage potential has not been identified. The site is covered by Grade II Agricultural Land in its entirety.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>



SA Objective	Stoke Golding Site Allocations	
	AS544 – Land adjacent 50 and 77 Roseway	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided. The site is part of a grade 2 agricultural field and very open in nature. Therefore the development of the site would have a major adverse impact on the character of the landscape surrounding Stoke Golding.</p>
To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.		<p>This development is unlikely to have a significant impact 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 does not lie within a Flood Zone.</p> <p>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 and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.		<p>The site is within 400 metres of a bus stop, open space, primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</p> <p>The introduction of 32 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	Stoke Golding Site Allocations	
	AS544 – Land adjacent 50 and 77 Roseway	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 32 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, open space, primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.  This development for 32 dwelling is likely to have an adverse impact on this SA Objective.
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.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.





SA Objective	Stoke Golding Site Allocations	
	AS544 – Land adjacent 50 and 77 Roseway	
	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>The quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>

SA Objective	Stoke Golding Site Allocations	
	AS544 – Land adjacent 50 and 77 Roseway	
	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 bus stop, open space, primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Stoke Golding Site Allocations	
	AS603 – Land adjacent 45 and 46 Sherwood Road and rear of 115-135 Hinckley 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>Part of this site has already received planning permission the remaining part of this site could accommodate 47 dwellings and would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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 18 dwellings.</p> <p>The site is within 400 metres of a bus stop and open space and within 800 metres of a primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 630 metres away from Stoke Golding Conservation Area and a listed building and therefore unlikely to have a significant impact on this objective.</p>
To improve access to and participation in cultural and leisure activities.	↔	<p>The site is within walking distance to a number of community facilities including the doctor's surgery. This site 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>

SA Objective	Stoke Golding Site Allocations	
	AS603 – Land adjacent 45 and 46 Sherwood Road and rear of 115-135 Hinckley 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>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	Stoke Golding Site Allocations	
	AS603 – Land adjacent 45 and 46 Sherwood Road and rear of 115-135 Hinckley 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 falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The site consists of two fields, each delineated with hedgerows and classified as Grade 2 agricultural land. Planning permission has been granted for 59 dwellings within the bottom field. The landscape character area is highly sensitive to change and creeping urbanisation should be avoided. Therefore if the remainder of this site was to be developed the character of Stoke Golding would be adversely effected.</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 identified as having archaeological potential. Grade 2 agricultural land covers the entire site.</p> <p>The scheme should be appropriately designed in line with policy DM13: Preserving the Borough's Archaeology to ensure that potential archaeological deposits are appropriately assessed and identified. .</p>

SA Objective	Stoke Golding Site Allocations	
	AS603 – Land adjacent 45 and 46 Sherwood Road and rear of 115-135 Hinckley Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The site consists of two fields, each delineated with hedgerows and classified as Grade 2 agricultural land. Planning permission has been granted for 59 dwellings within the bottom field. The landscape character area is highly sensitive to change and creeping urbanisation should be avoided. Therefore if the remainder of this site was to be developed the character of the rural landscape would be adversely effected.</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>This development is unlikely to have a significant impact 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 does not lie within a Flood Zone.</p> <p>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 and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.		<p>The site is within 400 metres of a bus stop and open space and within 800 metres of a primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</p> <p>The introduction of 47 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	Stoke Golding Site Allocations	
	AS603 – Land adjacent 45 and 46 Sherwood Road and rear of 115-135 Hinckley Road	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 47 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 open space and within 800 metres of a primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school. This development for 47 dwelling is likely to have an adverse impact on this SA Objective.
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.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.

SA Objective	Stoke Golding Site Allocations	
	AS603 – Land adjacent 45 and 46 Sherwood Road and rear of 115-135 Hinckley Road	
	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.	↔	Part of this site has got planning permission for residential development. The focus of any new development would be the northern field of this SHLAA site. 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>The quantum of housing proposed for Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>

SA Objective	Stoke Golding Site Allocations	
	AS603 – Land adjacent 45 and 46 Sherwood Road and rear of 115-135 Hinckley Road	
	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 bus stop and open space and within 800 metres of a primary school, local centre and post office. It is within 1000 metres from a health centre and 1500 metres from a secondary school.

SA Objective	Stoke Golding Site Allocations	
	AS697 – Land at 36 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 16 dwellings would have a beneficial effect on the delivery of decent, affordable housing in Stoke Golding.</p> <p>Policy 15 of the Core Strategy stipulates an affordable housing requirement of 40% for sites of 15 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>The site is within 400 metres of a bus stop, primary school, local centre, post office and open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</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 sits within the Stoke Golding Conservation Area. The site is within 400m of several listed buildings: 12 Station Road (Grade II), Church of St Margaret (Grade I), 3 Main Street (Grade II) and War Memorial (Grade II). The site is also within 800m of The Birches, 55 High Street (Grade II). Part of the site is within the Bosworth Battlefield designation.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to Stoke Golding Marina, Stoke Golding Village Hall and Baxter Hall as well as being within the Bosworth Battlefield designation. The site would therefore have a minor beneficial impact on this SA Objective.</p>

SA Objective	Stoke Golding Site Allocations	
	AS697 – Land at 36 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 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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>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	Stoke Golding Site Allocations	
	AS697 – Land at 36 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.	↓	<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided, however the site is fairly enclosed as it consists of one residential properties boarded by mature trees. Therefore this site is less open in nature.</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>It is identified as having significant heritage potential and it is possible that the site may prove undevelopable due to the significance of this heritage asset.</p> <p>It is located within the Stoke Golding 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, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>

SA Objective	Stoke Golding Site Allocations	
	AS697 – Land at 36 Station Road	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>This site falls within the Stoke Golding Vales Character Area in the Landscape Character Assessment. It identifies that the key characteristics of this Character Area are that it is predominately flat with only gentle undulations and settlements are usually associated with local high points. It also identifies that the area is open and expansive with views occasionally limited by vegetation.</p> <p>The landscape character area is highly sensitive to change and creeping urbanisation should be avoided, however the site is fairly enclosed as it consists of one residential properties boarded by mature trees. Therefore this site is less open in nature and would have less of an impact on the rural landscape.</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.	↔	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 (2014) identifies that the site does not lie within a Flood Zone.</p> <p>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 and DM7: Preventing pollution and Flooding.</p>
To improve air quality particularly through reducing transport related pollutants.	↓	<p>The site is within 400 metres of a bus stop, primary school, local centre, post office and open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.</p> <p>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.</p>

SA Objective	Stoke Golding Site Allocations	
	AS697 – Land at 36 Station Road	
	Appraisal	Comments/Recommendations
To proactively manage mineral resources and avoid/reduce pollution of land.	↔	The site has not been identified as a mineral safeguard area in Leicestershire County Council's Safeguarding mineral document (October 2014). Therefore 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 16 dwellings on a combination 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, primary school, local centre, post office and open space. It is within 1000 metres from a health centre and 1500 metres from a secondary school.  This development for 16 dwelling is likely to have an adverse impact on this SA Objective.
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.	↔	There is one employment site adjacent to Stoke Golding and therefore there would be limited employment opportunities available within the local area.



SA Objective	Stoke Golding Site Allocations	
	AS697 – Land at 36 Station Road	
	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 is a combination site. As part of the site is brownfield in nature this could have a potentially beneficial or adverse 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.
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 Stoke Golding within the Core Strategy is derived with the aim of ensuring existing services is 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>

SA Objective	Stoke Golding Site Allocations	
	AS697 – Land at 36 Station Road	
	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 bus stop and open space. It is within 800 metres of a primary school and local centre but over 800 metres to a post office. It is over 1000 metres from a health centre and 1500 metres from a secondary school.

## **Stoke Golding Conclusions**

Within the adopted Core Strategy, Policy 11 – Key Rural Centres Stand Alone, states that to support local services within Stoke Golding and to maintain population levels; the Council will allocate land for a minimum of 60 homes. Since the adoption of the Core Strategy 57 homes have been provided in Stoke Golding with a further 91 dwellings having planning permission.

The Sustainability Appraisals conducted for developable greenfield sites surrounding Stoke Golding clearly display that there are some sustainability issues, specifically relating to landscape, heritage as well as overall greenhouse emissions dependant on the size of the site.

In relation to location of existing services, many of the sites in Stoke Golding are well located to local services and facilities with the exception of the larger sites when measured from the centre of the site, thereby increasing the likelihood of vehicular use.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Stoke Golding to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD as the Core Strategy allocated a sustainable quantum of development for Stoke Golding, which has now been significantly exceeded in the six years since the Core Strategy's adoption. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.

## Thornton

SA Objective	Thornton Site Allocations	
	AS19 – Land rear of Chestnut Farm, Stanton 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 44 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 17 dwellings.</p> <p>The site is within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from 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 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 also 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>Corner Cottage, a Grade II listed building, is situated within the site. St Peter's Church, a Grade I listed building is within 1km of the site.</p>

SA Objective	Thornton Site Allocations	
	AS19 – Land rear of Chestnut Farm, Stanton Lane	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to the Thornton Community Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this 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.	➔	No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.  However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.
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 to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Thornton Site Allocations	
	AS19 – Land rear of Chestnut Farm, Stanton 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>Thornton lies within the Forest Hills Landscape 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 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>Corner Cottage is a Grade II listed building which is situated within the south east corner of the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of this Grade II listed building is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. The eastern most part of the site is within the settlement boundary of Thornton whilst the majority of the site is on a greenfield land in a fairly prominent location as you enter Thornton. The development would therefore have a minor negative impact on the rural landscape.</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 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.</p>

SA Objective	Thornton Site Allocations	
	AS19 – Land rear of Chestnut Farm, Stanton 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 within Flood Zones 2 and 3a. 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 and DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. However, the introduction of 44 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 development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.	↓	The introduction of 44 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 walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. However, the introduction of 44 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	Thornton Site Allocations	
	AS19 – Land rear of Chestnut Farm, Stanton 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 community centre and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 most eastern part of the site that is situated within the settlement boundary of Thornton is brownfield land; the remainder of the site is greenfield. Therefore there would be a minor beneficial impact 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 dependant on the timescale of delivery.








SA Objective	Thornton Site Allocations	
	AS19 – Land rear of Chestnut Farm, Stanton 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 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 within walking distance to a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. 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 community centre and primary school.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400m of a bus stop and within 800m of a primary school and therefore within walking distance to public transport services to be day to day needs.

SA Objective	Thornton Site Allocations	
	AS21 – Land at Park Farmhouse, Stanton 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 4 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 1 dwelling.</p> <p>The site is within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from 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 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 also 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>Corner Cottage, a Grade II listed building, is situated within 100m of the site. St Peter's Church, a Grade I listed building is within 1km of the site.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to the Thornton Community Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this objective.</p>

SA Objective	Thornton Site Allocations	
	AS21 – Land at Park Farmhouse, Stanton 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>No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.</p> <p>However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to 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	Thornton Site Allocations	
	AS21 – Land at Park Farmhouse, Stanton 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>Thornton lies within the Forest Hills Landscape 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 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>Corner Cottage is a Grade II listed building which is situated within 100m of the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of this Grade II listed building is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. The site is on a greenfield land in a fairly prominent location as you enter Thornton. The development would therefore have a minor negative impact on the rural landscape.</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 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.</p>

SA Objective	Thornton Site Allocations	
	AS21 – Land at Park Farmhouse, Stanton 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 groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. The introduction of 4 dwellings on this site would bring a small increase in the number of private motor vehicles which would have a no significant effect 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 4 dwellings on a greenfield site would have no significant effects on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within walking distance to a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. The introduction of 4 dwellings on this site would have no significant effect on this SA Objective.

SA Objective	Thornton Site Allocations	
	AS21 – Land at Park Farmhouse, Stanton 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 community centre and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 site is greenfield land and therefore the development of this would have no significant effects 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 dependant on the timescale of delivery.






SA Objective	Thornton Site Allocations	
	AS21 – Land at Park Farmhouse, Stanton 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 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 within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. 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 community centre and primary school.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400m of a bus stop and within 800m of a primary school and therefore within walking distance to public transport services to be day to day needs.

SA Objective	Thornton Site Allocations	
	AS24 – Land Rear of 75 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 2 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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. As this site could only accommodate 2 dwellings, no affordable housing would be required.</p> <p>The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from 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 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 also 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 St Peter's Church, a Grade I listed building, is situated within 800m of the site. Corner Cottage, a Grade II listed building, is situated within 400m of the site.</p>
To improve access to and participation in cultural and leisure activities.	➡	<p>The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this objective.</p>



SA Objective	Thornton Site Allocations	
	AS24 – Land Rear of 75 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>No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.</p> <p>However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to 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	Thornton Site Allocations	
	AS24 – Land Rear of 75 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>Thornton lies within the Forest Hills Landscape 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 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>St Peter's Church (Grade I) and Corner Cottage (Grade II) are within walking distance to the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor negative impact on the rural landscape.</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 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.</p>

SA Objective	Thornton Site Allocations	
	AS24 – Land Rear of 75 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. The site has the potential for groundwater flooding however this can be mitigated through appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 2 dwellings on this site would bring a small increase in the number of private motor vehicles which would have a no significant effect 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 2 dwellings on a greenfield site would have no significant effects on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 2 dwellings on this site would have no significant effect on this SA Objective.

SA Objective	Thornton Site Allocations	
	AS24 – Land Rear of 75 Main 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 (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 community centre, church, visitor centre and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 site is greenfield land and therefore the development of this would have no significant effects 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 dependant on the timescale of delivery.

SA Objective	Thornton Site Allocations	
	AS24 – Land Rear of 75 Main 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.	➔	The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. 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 community centre, church, visitor centre and primary school.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400m of a bus stop and a primary school and therefore within walking distance to public transport services to be day to day needs.

SA Objective	Thornton Site Allocations	
	AS25 – Land at the Rear of 62-78 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 5 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 2 dwellings</p> <p>The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school and 800m from a local centre. A health centre is over 1000m away from 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 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 also 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>St Peter's Church, a Grade I listed building, is situated within 800m of the site. Corner Cottage, a Grade II listed building, is situated within 400m of the site.</p>

SA Objective	Thornton Site Allocations	
	AS25 – Land at the Rear of 62-78 Main Street	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this 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.	➔	No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.  However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.
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 to ensure that features of nature conservation and geological value are conserved and enhanced.




SA Objective	Thornton Site Allocations	
	AS25 – Land at the Rear of 62-78 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.	↔	<p>Thornton lies within the Forest Hills Landscape 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 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>St Peter's Church (Grade I) and Corner Cottage (Grade II) are within walking distance to the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor negative impact on the rural landscape.</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 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.</p>



SA Objective	Thornton Site Allocations	
	AS25 – Land at the Rear of 62-78 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 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 and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is within walking distance to a few services: 400m of a bus stop, open space and a primary school and 800m of a local centre. A health centre is over 1000m away from the site. The introduction of 5 dwellings on this site would bring a small increase in the number of private motor vehicles which would have a no significant effect 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 5 dwellings on a greenfield site would have no significant effects on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The site is within walking distance to a few services: 400m of a bus stop, open space and a primary school and 800m of a local centre. A health centre is over 1000m away from the site. The introduction of 5 dwellings on this site would have no significant effect on this SA Objective.






SA Objective	Thornton Site Allocations	
	AS25 – Land at the Rear of 62-78 Main 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 (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 community centre, church, visitor centre and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 site is greenfield land and therefore the development of this would have no significant effects 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 dependant on the timescale of delivery.

SA Objective	Thornton Site Allocations	
	AS25 – Land at the Rear of 62-78 Main 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.	➔	The site is within walking distance to a few services: 400m of a bus stop, open space and a primary school and 800m of a local centre. A health centre is over 1000m away from the site. 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 community centre, church, visitor centre and primary school.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400m of a bus stop and a primary school and local centre and therefore within walking distance to public transport services to be day to day needs.

SA Objective	Thornton Site Allocations	
	AS26 – Land Adjacent to Mill 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 13 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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 the 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 of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from 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 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 also 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>St Peter's Church, a Grade I listed building, is situated within 800m of the site. Corner Cottage, a Grade II listed building, is situated within 400m of the site.</p>

SA Objective	Thornton Site Allocations	
	AS26 – Land Adjacent to Mill Lane	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this 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.	➔	No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.  However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.

SA Objective	Thornton Site Allocations	
	AS26 – Land Adjacent to Mill Lane	
	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.	↔	This development would be required to conform to 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.	↔	<p>Thornton lies within the Forest Hills Landscape 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 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>St Peter's Church (Grade I) and Corner Cottage (Grade II) are within walking distance to the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>

SA Objective	Thornton Site Allocations	
	AS26 – Land Adjacent to Mill Lane	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor negative impact 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 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 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 and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 13 dwellings on this site would bring with it an increase 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 development is unlikely to have a significant impact on this SA Objective.

SA Objective	Thornton Site Allocations	
	AS26 – Land Adjacent to Mill Lane	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.	↓	The introduction of 13 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 walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 13 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 community centre, visitor centre, church and 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.	↔	No employment sites are located within Thornton and therefore the development would have no significant effect on this SA objective.








SA Objective	Thornton Site Allocations	
	AS26 – Land Adjacent to Mill Lane	
	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.	↔	The site is greenfield land and therefore the development of this would have no significant effects 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 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 site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site.  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 community centre, visitor centre, church and primary school.

SA Objective	Thornton Site Allocations	
	AS26 – Land Adjacent to Mill Lane	
	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 400m of a bus stop and a primary school and therefore within walking distance to public transport services to be day to day needs.

SA Objective	Thornton Site Allocations	
	AS31 – Land Rear of 206-212 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 2 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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. As this site could only accommodate 2 dwellings, no affordable housing would be required.</p> <p>The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from 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 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 also 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>St Peter's Church, a Grade I listed building, is situated within 400m of the site. Corner Cottage, a Grade II listed building, is situated within 800m of the site.</p>
To improve access to and participation in cultural and leisure activities.	→	<p>The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this objective.</p>

SA Objective	Thornton Site Allocations	
	AS31 – Land Rear of 206-212 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>No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.</p> <p>However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</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 to 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	Thornton Site Allocations	
	AS31 – Land Rear of 206-212 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>Thornton lies within the Forest Hills Landscape 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 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>St Peter's Church (Grade I) and Corner Cottage (Grade II) are within walking distance to the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor negative impact on the rural landscape.</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 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.</p>

SA Objective	Thornton Site Allocations	
	AS31 – Land Rear of 206-212 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. 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 and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance to a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 2 dwellings on this site would bring a small increase in the number of private motor vehicles which would have a no significant effect 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 2 dwellings on a greenfield site would have no significant effects on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.		The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 2 dwellings on this site would have no significant effect on this SA Objective.

SA Objective	Thornton Site Allocations	
	AS31 – Land Rear of 206-212 Main 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 (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 community centre, church, visitor centre and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 site is greenfield land and therefore the development of this would have no significant effects 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 dependant on the timescale of delivery.






SA Objective	Thornton Site Allocations	
	AS31 – Land Rear of 206-212 Main 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.	➔	The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. 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 community centre, church, visitor centre and primary school.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400m of a bus stop and a primary school and therefore within walking distance to public transport services to be day to day needs.



SA Objective	Thornton Site Allocations	
	AS32 – Land rear of 216 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 38 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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 the 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 of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from 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 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 also 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>St Peter's Church, a Grade I listed building, is situated within 400m of the site whilst Corner Cottage, a Grade II listed building, is situated within 800m of the site.</p>

SA Objective	Thornton Site Allocations	
	AS32 – Land rear of 216 Main Street	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this 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.	➔	No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.  However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.
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 deemed to be of ecological interest. This development would be required to conform to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Thornton Site Allocations	
	AS32 – Land rear of 216 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>Thornton lies within the Forest Hills Landscape 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 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>St Peter's Church (Grade I) and Corner Cottage (Grade II) are within walking distance of the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor negative impact on the rural landscape.</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 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.</p>

SA Objective	Thornton Site Allocations	
	AS32 – Land rear of 216 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. 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 and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 38 dwellings on this site would bring with it an increase 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 development 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 within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. 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	Thornton Site Allocations	
	AS32 – Land rear of 216 Main 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 (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 community centre, visitor centre, church and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 site is greenfield land and therefore the development of this would have no significant effects 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 dependant on the timescale of delivery.






SA Objective	Thornton Site Allocations	
	AS32 – Land rear of 216 Main 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.	➔	The site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. 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 community centre, visitor centre, church and primary school.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400m of a bus stop and 800m of a primary school and therefore within walking distance to public transport services to be day to day needs.

SA Objective	Thornton Site Allocations	
	AS33 – Land rear of Sharpes 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 39 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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 the 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 of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from 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 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 also 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>St Peter's Church, a Grade I listed building, is situated within 400m of the site.</p>

SA Objective	Thornton Site Allocations	
	AS33 – Land rear of Sharpes Close	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this 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.	➔	No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.  However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.
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 deemed to have ecological value. This development would be required to conform to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.







SA Objective	Thornton Site Allocations	
	AS33 – Land rear of Sharpes 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.	↔	<p>Thornton lies within the Forest Hills Landscape 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 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>St Peter's Church (Grade I) is within walking distance of the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor negative impact on the rural landscape.</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 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.</p>







SA Objective	Thornton Site Allocations	
	AS33 – Land rear of Sharpes 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 groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. The introduction of 39 dwellings on this site would bring with it an increase 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 development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 39 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 walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. 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 increase greenhouse gas emissions in this location.

SA Objective	Thornton Site Allocations	
	AS33 – Land rear of Sharpes 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 community centre, visitor centre, church and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 site is greenfield land and therefore the development of this would have no significant effects 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 dependant on the timescale of delivery.

SA Objective	Thornton Site Allocations	
	AS33 – Land rear of Sharpes 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.	➔	The site is within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. 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 community centre, visitor centre, church and primary school.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400m of a bus stop and 800m of a primary school and therefore within walking distance to public transport services to be day to day needs.




SA Objective	Thornton Site Allocations	
	AS35 – Land Adjacent to Thorndale, 9 Merrylees 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 1 dwelling would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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. As this site could only accommodate 1 dwelling, no affordable housing would be required.</p> <p>The site is within walking distance of a few services: 400m of a bus stop, open space and 800m of a primary school. A health centre is over 1000m away from 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 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 also 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.	➔	St Peter's Church, a Grade I listed building, is situated within 400m of the site.
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this objective.

<p>To improve community safety, reduce the fear of crime and reduce 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> <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>
<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>		<p>No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.</p> <p>However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.</p>
<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>This development would be required to conform to policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</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>Thornton lies within the Forest Hills Landscape 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 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>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>St Peter's Church (Grade I) and Corner Cottage (Grade II) are within walking distance to the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>
<p>To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.</p>		<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor negative impact on the rural landscape.</p>
<p>To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area.</p>		<p>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.</p>
<p>To maintain and improve the quality of water resources and protect the flood plain.</p>		<p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the floodplain.</p> <p>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 and DM7: Preventing pollution and Flooding.</p>
<p>To improve air quality particularly through reducing transport related pollutants.</p>		<p>The site is within walking distance of a few services: 400m of a bus stop, open space and 800m from a primary school. A health centre is over 1000m away from the site.</p> <p>The introduction of 1 dwelling on this site would bring a small increase in the number of private motor vehicles which would have a no significant effect on this SA objective.</p>
<p>To proactively manage mineral resources and avoid/reduce pollution of land.</p>		<p>This development is unlikely to have a significant impact on this SA Objective.</p>

To minimise energy use and develop renewable energy resources.	↔	The introduction of 1 dwelling on a greenfield site would have no significant effects on this SA Objective.
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	The site is within walking distance of a few services: 400m of a bus stop, open space and 800m from a primary school. A health centre is over 1000m away from the site. The introduction of 1 dwelling on this site would have no significant effect on this SA Objective.
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 community centre, church, visitor centre and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 site is greenfield land and therefore the development of this would have no significant effects 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 dependant on the timescale of delivery.








<p>To minimise waste and to increase the re-use and recycling of waste materials.</p>		<p>This development is unlikely to have a significant impact on this SA Objective.</p>
<p>To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.</p>		<p>The site is within walking distance of a few services: 400m of a bus stop, open space and 800m from a primary school. A health centre is over 1000m away from the site.</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 community centre, church, visitor centre and primary school.</p>
<p>To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.</p>		<p>The site is within 400m of a bus stop and a primary school and therefore within walking distance to public transport services to be day to day needs.</p>

SA Objective	Thornton Site Allocations	
	AS36 – Thornton Nurseries and Land South of Reservoir 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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 21 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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 the proportion be deemed viable at the time of a planning application, this would equate to approximately 8 dwellings</p> <p>The site is within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from 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 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 also 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>St Peter's Church, a Grade I listed building, is situated within 400m of the site.</p>




SA Objective	Thornton Site Allocations	
	AS36 – Thornton Nurseries and Land South of Reservoir Road	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this 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 brownfield site and more specifically a plant nursery, 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.	➔	No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.  However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.
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 to ensure that features of nature conservation and geological value are conserved and enhanced.

SA Objective	Thornton Site Allocations	
	AS36 – Thornton Nurseries and Land South of Reservoir 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>Thornton lies within the Forest Hills Landscape 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 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>St Peter's Church (Grade I) is within walking distance 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 listed buildings is not adversely affected and are appropriately assessed and identified.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where a plant nursery is currently situated as is part of the wider rural landscape, the development would have a minor negative impact on the rural landscape.</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 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.</p>

SA Objective	Thornton Site Allocations	
	AS36 – Thornton Nurseries and Land South of Reservoir 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 groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. The introduction of 21 dwellings on this site would bring with it an increase 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 development is unlikely to have a significant impact on this SA Objective.
To minimise energy use and develop renewable energy resources.		The introduction of 21 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 walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. The introduction of 21 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	Thornton Site Allocations	
	AS36 – Thornton Nurseries and Land South of Reservoir 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 community centre, church, visitor centre and 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.	↔	No employment sites are located within Thornton and therefore the development would have no 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.	↔	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 site is greenfield land and therefore the development of this would have no significant effects 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 dependant on the timescale of delivery.






SA Objective	Thornton Site Allocations	
	AS36 – Thornton Nurseries and Land South of Reservoir 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 within walking distance of a few services: 400m of a bus stop and open space and within 800m of a primary school. A health centre is over 1000m away from the site. 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 community centre, church, visitor centre and primary school.
To encourage and develop the use of public transport, cycling and walking as alternatives to the private car.	➔	The site is within 400m of a bus stop and 800m of a primary school and therefore within walking distance to public transport services to be day to day needs.

SA Objective	Thornton Site Allocations	
	AS686 – Land off Beech Drive	
	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>Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services.</p> <p>The allocation of this site for the development of 56 dwellings would have a beneficial effect on the delivery of decent affordable housing in Thornton.</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 the 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 of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from 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 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 also 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>St Peter's Church, a Grade I listed building, and Corner Cottage, a Grade II listed building, are situated within 800m of the site.</p>



SA Objective	Thornton Site Allocations	
	AS686 – Land off Beech Drive	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	➔	The site is within close proximity to the Thornton Community Centre and Thornton Reservoir Visitor Centre as well as several areas of open space within both Thornton and Bagworth. The development would therefore have a minor beneficial impact on this 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.	➔	No residential allocations were proposed for Thornton within the Core Strategy as Thornton and Bagworth have been grouped together as they are a part of the National Forest Initiative. As a result, Bagworth is required to take the majority of the growth to support the provision of local services.  However based on the capacity of the site, if development were to occur there would be a minor indirect benefit as this would help to ensure existing services are supported.

SA Objective	Thornton Site Allocations	
	AS686 – Land off Beech Drive	
	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.	↔	This development would be required to conform to 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.	↔	<p>Thornton lies within the Forest Hills Landscape 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 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>St Peter's Church (Grade I) and Corner Cottage (Grade II) are within walking distance of the site.</p> <p>Within the Strategic Housing Land Availability Assessment the site has been identified as having significant archaeological potential.</p> <p>The scheme should be appropriately designed in line with policies DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology to ensure that the setting of the listed buildings is not adversely affected and potential archaeological deposits are appropriately assessed and identified.</p>

SA Objective	Thornton Site Allocations	
	AS686 – Land off Beech Drive	
	Appraisal	Comments/Recommendations
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.		Thornton is situated within the Forest Hills Landscape Character Area which is more resilient to change. As the development would be situated on the edge of the settlement where it is currently part of the wider landscape, the development would have a minor negative impact 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 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 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 and DM7: Preventing pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.		The site is within walking distance to a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 56 dwellings on this site would bring with it an increase 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 development is unlikely to have a significant impact on this SA Objective.

SA Objective	Thornton Site Allocations	
	AS686 – Land off Beech Drive	
	Appraisal	Comments/Recommendations
To minimise energy use and develop renewable energy resources.	↓	The introduction of 56 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 walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. The introduction of 56 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 community centre, visitor centre, church and 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.	↔	No employment sites are located within Thornton and therefore the development would have no significant effect on this SA objective.

SA Objective	Thornton Site Allocations	
	AS686 – Land off Beech Drive	
	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.	↔	The site is greenfield land and therefore the development of this would have no significant effects 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 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 site is within walking distance of a few services: 400m of a bus stop, open space and a primary school. A health centre is over 1000m away from the site. 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 community centre, visitor centre, church and primary school.

SA Objective	Thornton Site Allocations	
	AS686 – Land off Beech Drive	
	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 400m of a bus stop and a primary school and therefore within walking distance to public transport services to be day to day needs.

## **Thornton Conclusions**

In policy terms, Thornton and Bagworth have been grouped together as they are both former mining settlements within the National Forest and are a part of the National Forest Initiative. As a result, Bagworth is projected to take the majority of the growth to support the provision of local services in Bagworth.

Within the adopted Core Strategy, Policy 10 – Key Rural Centres within the National Forest, states that to support local services the Council will allocate land for a minimum of 60 new homes for Bagworth. Since the adoption of the Core Strategy 55 homes have been provided in Bagworth and a further 18 dwellings having planning permission for Thornton being allocated in the Site Allocations and Development Management Policies DPD.

The Sustainability Appraisals conducted for developable greenfield sites surrounding Thornton clearly display that there are some sustainability issues, specifically relating to landscape as well as overall greenhouse emissions dependant on the size of the site.

In relation to location of existing services, many of the services are located within Thornton and this is why the Core Strategy focuses growth in Bagworth, so it can facilitate a local shop, which is now under construction. The sites within Thornton are fairly well located to local services and facilities.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Thornton to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD as the Core Strategy allocated a sustainable quantum of development to Bagworth rather than Thornton, which has now been significantly exceeded in the six years since the Core Strategy's adoption. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.

## Witherley

SA Objective	Witherley Site Allocations	
	AS582 Land off Church lane, Witherley	
	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 9 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Witherley.</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 of the Primary School, open space and local bus stop, but not within walking distance of the remainder 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 not within the 1000 metre walking catchment of the Doctors Surgery but within 400 metres of the site.</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>Witherley Memorial Grounds; an area of amenity green space, child's play area and outdoor sports facilities lies within walking distance to the west of the site to the opposite side of Church Road.</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 close proximity of the listed St Peter's church and Blue Lion public house; plus several buildings of local historic or architectural importance. It is likely to have an indirect minor beneficial effect on this SA objective. Any development would be required to conform with policy DM11: Protecting and Enhancing the Historic Environment and policy 12: Heritage Assets.</p>



SA Objective	Witherley Site Allocations	
	AS582 Land off Church lane, Witherley	
	Appraisal	Comments/Recommendations
To improve access to and participation in cultural and leisure activities.	↔	The Community Facilities Audit identified two pubs, a primary school, Parish rooms and a church within Witherley.
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.	➔	No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The level of development set would be that considered necessary to ensure existing services and community cohesion would be maintained 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.	↔	No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. Hedgerows and mature trees along northern boundary (SHLAA)  Any 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	Witherley Site Allocations	
	AS582 Land off Church lane, Witherley	
	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 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>This site is a key space to be retained as designated in Witherley Conservation Area Appraisal.</p> <p>Any 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 allocation of this site is likely to have a 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 lies within the Conservation Area and is identified as a key space to be retained within the Conservation Area Appraisal.</p> <p>Site identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p> <p>The allocation of this site is likely to have a 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>The site's western boundary stands adjacent to the River Anker which defines the western limit of this village's Conservation Area and provides strong visual qualities which has welded together its built fabric. The site currently contributes strongly to the Conservation Area as it is identified as a key space within the Conservation Area Appraisal</p>

SA Objective	Witherley Site Allocations	
	AS582 Land off Church lane, Witherley	
	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. Development of the site is not likely 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 parts of the site lie within Flood Zones 2 and 3a. The site has the potential for groundwater flooding/surface water flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with the requirements of DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↔	The site is within walking distance of the Primary School, open space and local bus stop, but not within walking distance of the remainder of community facilities. The introduction of 9 dwellings on this site would bring with it an increase in the number of private motor vehicles which would slightly 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 9 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 nearest service centre to this site is Market Bosworth District Centre. Residents would be required to largely travel by private 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.

SA Objective	Witherley Site Allocations	
	AS582 Land off Church lane, Witherley	
	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 primary school; the remainder of community facilities are not within walking distance 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 residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The quantum of housing proposed would be derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are no employment sites within Witherley.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 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	Witherley Site Allocations	
	AS582 Land off Church lane, Witherley	
	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.	↔	No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. 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 primary school; the remainder of community facilities are not within walking distance of the site.
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 therefore within walking distance of public transport services. It is considered that residents would be required to largely travel by private car for most day to day items. The proposed quantum of development is minimal and would have a negligible impact on this SA objective.

SA Objective	Witherley Site Allocations	
	AS585 Land east of Kennel Lane, Witherley	
	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>↑↑</p>	<p>The allocation of this site for the development of a minimum of 84 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Witherley.</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 34 dwellings.</p> <p>The site is within walking distance of a local bus stop, open space and Primary School.</p>
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	<p>↔</p>	<p>The site is not within the 1000 metre walking catchment of the Doctors Surgery, it is within 400 metres of open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	<p>→</p>	<p>The site is adjacent to an ancient monument; development of the site could be potentially beneficial in terms of providing better access to this asset.</p>
To improve access to and participation in cultural and leisure activities.	<p>↔</p>	<p>The Community, Cultural and Tourism Facilities Review (Jan 2013) identified two pubs, a primary school, Parish rooms and a church within Witherley.</p>





SA Objective	Witherley Site Allocations	
	AS585 Land east of Kennel Lane, Witherley	
	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>No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The level of development set would be that considered necessary to ensure existing services and community cohesion would be maintained 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. There are hedgerow trees on site (SHLAA)</p> <p>Any 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	Witherley Site Allocations	
	AS585 Land east of Kennel Lane, Witherley	
	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 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the area and setting of the adjacent ancient monument 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>Site identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p> <p>The allocation of this site is likely to have a minor adverse effect on this SA objective given the proximity of the adjacent ancient monument site.</p> <p>Any scheme should be appropriately designed in line with Policy DM13: Preserving the Borough's Archaeology to ensure that the character and appearance and setting of the area is preserved and enhanced.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The site falls 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the adjacent ancient monument is conserved and enhanced.</p>



SA Objective	Witherley Site Allocations	
	AS585 Land east of Kennel Lane, Witherley	
	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. Development of the site is not likely 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 groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with the requirements of policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the Primary School, open space and local bus stop, but not within walking distance of the remainder of community facilities. 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.	↔	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 84 dwellings on a greenfield site would result in a small increase in energy use in this location.

SA Objective	Witherley Site Allocations	
	AS585 Land east of Kennel Lane, Witherley	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The nearest service centre to this site is Market Bosworth District Centre. Residents would be required to largely travel by private car to this service centre for most day to day items. Whilst this may increase car trips and result in increased greenhouse gas emissions, in terms of the proposed quantum of development it is considered there would be a minor adverse impact on this SA objective.
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 primary school; the remainder of community facilities are not within walking distance 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 residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The quantum of housing proposed would be derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are no employment sites within Witherley.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 development is unlikely to have a significant impact on this SA objective.

SA Objective	Witherley Site Allocations	
	AS585 Land east of Kennel Lane, Witherley	
	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.		No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. 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 primary school; the remainder of community facilities are not within walking distance of the site.
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; the site is not within walking distance of a local centre. Residents would be required to largely travel by private car to the nearest service centre for most day to day items.

SA Objective	Witherley Site Allocations	
	AS586 Land east of Kennel Lane, Witherley	
	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 59 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Witherley.</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 24 dwellings</p> <p>The site is within walking distance of the local Primary School and open space; but all other facilities including local bus stops are over 800 metres from the centre 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>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 (Jan 2013) identified two pubs, a primary school, Parish rooms and a church within Witherley.</p>





SA Objective	Witherley Site Allocations	
	AS586 Land east of Kennel Lane, Witherley	
	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>No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The level of development set would be that considered necessary to ensure existing services and community cohesion would be maintained 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. Hedgerows and trees are present on site (SHLAA)</p> <p>Any 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	Witherley Site Allocations	
	AS586 Land east of Kennel Lane, Witherley	
	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 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any 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>Site identified as having significant heritage potential. It is possible the site may prove undevelopable due to the significance of the heritage asset. Early consultation with English Heritage, the local authority and where appropriate their heritage advisors would be required when examining this site for development.</p> <p>Any scheme should be appropriately designed in line with Policy DM13: Preserving the Borough's Archaeology to ensure that the character and appearance and setting of the area is preserved and enhanced.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The site falls 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the adjacent ancient monument is conserved and enhanced.</p>

SA Objective	Witherley Site Allocations	
	AS586 Land east of Kennel Lane, Witherley	
	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. Development of the site is not likely 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 flooding and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10:Development and Design and compliance with the requirements of policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the Primary School and local open space, but not within walking distance of the remainder of community facilities or the local bus stop. The introduction of 59 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 59 dwellings on a greenfield site would result in an increase in energy use in this location.

SA Objective	Witherley Site Allocations	
	AS586 Land east of Kennel Lane, Witherley	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The nearest service centre to this site is Market Bosworth District Centre. Residents would be required to largely travel by private car to this service centre for most day to day items. Whilst this may increase car trips and result in increased greenhouse gas emissions, in terms of the proposed quantum of development it is considered there would be a minor adverse impact on this SA objective.
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 primary school; the remainder of community facilities are not within walking distance of the site with the exception of public open space.
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 residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The quantum of housing proposed would be derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are no employment sites within Witherley.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 development is unlikely to have a significant impact on this SA objective.



SA Objective	Witherley Site Allocations	
	AS586 Land east of Kennel Lane, Witherley	
	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.		No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. 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 primary school; the remainder of community facilities are not within walking distance of the site.
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 the nearest bus stop; the site is not within walking distance of a local centre. Residents would be required to largely travel by private car to the nearest service centre for most day to day items.





SA Objective	Witherley Site Allocations	
	AS587 Chapel Field, Chapel Lane, Witherley	
	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 33 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Witherley.</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 13 dwellings.</p> <p>The site is within walking distance of the local Primary School, local bus stop and open space; but all other facilities are over 800 metres from the centre 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
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 Facilities Audit identified two pubs, a primary school, Parish rooms and a church within Witherley.

SA Objective	Witherley Site Allocations	
	AS587 Chapel Field, Chapel Lane, Witherley	
	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 predominantly 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>No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The level of development set would be that considered necessary to ensure existing services and community cohesion would be maintained 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. There are mature trees and hedgerow on site (SHLAA)</p> <p>Any 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	Witherley Site Allocations	
	AS587 Chapel Field, Chapel Lane, Witherley	
	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 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any 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>Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>Any scheme should be appropriately designed in line with Policy DM13: Preserving the Borough's Archaeology to ensure that the character and appearance and setting of the area is preserved and enhanced.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The site falls 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the adjacent ancient monument is conserved and enhanced.</p>

SA Objective	Witherley Site Allocations	
	AS587 Chapel Field, Chapel Lane, Witherley	
	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. Development of the site is not likely 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 within Flood Zone 2 and 3a. The site has the potential for surface and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with the requirements of policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Primary School and local open space, but not within walking distance of the remainder of community facilities. The introduction of 33 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 33 dwellings on a greenfield site would result in an increase in energy use in this location.

SA Objective	Witherley Site Allocations	
	AS587 Chapel Field, Chapel Lane, Witherley	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The nearest service centre to this site is Market Bosworth District Centre. Residents would be required to largely travel by private car to this service centre for most day to day items. This may increase car trips and result in increased greenhouse gas emissions; in terms of the proposed quantum of development it is considered there would be a minor adverse impact on this SA objective.
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 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.	↔	No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The quantum of housing proposed would be derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are no employment sites within Witherley.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 development is unlikely to have a significant impact on this SA objective.

SA Objective	Witherley Site Allocations	
	AS587 Chapel Field, Chapel Lane, Witherley	
	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.		No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. 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 primary school; the remainder of community facilities are not within walking distance of the site.
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 the nearest bus stop; the site is not within walking distance of a local centre. Residents would be required to largely travel by private car to the nearest service centre for most day to day items.

SA Objective	Witherley Site Allocations	
	AS589 Atherstone Hunt Kennels, Kennel Lane, Witherley	
	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 93 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Witherley.</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 37 dwellings</p> <p>The site is within walking distance of the local Primary School and open space; the local bus stop is within 800 metres of the site but all other facilities are over 800 metres from the centre 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
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 Facilities Audit identified two pubs, a primary school, Parish rooms and a church within Witherley.







SA Objective	Witherley Site Allocations	
	AS589 Atherstone Hunt Kennels, Kennel Lane, Witherley	
	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 predominantly agricultural land with some residential properties, 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>No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The level of development set would be that considered necessary to ensure existing services and community cohesion would be maintained 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>No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. There are hedgerows on site (SHLAA). Any 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	Witherley Site Allocations	
	AS589 Atherstone Hunt Kennels, Kennel Lane, Witherley	
	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 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any 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>Site identified as having significant heritage potential. Appropriate consideration and pre-application investigation of the site may be required.</p> <p>Any scheme should be appropriately designed in line with Policy DM13: Preserving the Borough's Archaeology to ensure that the character and appearance and setting of the area is preserved and enhanced.</p>
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area.	↓	<p>The site falls 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the adjacent ancient monument is conserved and enhanced.</p>




SA Objective	Witherley Site Allocations	
	AS589 Atherstone Hunt Kennels, Kennel Lane, Witherley	
	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. Development of the site is not likely 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 and groundwater flooding however this can be mitigated through an appropriate SUDs as a requirement of policy DM10: Development and Design and compliance with the requirements of policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the Primary School and local open space, but not within walking distance of the remainder of neither community facilities nor a local bus stop. The introduction of 93 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 93 dwellings on predominantly agricultural land would result in an increase in energy use in this location.

SA Objective	Witherley Site Allocations	
	AS589 Atherstone Hunt Kennels, Kennel Lane, Witherley	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The nearest service centre to this site is Market Bosworth District Centre. Residents would be required to largely travel by private car to this service centre for most day to day items. This may increase car trips and result in increased greenhouse gas emissions; in terms of the proposed quantum of development it is considered there would be a minor adverse impact on this SA objective.
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 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.	↔	No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The quantum of housing proposed would be derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are no employment sites within Witherley.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The development is unlikely to have a significant impact on this SA objective.
To optimise the use of previously developed land, buildings and existing infrastructure.	↕	There is a pair of semi-detached dwellings and numerous buildings used by Atherstone Hunt currently on site, development could re-use these buildings but equally could involve their loss.

SA Objective	Witherley Site Allocations	
	AS589 Atherstone Hunt Kennels, Kennel Lane, Witherley	
	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.		No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. 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 primary school; the remainder of community facilities are not within walking distance of the site.
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 the nearest bus stop; the site is not within walking distance of a local centre. Residents would be required to largely travel by private car to the nearest service centre for most day to day items.

SA Objective	Witherley Site Allocations	
	AS656 Land south of Kennel Lane, Witherley	
	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 11 dwellings would have a direct minor beneficial effect on the delivery of decent, affordable housing in Witherley.</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 of the local bus stop, Primary School and open space; all other facilities are over 800 metres from the centre 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 not within the 1000 metre walking catchment of the Doctors Surgery. It is within 400m of local open space.</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>
To provide better opportunities for local people and tourists to access and understand local heritage, including our natural history.	↔	<p>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 Facilities Audit identified two pubs, a primary school, Parish rooms and a church within Witherley.</p>





SA Objective	Witherley Site Allocations	
	AS656 Land south of Kennel Lane, Witherley	
	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 predominantly greenfield, 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.	➔	No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The level of development set would be that considered necessary to ensure existing services and community cohesion would be maintained 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.	↔	No information is available in terms of the ecological value of this site as it was not assessed under the Extended Phase 1 Habitat Survey. There are mature hedgerow trees on the western boundary (SHLAA). Any 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	Witherley Site Allocations	
	AS656 Land south of Kennel Lane, Witherley	
	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 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any 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 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.		<p>The site falls 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. The assessment includes a landscape strategy which seeks to preserve the pattern of scattered, rural, small scale settlements.</p> <p>Any scheme should be appropriately designed in line with Policy DM10: Development and Design to ensure that the character and local distinctiveness of the rural landscape and setting of the adjacent ancient monument is conserved and enhanced.</p>



SA Objective	Witherley Site Allocations	
	AS656 Land south of Kennel Lane, Witherley	
	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. Development of the site is not likely 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 within Flood Zones 2 and 3a. 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 and compliance with the requirements of policy DM7: Preventing Pollution and Flooding.
To improve air quality particularly through reducing transport related pollutants.	↓	The site is within walking distance of the local bus stop, Primary School and local open space, but not within walking distance of the remainder of community facilities. The introduction of 11 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 11 dwellings on predominantly greenfield land would result in an increase in energy use in this location.

SA Objective	Witherley Site Allocations	
	AS656 Land south of Kennel Lane, Witherley	
	Appraisal	Comments/Recommendations
To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	The nearest service centre to this site is Market Bosworth District Centre. Residents would be required to largely travel by private car to this service centre for most day to day items. This may increase car trips and result in increased greenhouse gas emissions; in terms of the proposed quantum of development it is considered there would be a minor adverse impact on this SA objective.
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 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.	↔	No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The quantum of housing proposed would be derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are no employment sites within Witherley.
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	↔	The 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 development is unlikely to have a significant impact on this SA objective.

SA Objective	Witherley Site Allocations	
	AS656 Land south of Kennel Lane, Witherley	
	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.		No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. 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 primary school; the remainder of community facilities are not within walking distance of the site.
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 the nearest bus stop; the site is not within walking distance of a local centre. Residents would be required to largely travel by private car to the nearest service centre for most day to day items.

## **Witherley Conclusions**

No residential allocations were proposed for Witherley within the Core Strategy due to identified problems with the A5/Kennel Lane junction. Should these problems be overcome, the Council would look to allocate land for limited development. The quantum of housing proposed would be derived with the aim of ensuring existing services are supported and to help improve employment opportunities within the settlement. There are no employment sites within Witherley.

The Sustainability Appraisals conducted for developable greenfield sites surrounding Witherley clearly display that there are some sustainability issues, specifically relating to landscape as well as overall greenhouse emissions dependant on the size of the site.

In relation to location of existing services, many of the sites in Witherley are not well located to local services and facilities thereby increasing the likelihood of vehicular use and reducing the village's sustainability.

Appendix 1 of this Sustainability Appraisal shows a tabular format of the scoring of each settlement. The Council does not consider any of the sites surrounding Witherley to be sufficiently sustainable to warrant their inclusion in the Site Allocations and Development Management Policies DPD until the highway problems are resolved. It is therefore not considered sustainable to allocate further greenfield development in this location until this can be further investigated through the Local Plan review.

## Appendix 1 – Overall Settlement Scorings

Barwell		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS54	Land East of Ashby Road	↑↑	↔	↔	↕	↔	←	↕	↓	↕	↓↓	↔	↕	↓	↔	↓	↓	↓	↑	↔	↔	↕	↔	↕	↕
AS56	Hinckley Road Allotments	↑	↓↓	↔	↓	↔	↕	↓↓	↕	↕	↓	↔	↕	↓	↔	↓	↓	↓	↑	↔	↔	↕	↔	→	↕
AS60	51 St Mary's Avenue	↑	↔	↔	↔	↔	→	↕	↓	↔	↓	↔	↕	↔	↔	↔	↔	↑	↑	↔	↔	↕	↔	→	↑
AS62	Land south of St Mary's Court	↑	↔	↕	↔	↔	→	↕	↓	↕	↓	↔	↕	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS64	Land east of The Common and south of Dawsons Lane	↑	↔	↔	↔	↔	→	↕	↓	↕	↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↕	↔	→	↑
AS66	Land south of Shilton Road	↑	↔	↔	↔	↔	→	↕	↓	↕	↓↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	→	↑
AS102	Land between Leicester Road and Elmsthorpe Lane	↑↑	↔	↔	↔	↔	↔	↕	↓↓	↕	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↓	↑	↔	↔	↕	↔	←	→
AS606	Land between Leicester Road and Elmsthorpe Lane (Carrs Hill)	↑	↔	↔	↔	↔	→	↕	↓↓	↔	↓↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↕	↔	↑	→
AS612	Land fronting Ashby and Hinckley Road (adjacent Barwell House Farm)	↑	↔	↔	↔	↔	←	↕	↓	↕	↓	↔	↕	↓	↔	↓	↓	↓	↑	↔	↔	↕	↔	↓	→
AS695	Land at Brookhill Farm, Ashby Road	↑	↔	↔	↔	↔	←	↕	↓	↕	↓↓	↔	↓	↓↓	↔	↓↓	↓↓	↓	↑	↔	↔	↕	↔	↓	→

Desford		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS201	Land at Peckleton Lane	↑↑	→	⇨	→	↔	→	↔	↔	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→
AS202	Land east of Peckleton View and South of Bambrook Close	↑↑	→	⇨	→	↔	→	↓	↔	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→
AS203	Land east of Leicester Road	↑↑	→	⇨	→	↔	→	↔	↔	↓	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→
AS204	Land adjacent to 7 Station Road	↔	→	⇨	→	↔	→	↔	↔	↓	↓	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	→	→
AS205	Land off Little Lane	↔	→	⇨	→	↔	→	↔	↔	↓	↓	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	→	→
AS210	Field at Ashfield Farm, Kirkby Road	↑↑	→	⇨	→	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→
AS610	Land off Little Lane	↑↑	→	⇨	→	↔	→	↔	↔	↓	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→
AS984	Land north of the Red Lion, Lindridge Lane	↑	→	⇨	→	↔	→	↓	↓	↓	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→

Earl Shilton		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24	
AS214	Land off Heath Lane	↔	↔	→	↔	↔	→	↔	↓	↔	↓	↔	↔	↔	↔	↔	↔	↔	↑	↑	↔	↔	↔	↔	→	→
AS217	Land at Westfield Farm	↑↑	→	→	↔	↔	→	↓↓	↓↓	↔	↓↓	↔	↔	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↔	↔	→	→	
AS224	Land off Hill top and Shilton Road	↑	↔	→	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→	
AS226	Land rear of 213-223 Station Road	↑	→	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→	
AS227	Land south of Breach Lane	↑↑	→	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→	
AS229	The Oaklands Breach Lane	↑	→	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→	
AS236	Land north of Breach Lane adjacent to Huit Farm	↔	↔	↔	↔	↔	↔	↔	↓	↔	↓	↔	↔	↓↓	↔	↓↓	↓↓	↔	↑	↔	↔	↔	↔	↔	↔	↔
AS237	Land at Huit Farm, Breach Lane	↑↑	↔	↔	↔	↔	→	↔	↓	↔	↓	↔	↓	↓↓	↔	↓↓	↓↓	↔	↔	↔	↔	↔	↔	↔	↔	↔
AS253	Land at Spring Gardens	↑	↔	→	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→	
AS591	Farm Cottage, Spring Gardens	↑	↔	→	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→	
AS594	Land at the Breachlands, Clickers Way	↑↑	↔	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	↔	
AS834	Land rear of 8 Birch Close	↑	↔	↔	↔	↔	→	↔	↓	↔	→	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	↔	↔	→
AS982	Land at 76 Heath Lane	↑	→	→	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→	
AS933	Fair View, High Tor East	↑	→	→	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→	
AS1085	Land at 52 Heath Lane	↑	→	→	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↓	↑	↔	↔	↔	↔	→	→	

Markfield		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS278	Land north of Leicester Road, Field Head	↑↑	↔	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↔	↔	↑	↑
AS279	Land south of Jacqueline Road	↑↑	↔	↔	↑	↔	→	↓	↓	↔	↓	↔	↔	↓↓	↔	↓↓	↓↓	↑	↑	↔	↑	↔	↔	↑	↑
AS406	Land at Ratby Lane and London Road	↑↑	↔	↔	↑	↔	→	↔	↓	↔	↓	↔	↔	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↔	↔	↑	↑
AS414	Land at Hill Lane	↑↑	↔	↔	↔	↔	→	↔	↓	↓	↓	↔	↔	↓	↔	↓	↓	↔	↑	↔	↔	↔	↔	→	→
AS415	Land at Hill Lane Industrial Estate	↑↑	↔	↔	↔	↔	→	↓↓	↓	↔	↓	↔	↔	↓	↔	↓	↓	↔	↑	↔	↔	↔	↔	→	→
AS421	Land at 50 Ashby Road	↑↑	↔	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↔	↑	↔	↔	↔	↔	→	→
AS699	Land at Knoll Farm, Forest Road	↑	↔	↔	↔	↔	→	↔	↓↓	↓	↓	↔	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	↑	↑
AS704	Land south of Ashby Road	↑	↔	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	→	→



Ratby		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS475	Land off Park Road	↑	→	↔	↔	↔	↓	↔	↓	↕	↓	↔	↓	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→
AS477	Land at and rear of Bretherent Meeting Hall, Station Road	↑↑	→	↔	↔	↔	↓	↓↓	↓↓	↕	↓	↔	↓	↓	↔	↓	↓	↑	↑	↔	↑	↔	↔	→	→
AS488	Land between Markfield Road and Burroughs Road	↑↑	↔	→	→	↔	↓	↕	↓↓	↓	↓↓	↑	↓	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↔	↔	→	→
AS489	Land between Burroughs Road and Desford Lane	↑↑	↔	→	→	↔	↓	↓	↓↓	↓	↓↓	↑	↓	↓↓	↔	↓↓	↓↓	↑	↑	↔	↔	↔	↔	→	→
AS496	Land to the rear of 15-41 Groby Road	↑	↔	→	→	↔	↓	↕	↓	↓	↓	↑	↔	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→
AS673	Land rear of 2-28 Markfield Road	↑	↔	→	→	↔	↓	↕	↓	↕	↓	↑	↕	↓	↔	↓	↓	↑	↑	↔	↔	↔	↔	→	→

Stanton Under Bardon		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24	
AS529	Land north of Thornton Lane	↑↑	↔	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	↔	→	↓
AS532	Land rear of 30-32 Main Street	↔	↔	↔	↔	↔	→	↔	↓	↔	↓	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	→	↓
AS706	Land at 10 Preston Close	↑↑	↔	↔	↔	↔	→	↓	↓	↔	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	↔	→	↓

Stoke Golding		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS534	Land south of Station Road between Wykin Lane and Higham Lane	↑↑	↔	↓	→	↔	→	↕	↓↓	↓↓	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↔	↔	↔	↕	↔	↑	→
AS537	Land at Willow Farm Cottage, Wykin Lane	↑↑	↔	↓	→	↔	→	↕	↓	↕	↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↔	↔	↔	↕	↔	↑	→
AS539	Land at and surrounding Pine Close	↑	↔	↓	→	↔	→	↕	↓	↕	↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS540	Land south of Hinckley Road, adj Pine Close	↑↑	↔	↓	→	↔	→	↕	↓↓	↕	↓↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS541	Land south of Hinckley Road, adj to Stoke Fields Farm	↑↑	↔	↓	→	↔	→	↕	↓↓	↕	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↔	↔	↔	↕	↔	↑	→
AS542	Land rear of 58 High Street	↑	↔	↓	→	↔	→	↔	↓	↓	↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS543	Land to the rear of 21-57 Roseway	↑	↔	↓	→	↔	→	↕	↓	↕	↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS544	Land adj 50 & 77 Roseway	↑↑	↔	↔	↔	↔	→	↔	↓↓	↕	↓↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↔	↕	↔	↑	→
AS603	Land adj 45 & 46 Sherwood Road and rear of 115-135 Hinckley Road	↑↑	↔	↔	↔	↔	→	↕	↓	↕	↓↓	↔	↕	↓↓	↔	↓↓	↓↓	↑	↔	↔	↔	↕	↔	↑	→
AS697	Land at 36 Station Road	↑	↔	↓	→	↔	→	↕	↓	↓	↓	↔	↕	↓	↔	↓	↓	↑	↔	↔	↕	↕	↔	↑	→

Thornton		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS19	Land rear of Chestnut Farm, Stanton Lane	↕	↔	→	→	↔	→	↔	↔	↓	↓	↑	↓	↓	↔	↓	↓	↑	↔	↔	↑	↔	↔	→	→
AS21	Land at Park Farmhouse, Stanton Lane	↕	↔	→	→	↔	→	↔	↔	↓	↓	↑	↕	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	→	→
AS24	Land rear of 75 Main Street	↔	↔	→	→	↔	→	↔	↔	↕	↓	↑	↕	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	→	→
AS25	Land at and rear of 62-78 Main Street	↕	↔	→	→	↔	→	↔	↔	↕	↓	↑	↕	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	→	→
AS26	Land adjacent Mill Lane	↕	↔	→	→	↔	→	↔	↔	↕	↓	↑	↕	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→
AS31	Land rear of 206-212 Main Street	↔	↔	→	→	↔	→	↔	↔	↕	↓	↑	↕	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	→	→
AS32	Land rear of 216 Main Street	↕	↔	→	→	↔	→	↕	↔	↕	↓	↑	↕	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→
AS33	Land rear of Sharpes Close	↕	↔	→	→	↔	→	↕	↔	↕	↓	↑	↕	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→
AS35	Land adj Thorndale, 9 Merrylees Road	↔	↔	→	→	↔	→	↔	↔	↕	↓	↑	↕	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	→	→
AS36	Thornton Nurseries and Land South of Reservoir Road	↕	↔	→	→	↔	→	↔	↔	↔	↓	↑	↕	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→
AS686	Land off Beech Drive	↕	↔	→	→	↔	→	↔	↔	↕	↓	↑	↕	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	→	→

Witherley		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	SAO15	SAO16	SAO17	SAO18	SAO19	SAO20	SAO21	SAO22	SAO23	SAO24
AS582	Land off Church Lane	↑	↔	↓↓	↔	↔	→	↔	↓↓	↓↓	↓↓	↔	↓	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AS585	Land east of Kennel Lane	↑↑	↔	→	↔	↔	→	↔	↔	↔	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	↔	↓
AS586	Land east of Kennel Lane	↑↑	↔	↔	↔	↔	→	↔	↔	↔	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	↔	↓
AS587	Chapel Field, Chapel Lane	↑↑	↔	↔	↔	↔	→	↔	↔	↔	↓	↔	↓	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	↔	↓
AS589	Atherstone Hunt Kennels, Kennel Lane	↑↑	↔	↔	↔	↔	→	↔	↔	↔	↓	↔	↔	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	↔	↓
AS656	Land south of Chapel Lane	↑	↔	↔	↔	↔	→	↔	↔	↔	↓	↔	↓	↓	↔	↓	↓	↑	↔	↔	↔	↔	↔	↔	↓