

Hinckley & Bosworth Borough Council

Shopping and Shop Fronts Supplementary Planning Document Sustainability Appraisal

OCTOBER 2007

Statement of Sustainability Issues

This statement has been published in order to comply with Regulation 16 of the Environment Assessment of Plans and Programmes Regulations 2004, the guidance given in paragraph 10.1 of 'Creating Local Development Frameworks: A Companion Guide to PPS12' (ODPM, 2004) and paragraph 4.5.5 of 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, 2005).

The Sustainability Appraisal Report is published alongside the adopted Shopping & Shop Fronts Supplementary Planning Document (SPD).

How Sustainability Issues have been integrated into the SPD

Sustainability issues are at the heart of the Shopping & Shop Fronts SPD. By encouraging better designed and more vibrant shopping areas, people will be encouraged to use their local centres, rather than travelling by car to centres outside their locality. A Sustainability Appraisal was undertaken on the SPD to ensure the potential economic, social and environmental effects of applying the SPD have been taken into account.

How the Sustainability Appraisal and consultation has been taken into account

The findings of the Sustainability Appraisal found that implementation of the SPD policies should have a beneficial impact on a number of Sustainability Objectives. No adverse effects were anticipated. Due to the limited remit of the SPD, there were a number of Sustainability Objectives that the SPD would have no impact on.

The Sustainability Appraisal suggested a number of measures that could be taken to maximise the beneficial effects associated with the Shopping & Shop Fronts SPD. Many of these measures are already addressed by the SPD (for example, encouraging developments to enhance the character, appearance and setting of historic assets, town and village centres). Others are outside the specific remit of this SPD, but will be addressed in other LDF documents.

The Sustainability Appraisal also suggested a number of indicators that could be used to measure the effectiveness and impact of the SPD. One of these indicators has been incorporated into the monitoring framework for the SPD. The others were not directly relevant to the specific remit of the Shopping and Shop Fronts SPD.

One comment was received on the Sustainability Appraisal during the formal consultation period relating to the conservation of traditional shop fronts. This is addressed in the SPD.

The reasons for choosing the SPD as adopted

A series of options were considered for the Shopping & Shop Fronts SPD. The Sustainability Appraisal considered the different options and concluded that the policies outlined in the SPD would achieve the most sustainable outcome.

Monitoring arrangements

The effects of this SPD will be monitored through the Annual Monitoring Report and Town Centre Monitor, produced by the Council each year. The monitoring indicators for this SPD are:

1. number of vacant retail units within Hinckley Town Centre
2. percentage of non-A1 uses in the primary retail frontage
3. percentage of non- A1 uses in the secondary retail frontages (east and west)

4. pedestrian flows at 6 locations in Hinckley Town Centre

If required, a review of the SPD will be timetabled into the Councils Local Development Scheme. The SPD will need to be further revised on adoption of the Council's Core Strategy, Generic Development Control Policies and Hinckley Town Centre Area Action Plan Development Plan Document (DPD), which will contain the Council's new detailed policies.

Shopping and Shop Fronts Supplementary Planning Document – Sustainability Appraisal

October 2007

Hinckley & Bosworth Borough Council

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1. Introduction

- 1.1 This Sustainability Appraisal report has been undertaken to accompany the Shopping and Shop Fronts Supplementary Planning Document (SPD). It is the mechanism for ensuring that the potential economic, social and environmental effects of the SPD are identified and any necessary mitigation measures are put in place.
- 1.2 The purpose of the Shopping and Shop Fronts SPD is to supplement policies within the saved Local Plan. The SPD aims to improve the quality, vitality and viability of Hinckley and Bosworth's shopping centres and sets out design principles and measures to protect and enhance the townscape character of local centres.

2. Background and Methodology

- 2.1 Sustainability Appraisal is a process through which the sustainability of a plan under preparation is assessed. The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to carry out a Sustainability Appraisal of the documents that form their Local Development Framework (LDF). This is to compel Local Planning Authorities to work towards achieving sustainable development thus enabling residents to enjoy a better quality of life for future generations. Sustainability Appraisal addresses social and economic issues but also takes into consideration environmental issues, especially in relation to the Government's sustainable development objectives set out in *Securing the Future – UK Government Sustainable Development Strategy 2005*.
- 2.2 Under the Environmental Assessment of Plans and Programmes Regulations (2004) it is a requirement that plans, setting a framework for future development consent and likely to have significant environmental effects, are subject to strategic environmental assessment. Local Planning Authorities are required to carry out an environmental assessment of their LDF under these regulations. To tackle both approaches efficiently and effectively, the requirements of both regulations are considered in one document.
- 2.3 This Sustainability Appraisal has been carried out with reference to the ODPM Guidance: *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks 2005*. The basic approach to Sustainability Appraisal in order to comply with the above regulations should include the following stages:
- Setting the context, objectives and baseline
 - Developing and refining options
 - Appraising the effects of the draft SPD
 - Consultation on the Sustainability Report and draft SPD; and
 - Monitoring the implementation of the SPD.

2.4 Hinckley and Bosworth Borough Council commissioned White Young Green (Environmental) to carry out the Scoping Report for the Local Development Framework in June 2005. This report identifies the baseline information on which to base the appraisal and sets out the Sustainability Objectives to underpin all documents within the Local Development Framework. These Objectives have been used to test the sustainability of the Shopping and Shop Fronts SPD and were subject to extensive stakeholder consultation in 2005. Additions to the 2005 Scoping Report, specific to the Shopping and Shop Fronts SPD have been consulted upon between 8th February and 15th March 2007 and a full list of consultees and a summary of their comments is included in Appendix 3. The findings from this first stage of the Sustainability Appraisal process are referred to as Stage A in the ODPM (2004) Guidance.

2.5 It should be noted that the SPD is based on 'saved' policies from the Local Plan whilst the above mentioned Objectives relate to the development of the future planning framework for the Borough. Therefore it is also necessary to carry out a sustainability assessment of the existing Local Plan policies as this was not carried out at the time of the production of the Local Plan. The results of this analysis is detailed in Table 2.

2.6 In addition to the prediction of the significant effects of the saved Local Plan policies the appraisal of the Shopping and Shop Fronts SPD has been detailed in a series of tables for ease of reference. The approach adopted addresses the following:

- The compatibility of the SPD Objectives with those LDF Sustainability Appraisal Objectives set out in the 2005 Scoping Report.
- The sustainability implications of the SPD Options.
- The predicted social, economic and environmental effects of the SPD policies.
- Methods for maximising the beneficial effects of the SPD and for minimising the adverse effects.
- The future Monitoring framework for the SPD.

3. SPD Context

3.1 This document is intended to provide further guidance to the adopted Hinckley and Bosworth Local Plan and is a revision of the Council's previous Supplementary Planning Guidance on Shopping and Shop Fronts, adopted in January 2003. The existing SPG will form the basis of the new SPD, however revisions have been necessary to ensure the document is consistent with the provisions of the Planning and Compulsory Purchase Act 2004 and the recent amendments to the Use Classes Order 1987 which disaggregates the former A3 Uses into A3, A4 and A5 Uses. The SPD will need to be further revised on adoption of the Council's Core Strategy, Generic Development Control Policies and

Hinckley Area Action Plan Development Plan Document (DPD), which will contain the Council's new detailed policies.

4. Sources of Baseline Information

4.1 As a part of the 2005 Scoping Report baseline data has been collated and reviewed in order to establish the baseline conditions within the Borough and to help identify key sustainability issues. The baseline was reviewed to establish:

- The current situation and if trends suggest that it is improving or getting worse.
- The current situation in relation to established thresholds or targets.
- If any particularly sensitive or important elements of the receiving environment are likely to be affected including people or habitats.
- If the current problems are reversible or irreversible, temporary or permanent, and the practicality of improving the situation.
- If there have been any significant cumulative or synergistic effects over time and if there may be such effects in the future.

This information has focussed on the social, environmental and economic characteristics of Hinckley and Bosworth Borough and relates to the issues to be tackled in the SPD. This information will help the Sustainability Appraisal determine where significant effects are likely.

4.2 Sustainability Appraisal must take account of the relationships and links between the SPD and relevant plans and programmes. These links have been identified in the 2005 Scoping Report to fulfil requirements of the SEA Directive (annex 1a and annex 1e). Further publications of relevance have been produced after the completion of the 2005 Scoping Report which also should be taken into account. The most relevant links to this SPD include:

National Level:

Planning Policy Statement 1: Delivering Sustainable Development.
Planning Policy Statement 6: Planning for Town Centres.
Planning Policy Statement 12. Local Development Frameworks.
Planning Policy Guidance 19: Outdoor Advertisement Control.

Regional Level:

Regional Spatial Strategy for the East Midlands
Leicester, Leicestershire, and Rutland Structure Plan

Local Level:

Hinckley and Bosworth Local Plan (adopted 2001)
Hinckley and Bosworth Community Plan (2007 – 2012)
Corporate Performance Plan (2007 – 2012)
Hinckley Town Centre Renaissance Masterplan 2006.
Hinckley and Bosworth Economic Baseline Study 2006
Hinckley and Bosworth Borough Council Town Centre Monitor 2005.
Hinckley and Bosworth Borough Council Retail and Commercial Leisure Study 2002.

Hinckley and Bosworth Cultural Strategy 2006 - 2011.
Hinckley and Bosworth Licensing Policy Statement.

4.3 Table 1 below details the links between the SPD and the local level programmes and plans identified, highlighting any synergies and inconsistencies between the documents and their targets.

Table 1 - Relationship between local level plans and programmes and SPD

Key objectives and policies relevant to the SPD	Targets and Indicators	Implications for the Plan (i.e. Synergies/Inconsistencies)
Hinckley and Bosworth Community Plan (2007 – 2012)	<p>Ensure that new developments are of a high quality.</p> <p>Reduce crime, the fear of crime and anti-social behaviour.</p> <p>Revitalise town and village centres.</p>	<p>The SPD forms the basis for negotiating with developers on the quality of shop fronts and associated advertisements. The saved policies address the location and mix of retail and non-retail uses, such as pubs and bars and therefore fulfill the wider objectives of the Community Plan. Alongside this the SPD Objectives seek to safeguard residential amenity and prevent cumulative impacts and introduce additional security measures.</p>

<p>Corporate Performance Plan (2007 – 2012)</p>	<p>Enhance the CCTV infrastructure and produce an annual Crime and Disorder Audit for the Borough and continue to monitor in order to identify trends and 'hot spot' areas and problems for the Partnership.</p> <p>Develop the Town Centre Partnership and implement the Town Centre Masterplan.</p> <p>Develop a range of PIs to measure the performance of the Licensing Service.</p>	<p>As above.</p> <p>In addition, the Masterplan will inform the Hinckley Area Action Plan which will contain detailed policies for delivery. This would be addressed in a revised version of this SPD.</p> <p>The Monitoring framework for the SPD has the potential to assist with this programme and vice versa.</p>
<p>Hinckley Town Centre Renaissance Masterplan.</p>	<p>Increase the number of people living in Hinckley Town Centre as a part of a mix of uses, helping to generate vitality and diversity.</p> <p>Increase accessibility for pedestrians, cyclists and public transport and improve and rationalise car parking facilities in Hinckley town centre.</p> <p>Support the development of new leisure and cultural facilities to improve the quality of life and leisure within Hinckley Town centre, whilst adding value and</p>	<p>As above, the Masterplan will inform the Hinckley Area Action Plan which will contain detailed policies for delivery. This would be addressed in a revised version of this SPD.</p>

	<p>attractiveness to the town centre. Promote Hinckley Town centre as part of a wider tourism initiative.</p> <p>Develop a public realm strategy comprising new public spaces, environment improvements and public art.</p> <p>Enhance Hinckley Town Centre's image to developers, retailers, residents and visitors by ensuring high quality development on prominent gateway sites into the town centre</p>	
Hinckley and Bosworth Economic Baseline Study 2006	<p>Key indicators include: Major Employers Business Units by sector Business Base Economic activity and unemployment.</p>	The Monitoring framework for the SPD has the potential to assist with this programme and vice versa
Hinckley and Bosworth Borough Council Town Centre Monitor.	<p>To protect and enhance the vitality and viability of the town centre by proper location and design of retail and related development.</p> <p>To provide a mix of uses across Hinckley town centre including mix of uses in primary shopping</p>	The SPD forms the basis for negotiating with developers on the quality of shop fronts and associated advertisements. The saved policies and SPD Objectives address the location and mix of retail and non-retail uses, such as pubs and bars, and therefore fulfill the wider objectives of the Town Centre Monitor.

	<p>frontages, secondary shopping frontages and other shopping areas.</p> <p>To ensure that there is ready access to the town centre by a choice of means of transport.</p>	<p>In addition, the Masterplan will inform the Hinckley Area Action Plan which will contain detailed policies for delivery. This would be addressed in a revised version of this SPD.</p>
<p>Hinckley and Bosworth Borough Council Retail and Commercial Leisure Study.</p>	<p>To address environmental improvements.</p> <p>Improve the quality and range of food shopping in the town centre.</p> <p>To create improved pedestrian links to and from the leisure centre, the theatre and the bus station introducing safer and easier road crossings, signing and footpath widening.</p> <p>Improvements to public transport accessibility and improve the legibility of car parking through better signage.</p> <p>Investigate 'living over the shop' type initiatives.</p>	<p>As above.</p>
<p>Hinckley and</p>	<p>Create and support thriving</p>	<p>As stated above, the Masterplan will inform the Hinckley</p>

<p>Bosworth Cultural Strategy.</p>	<p>communities Develop and maintain high quality environments. Build a vibrant creative and cultural economy Increase participation and access to cultural activity.</p>	<p>Area Action Plan which will contain detailed policies for delivery. This would be addressed in a revised version of this SPD.</p>
<p>Hinckley and Bosworth Licensing Policy Statement.</p>	<p>The prevention of public nuisance - minimise the loss of personal amenity, for example through noise, light, litter, odour and anti-social behaviour. Protect the reasonable rights of residents and businesses in the vicinity of licensed premises.</p> <p>Prevention of crime and disorder and increased public safety.</p>	<p>The saved policies address the location and mix of retail and non-retail uses, such as pubs and bars and therefore support the wider objectives of the Licensing Policy Statement. Alongside this the SPD Objectives seek to safeguard residential amenity and prevent cumulative impacts and introduce additional security measures.</p>

5. Table 2 – Significant effects assessment of ‘saved’ Local Plan policies

Saved Policy	Social Effects	Economic Effects	Environmental Effects
BE9 - Shop fronts in Conservation Areas	Appropriate shop front design in Conservation Areas can help protect, sustain and enhance an area's cultural heritage for future generations.	Appropriate shop front design in Conservation Areas can add to the revitalisation of an area which will attract inward investment.	Appropriate shop front design in Conservation Areas can create an attractive environment, enhance existing assets and lessen adverse effects on an area's cultural heritage.
BE10 - Shop security in Conservation Areas	The installation of security features has the potential to reduce crime and the fear of crime in Conservation Areas.	The installation of security features has the potential to raise property values, encourage inward investment and greater usage of an area.	Sensitive and sympathetic installation of security features has the potential to contribute to the area's protection and/or enhancement. However, unsympathetic installation can have an adverse effect upon the character of the Conservation Area.
BE11 - Advertisements in Conservation Areas	High Quality advertisements, signage and fascias can help	Advertisements, signage and fascias that contribute	High quality advertisements, signage and fascias will make a positive contribution to the character of the Conservation Area and will enhance the environment of the area.

	protect, sustain and enhance an area's cultural heritage for future generations.	successfully to the character of Conservation Areas add to the revitalisation of an area which can attract inward investment.	However, unsympathetic installation can have an adverse effect upon the character of the Conservation Area.
RETAIL 2 - Primary shopping frontages, Hinckley town centre	The retention and management of primary shopping frontages creates an attractive retail experience for the public and maintains existing pedestrian flows.	An uninterrupted retail offer is likely to increase usage and can encourage a more economically successful town centre.	High quality primary shopping frontages adds to the character of the town centre and provides an attractive environment, whilst enhancing the use of key pedestrianised areas.
RETAIL 3 - Secondary shopping frontages, Hinckley town centre	This policy allows for a wider range of uses and therefore more facilities for the community, whilst maintaining an attractive retail experience and pedestrian flows.	This predominantly retail use allows for wider uses which will encourage the economic viability and vitality of the area.	The retention of shop type frontages avoids the use of blank and uninteresting frontages and therefore adds to the character of the town centre. Measures have been taken to ensure the amenities of neighbours are protected and to take account of traffic implications.

<p>RETAIL 4 - Other shopping areas, Hinckley town centre</p>	<p>This allows for a wider range of uses increasing facilities for the community.</p>	<p>This policy allows for wider uses which will encourage the economic viability and vitality of the area.</p>	<p>Measures have been taken to ensure the amenities of neighbours and visual amenities are protected and to take account of traffic and car parking implications.</p> <p>The retention of shop type frontages avoids the use of blank and uninteresting frontages thus adding to the character of the town centre.</p>
<p>RETAIL 6 - shop fronts</p>	<p>Appropriate shop front designs can help protect, sustain and enhance an area's cultural heritage for future generations.</p>	<p>Appropriate shop front design adds to the revitalisation of an area which will attract inward investment.</p>	<p>Appropriate shop front design in Conservation Areas can create an attractive environment, enhance existing assets and lessen adverse effects on an area's cultural heritage.</p>
<p>RETAIL 8 - Change from retail use within local centres.</p>	<p>This allows for the provision of additional amenities to keep an area in use and vibrant for future generations</p>	<p>This has the potential to increase the economic viability of an area and encourage inward investment, provided there is an economic need demonstrated for the change of use.</p>	<p>Measures have been taken to ensure that appropriate development will not have a detrimental effect on the amenities of neighbours and character of the area in terms of noise, smell, litter or disturbance.</p>

6. SPD Objectives

6.1 As stated above, Hinckley and Bosworth Borough Council is committed to improving the quality, vitality and viability of its shopping centres. Following extensive consultation with residents and a number of key local organisations, the Community Plan for the Borough (2007 - 2012) identified as part of its long-term aims a need to:

- Ensure that new developments are of a high quality.
- Reduce crime, the fear of crime and anti-social behaviour particularly in areas of Barwell, Earl Shilton and Hinckley town centre.

6.2 On the basis of this and the other baseline information listed above this SPD aims to: -

- Improve the quality of town centres by ensuring that new shop fronts and signage are of the highest quality to enhance town centres.
- Ensure that the balance and mix of retail and non-retail uses in the town and district centres retains the vitality and viability during the day, and ensures an appropriate mix of A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) to provide a vibrant evening economy without detriment to the safety and security of town centres.
- Set out criteria that achieve consistency of approach to the provision of new shop fronts, but do not stifle innovative shop front design.
- Encourage good quality shop front advertisements that enhance the public realm and are not detrimental to visual amenity or highway safety.
- Improve the quality of shop security measures to balance the needs of crime prevention with visual amenity.
- Help towards achieving the Council's overall planning vision for the regeneration of Hinckley Town Centre

These SPD Objectives are summarised in Table 3 below and their compatibility with the LDF Sustainability Appraisal Objectives is displayed in Table 5.

Table 3 - SPD Objectives

A	To improve the quality of town centres by ensuring that new shop fronts and signage are of the highest quality to enhance town centres.
B	To set out criteria that achieve consistency of approach to the provision of new shop fronts, but do not stifle innovative shop front design.
C	To encourage good quality shop front advertisements that enhance the public realm and are not detrimental to visual amenity or highway safety.
D	To improve the quality of shop security measures to balance the needs of crime prevention with visual amenity.
E	To ensure that the balance and mix of retail and non-retail uses in the town and district centres retains the vitality and viability during the day and provides a vibrant evening economy without detriment to the safety and security of town centres.
F	To help towards achieving the Council's overall planning vision for the regeneration of Hinckley Town Centre

7. The LDF Sustainability Appraisal Objectives

Table 4 - LDF Sustainability Appraisal Objectives

1	To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.
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.
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, particularly in Hinckley town centre.

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 protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.
8	To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.
9	To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.
10	To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the Borough.
11	To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.
12	To manage prudently water resources, improve water quality and protect the floodplain.
13	To improve air quality particularly through reducing transport related pollutants.
14	To manage prudently 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 involve people through changes to lifestyle and at work, in preventing and minimising adverse local, regional, and global environmental impacts.
18	To improve access to education and training for children, young people and adult learners.
19	To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.
20	To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.
21	To optimise the use of previously developed land, buildings and existing infrastructure.
22	To promote and ensure high standards of sustainable design and construction.
23	To minimise waste and to increase their re-use and recycling of waste materials.
24	To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.
25	To encourage and develop the use of public transport, cycling and walking.

8. Table 5 – Compatibility Matrix: LDF Sustainability Appraisal Objectives v. SPD Sustainability Objectives

LDF Sustainability Appraisal Objectives																									
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
SPD A	-	-	√	√	√	-	-	√√	√	-	-	-	-	-	-	-	-	-	-	-	√√	√√	-	-	-
SPD B	-	-	-	-	-	-	-	√√	√	-	-	-	-	-	-	-	-	-	-	-	√√	√√	-	-	-
SPD C	-	-	√	√	-	-	-	√√	√	-	-	-	-	-	-	-	-	-	√	-	-	√√	-	-	√
SPD D	-	-	-	-	√√	√?	-	√	√	-	-	-	-	-	-	-	-	-	-	-	-	√√	-	-	-
SPD E	-	-	-	√√	√√	√	-	√	√	-	-	-	-	-	-	-	-	-	√	-	√√	-	-	√	√
SPD F	√	√	√	√	√	√	-	√√	√	-	-	-	-	-	-	-	√	-	√	-	√	√	√	√	√

Key:

√√	Highly compatible
√	Partially Compatible
-	Neutral
X	Potentially Incompatible
XX	Highly Incompatible

9. Developing and Appraising the SPD Options.

9.1 A series of Options have been considered to deliver the objectives and policies set out in the SPD. The Options have been appraised against the LDF Sustainability Appraisal Objectives to predict their likely effectiveness and to distinguish between the impact of maintaining the status quo and adopting a different policy option. A summary of the Options appraisal is detailed in Table 6 and in paragraphs 9.2 – 9.6 below. Detailed results of this appraisal are available in Appendix 1.

Table 6 – Summary of SPD options.

Policy	Option 1	Option 2	Option 3
Shop Front Design	Provide no design guidance	Provide detailed design guidance	
Advertisements	Provide no design guidance	Provide detailed design guidance	
Change of Use in primary shopping frontage.	Provide no guidance in relation to change of use	Provide guidance on acceptable level of change of use – keep % the same as 2003 guidance.	Provide guidance on acceptable level of change of use – amend % to allow more non-retail uses.
Change of Use in secondary shopping frontage.	Provide no guidance in relation to change of use	Provide guidance on acceptable level of change of use – keep % the same as 2003 guidance.	Provide guidance on acceptable level of change of use ensuring this guidance reflects town centre masterplan objectives and the change in use class orders.
Change of use within other shopping areas.	Provide no design guidance	Provide detailed design guidance	
Change of use at retail gateways.	Provide no design guidance	Provide detailed design guidance	
Change of use within local centres.	Provide no design guidance	Provide detailed design guidance	
Premises for the sale of food and drink.	Provide no design guidance	Provide detailed design guidance	

9.2 The Options relating to Shop Front Design and Advertisements were found to be relevant to only a small number of LDF Sustainability Appraisal

Objectives due to their specific remit. The appraisal indicates that the provision of no design guidance, or keeping the status quo with the existing SPG, could result in a detrimental effect upon the character of town and village centres as there is likely to be a lack of clarity from the Local Planning Authority and inconsistency for developers. The provision of up to date design guidance however, has the potential to preserve and enhance character and create a high quality environment.

9.3 Again, the Options relating to Change of Use in Primary Shopping Frontages only related to a small number of LDF Sustainability Appraisal Objectives. Option 3 will increase the percentage of non-retail uses in Primary Shopping Frontages. Maintaining the existing percentage of 12% will result in status quo and the provision of no guidance would result in no controls, with development proceeding in an unmanaged way.

9.4 The appraisal of the Options relating to change of use in Secondary Shopping frontages, other shopping areas, local centres and at retail gateways indicated that by bringing the SPD in line with masterplan objectives and the change in use class orders it is likely to have a positive effect on the relevant LDF Sustainability Objectives as it supports their principles. Maintaining the existing guidance will maintain the status quo. The provision of no guidance will result in a lack of controls, potentially affecting the character of town and village centres and the amenity of residents and neighbours.

9.5 The appraisal of the Options relating to premises for the sale of food and drink indicate that a lack of guidance and controls has the potential to result in an adverse effect on neighbours, increased anti-social behaviour and noise and a negative effect on the character of town and village centres. The provision of guidance is predicted to help overcome these issues and support the relevant LDF Sustainability Objectives.

9.6 To conclude the appraisal indicates that the Options chosen only relate to some of the LDF Sustainability Appraisal Objectives due to their specific remit. This is considered acceptable as the SPD has been specifically drafted to influence the design of the built environment of settlements and the uses within this built environment. The appraisal sets out the predicted implications of choosing certain policy options and it is predicted the provision of detailed up to date guidance would best meet the Sustainability Objectives established for the LDF.

10. Predicting and Evaluating the effects of the SPD Policies–Summary

10.1 As mentioned above, the Baseline Conditions for the Borough have been set out in the 2005 Scoping Report. On the basis of the spatial and statistical information collated and that included in the additional reports detailed in section 4, it is possible to predict and assess the effects of the policies set out in the SPD. For the purposes of the Sustainability Appraisal the baseline conditions are assumed to be the status quo for Hinckley and Bosworth Borough. Implementation of the policies will

result in either an improvement to or a deterioration of this baseline. If the SPD is not implemented (do nothing situation) then it must be assumed that there will be no change to the current baseline conditions. In reality this would not occur as natural and social processes would continue to operate (WYGE 2005).

10.2 The Methodology used for predicting effects is detailed in Appendix 2. This methodology was developed by White Young Green Environmental to be applied to all Hinckley and Bosworth LDF documents. The Table below provides an overall summary of the effects of the SPD Policies in relation to the LDF Sustainability Appraisal Objectives. Some policies may appear in more than one column. This is because different elements of the same policy may have different impacts upon the same SA Objective. Suggestions for maximising the beneficial effects and minimising the adverse effects are included in section 11 of the report.

10.3 Key findings from the Appraisal indicate that the policies will contribute to only some of the LDF Sustainability Appraisal Objectives because of the limited remit of the SPD. They relate in particular to those relating to design, the use of the built environment and the character of towns and villages. However, some links between the Objectives and employment and public participation are apparent.

Table 7 - Overall effects of SPD Policies (depicted as SPD paragraph numbers).

SA Objective	Beneficial	Adverse	No effect	Unknown
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.			1.1– 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.			1.1– 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To provide better opportunities for local people and tourists to access and understand local heritage.	1.1– 1.10 1.11 – 1.14 3.2		2.4-2.5 2.6 2.7 3.1	

To improve access to and participation in cultural and leisure activities.	1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 3.1 3.2		2.7	
To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in Hinckley town centre.	1.1 – 1.10 2.4-2.5 2.6 2.7 3.1 3.2		1.11 – 1.14 2.4-2.5	
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.			1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.			1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2			
To preserve and enhance the character, appearance and	1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6			

setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	2.7 3.1 3.2			
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the Borough.			1.1– 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.			1.1– 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To manage prudently water resources, improve water quality and protect the floodplain.			1.1– 1.10 1.11 – 1.14 2.6 2.7 3.1 3.2	
To improve air quality particularly through reducing transport related pollutants.			1.1– 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To manage prudently mineral resources and avoid/reduce pollution of land.			1.1– 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To minimise energy use and develop renewable energy resources.			1.1– 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To reduce			1.1– 1.10	

greenhouse gas emissions to mitigate the rate of climate change.			1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To involve people through changes to lifestyle and at work, in preventing and minimising adverse local, regional, and global environmental impacts.			1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To improve access to education and training for children, young people and adult learners.			1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.			1.1 – 1.10 1.11 – 1.14 3.2	2.4-2.5 2.6 2.7 3.1
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.			1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To optimise the use of previously developed land, buildings and existing	1.1 – 1.10 2.7 3.1 3.2		1.11 – 1.14 2.4-2.5 2.6	

infrastructure.				
To promote and ensure high standards of sustainable design and construction.	1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2			
To minimise waste and to increase their re-use and recycling of waste materials.			1.1 – 1.10 2.4-2.5 2.6 2.7 3.1 3.2	
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.			1.1 – 1.10 1.11 – 1.14 2.4-2.5 2.6 2.7 3.1 3.2	
To encourage and develop the use of public transport, cycling and walking.	2.4-2.5		1.1 – 1.10 1.11 – 1.14 2.6 2.7 3.1 3.2	

11. Maximising beneficial and mitigating adverse effects

There are a number of measures which could be taken to maximise the beneficial effects associated with the Shopping and Shop Fronts SPD.

11.1 Maximising beneficial effects:

- Ensure the principles of sustainable design and construction are adopted by developers
- Encourage developments to enhance the character, appearance and setting of historic assets, town and village centres as part of the development.
- Liaise with local police and consider the potential to reduce crime and the fear of crime through the design of new buildings and open spaces.
- Recycling facilities should be integrated into new food and drink premises to encourage people to sort/recycle their waste.
- Ensure that the new jobs created as a result of change of use are compatible with the needs of the local population.
- Encourage travel by walking, cycling and public transport and maximise the use of pedestrianised areas in town and village centres.

11.2 Minimising adverse effects:

There were no adverse effects identified during the appraisal. However, there are a number of unknown effects and the majority of policies were found not to affect any of the LDF SA Objectives due to their specific remit.

12. Monitoring.

12.1 The Shopping and Shop Fronts SPD will form part of the Local Development Framework for the Borough. In the 2005 Scoping Report a number of indicators and targets were drawn up for the LDF Sustainability Appraisal Objectives. These can be applied to the SPD policies to monitor their effectiveness and impact, and are detailed in the Table below. As stated above, due to the specific remit of the SPD only the relevant SA Objectives have been chosen. It should be noted these indicators are of a strategic nature and may not be relevant to site specific design guidance. The monitoring of these indicators will be undertaken as a part of the LDF/Local Plan Annual Monitoring Report and as a part of the analysis undertaken for the annual Town Centre Monitor.

Table 8 – Indicators

Relevant SA Objective	Indicator
4. To improve access to and participation in cultural and leisure activities.	Creation and regeneration of new and existing cultural and leisure facilities.
5. To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in Hinckley town centre.	% of residents who have a fear of crime. Vehicle crime per 1000 of population.
8.To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	Number of vacant retail units within Hinckley town centre.
9. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	Number of listed buildings at risk.
22. To promote and ensure high standards of sustainable design and construction.	Number of new buildings achieving more than a BREEAM Very Good rating.
24. To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	Quality and accessibility of public transport from town centres. Amount of completed retail, office, leisure development in town centres.

13. Further information

13.1 The Council consulted on the draft Shopping and Shop Fronts SPD and accompanying Sustainability Appraisal over a six week period between Thursday 5th April 2007 and 5pm on Monday 21st May 2007. All representations made, and any sustainability issues raised in this Sustainability Appraisal were considered when preparing the final Shopping and Shop Fronts SPD. This is detailed in the Statement of Sustainability Issues at the beginning of this document.

13.2 There were no significant changes to the SPD as a result of consultation therefore there was no need to reappraise the SPD. This SA has had minor amendments to appraise an additional objective, remove reference to Local Plan policy RETAIL 10 (this policy was not saved and is therefore no longer part of the Hinckley & Bosworth Local Plan), and to ensure paragraph numbers are consistent with the final adopted SPD, otherwise it remains unchanged from the consultation draft.

13.2 Further copies of this Sustainability Appraisal can be obtained at the Hinckley & Bosworth website www.hinckley-bosworth.gov.uk or by writing to:

**Corporate Performance and Strategy Team, Hinckley and Bosworth
Borough Council, Council Offices, Argents Mead, Hinckley,
Leicestershire, LE10 1BZ**

By telephoning: 01455 238141

By emailing: ldf@hinckley-bosworth.gov.uk

APPENDICES

Appendix 1 – Detailed appraisal of SPD Options

Table 9 – Shop Front Design

Shop Front Design – SPD paragraphs 1.1 – 1.10 and 3.2								
LDF SA Objective	Option 1: Provide no design guidance				Option 2: Provide detailed design guidance			
	Short Term	Medium Term	Long Term	Comments/explanation	Short Term	Medium Term	Long Term	Comments/explanation
1	O	O	O	Not applicable	O	O	O	Not applicable
2	O	O	O	Not applicable	O	O	O	Not applicable
3	- +	- +	- +	No design guidance could result in status quo or a detrimental effect upon the character of historic assets making public interpretation difficult.	+ +	+ +	+ +	Enhancement of the historic environment through good design may provide better opportunities to understand/appreciate heritage.
4	- +	- +	- +	No design guidance could result in status quo or a detrimental effect if the area is unattractive and poorly designed.	+ +	+ +	+ +	Enhancement of the historic environment through good design may provide a more attractive environment which could encourage greater participation.
5	- +	- +	- +	No design guidance could result in status quo or a detrimental effect if the area is unattractive and therefore underused.	+ +	+ +	+ +	Enhancement of the historic environment through good design may provide a more attractive environment which could encourage greater feelings of security/ increased

								usage of an area.
6	0	0	0	Not applicable	0	0	0	Not applicable
7	0	0	0	Not applicable	0	0	0	Not applicable
8	- +++	- +++	- +++	Poor design and a lack of consistency is likely to adversely affect the character, diversity and local distinctiveness of towns and villages.	+ +++	+ +++	+ +++	Provision of design guidance is likely to protect and enhance the character, diversity and local distinctiveness of towns and villages.
9	- +++	- +++	- +++	Poor design and a lack of consistency is likely to adversely affect the character, appearance and setting of historic buildings/Conservation Areas.	+ +++	+ +++	+ +++	Provision of design guidance is likely to protect and enhance the character, appearance and setting of historic buildings/Conservation Areas.
10	0	0	0	Not applicable	0	0	0	Not applicable
11	0	0	0	Not applicable	0	0	0	Not applicable
12	0	0	0	Not applicable	0	0	0	Not applicable
13	0	0	0	Not applicable	0	0	0	Not applicable
14	0	0	0	Not applicable	0	0	0	Not applicable
15	0	0	0	Not applicable	0	0	0	Not applicable
16	0	0	0	Not applicable	0	0	0	Not applicable
17	0	0	0	Not applicable	0	0	0	Not applicable
18	0	0	0	Not applicable	0	0	0	Not applicable
19	0	0	0	Not applicable	0	0	0	Not applicable
20	0	0	0	Not applicable	0	0	0	Not applicable
21	- +	- +	- +	The provision of no guidance may result in missed opportunities to optimise the use of existing buildings.	+ +	+ +	+ +	The provision of up to date design guidance will optimise the use of existing buildings.

22	- +++	- +++	- +++	The provision of no design guidance will not achieve the SA Objective to promote and ensure high standards of sustainable design and construction.	+ +++	+ +++	+ +++	The provision of design guidance will promote and ensure high standards of sustainable design and construction.
23	O	O	O	Not applicable	O	O	O	Not applicable
24	O	O	O	Not applicable	O	O	O	Not applicable
25	O	O	O	Not applicable	O	O	O	Not applicable

Table 10 – Advertisements

Advertisements – SPD paragraphs 1.11 – 1.14 and 3.2								
	Option 1: Provide no design guidance				Option 2: Provide detailed design guidance			
SA Objective	Short Term	Medium Term	Long Term	Comments/explanation	Short Term	Medium Term	Long Term	Comments/explanation
1	O	O	O	Not applicable	O	O	O	Not applicable
2	O	O	O	Not applicable	O	O	O	Not applicable
3	- +	- +	- +	A lack of advertisement control could result in status quo or a detrimental effect upon the character of historic assets making public interpretation difficult.	+ +	+ +	+ +	Enhancement of the historic environment through control of advertisements may provide better opportunities to understand/appreciate heritage.
4	- +	- +	- +	A lack of advertisement control could result in status quo or a detrimental effect if the area is unattractive and	+ +	+ +	+ +	Enhancement of the historic environment through control of advertisements may provide a more

				poorly designed				attractive environment which could encourage greater participation.
5	0	0	0	Not applicable	0	0	0	Not applicable
6	0	0	0	Not applicable	0	0	0	Not applicable
7	0	0	0	Not applicable	0	0	0	Not applicable
8	- +	- +++	- +++	Lack of controls and a lack of consistency is likely to adversely affect the character, diversity and local distinctiveness of towns and villages.	+ +	+ +++	+ +++	Provision of controls is likely to protect and enhance the character, diversity and local distinctiveness of towns and villages.
9	- +	- +	- +	Lack of controls and a lack of consistency is likely to adversely affect the character, appearance and setting of historic buildings/Conservation Areas.	+ +	+ +	+ +	Provision of controls is likely to protect and enhance the character, appearance and setting of historic buildings/Conservation Areas.
10	0	0	0	Not applicable	0	0	0	Not applicable
11	0	0	0	Not applicable	0	0	0	Not applicable
12	0	0	0	Not applicable	0	0	0	Not applicable
13	0	0	0	Not applicable	0	0	0	Not applicable
14	0	0	0	Not applicable	0	0	0	Not applicable
15	0	0	0	Not applicable	0	0	0	Not applicable
16	0	0	0	Not applicable	0	0	0	Not applicable
17	0	0	0	Not applicable	0	0	0	Not applicable
18	0	0	0	Not applicable	0	0	0	Not applicable
19	0	0	0	Not applicable	0	0	0	Not applicable
20	0	0	0	Not applicable	0	0	0	Not applicable
21	0	0	0	Not applicable	0	0	0	Not applicable

22	- +++	- +++	- +++	The provision of no design guidance will not achieve the SA Objective to promote and ensure high standards of sustainable design and construction.	+ +++	+ +++	+ +++	The provision of design guidance will promote and ensure high standards of sustainable design and construction.
23	O	O	O	Not applicable	O	O	O	Not applicable
24	O	O	O	Not applicable	O	O	O	Not applicable
25	O	O	O	Not applicable	O	O	O	Not applicable

Table 11 – Change of Use in Primary Shopping Frontage

Change of Use in Primary Shopping Frontage – SPD paragraphs 2.4												
	Option 1: Provide no design guidance in relation to change of use.				Option 2: Provide guidance as to the acceptable level of change of use in primary shopping frontages – keep % the same as 2003 guidance (12%).				Option 3: Provide guidance as to the acceptable level of change of use in primary shop frontages – amend % to allow more non-retail use.			
SA Objective	Short Term	Medium Term	Long term	Comments/ explanation	Short Term	Medium Term	Long term	Comments/ explanation	Short Term	Medium Term	Long term	Comments/ explanation
1	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
2	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
3	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
4	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to decrease participation in cultural/leisure activity.	0	0	0	Status Quo	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to decrease participation in cultural/leisure activity.
5	0	0	0	Not	0	0	0	Not	0	0	0	Not applicable

				applicable				applicable				
6	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
7	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
8	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to detract from the character, diversity and local distinctiveness of town and village centres.	0	0	0	Status Quo	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to detract from the character, diversity and local distinctiveness of town and village centres.
9	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to detract from the	0	0	0	Status Quo	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to detract from the character, diversity and

				character, diversity and local distinctiveness of historic buildings/ Conservation Areas.								local distinctiveness of historic buildings/ Conservation Areas.
10	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
11	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
12	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
13	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
14	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
15	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
16	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
17	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
18	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
19	?	?	?	This option could result in an over concentration of non-retail use,	0	0	0	Status Quo	?	?	?	This option could result in an over concentration of non-retail use, with a

				with a potential to alter employment opportunities.								potential to alter employment opportunities
20	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
21	- +	- +	- +	This option may not make the best use of existing infrastructure, for example pedestrianised areas in local centres.	0	0	0	Status Quo	- +	- +	- +	This option may not make the best use of existing infrastructure, for example pedestrianised areas in local centres.
22	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
23	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
24	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
25	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable

Table 12 – Change of Use in Secondary Shopping Frontage

Change of Use in Secondary Shopping Frontage – SPD paragraphs 2.5												
	Option 1: Provide no design guidance in relation to change of use.				Option 2: Provide guidance as to the acceptable level of change of use in secondary shopping frontages – keep guidance the same as 2003 guidance.				Option 3: Provide guidance as to the acceptable level of change of use in secondary shop frontages ensuring this guidance reflects town centre masterplan objectives and the change in use class orders.			
SA Objective	Short Term	Medium Term	Long term	Comments/ explanation	Short Term	Medium Term	Long term	Comments/ explanation	Short Term	Medium Term	Long term	Comments/ explanation
1	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
2	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
3	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
4	- +	- +	- +	No design guidance could result in a reduction in cultural/leisure amenities or an adverse impact on neighbouring amenities.	0	0	0	Status Quo	++	++	++	More detailed design guidance will reflect town centre masterplan objectives which aims to increase participation in cultural/leisure

													e activities and the change in use class orders.
5	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	0	Not applicable
6	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	0	Not applicable
7	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	0	Not applicable
8	- +	- +	- +	No design guidance could result in an adverse impact on character, diversity and local distinctiveness.	0	0	0	Status Quo	++	++	++	++	More detailed design guidance is likely to enhance character, diversity and local distinctiveness.
9	- +	- +	- +	No design guidance could result in an adverse impact on character, diversity and local distinctiveness.	0	0	0	Status Quo	++	++	++	++	More detailed design guidance is likely to enhance character, diversity and local distinctiveness.

10	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
11	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
12	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
13	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
14	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
15	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
16	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
17	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
18	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
19	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to alter employment opportunities.	0	0	0	Status Quo	++	++	++	This option could maximise different useages with a potential to alter employment opportunities.
20	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable

21	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
22	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
23	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
24	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable
25	0	0	0	Not applicable	0	0	0	Not applicable	0	0	0	Not applicable

Table 13 – Change of Use within other shopping areas

Change of Use within other shopping areas– SPD paragraphs 2.6								
	Option 1: Provide no design guidance				Option 2: Provide detailed design guidance			
SA Objective	Short Term	Medium Term	Long Term	Comments/explanation	Short Term	Medium Term	Long Term	Comments/explanation
1	0	0	0	Not applicable	0	0	0	Not applicable
2	0	0	0	Not applicable	0	0	0	Not applicable
3	0	0	0	Not applicable	0	0	0	Not applicable
4	- +	- +	- +	No guidance could result in a reduction in cultural/leisure amenities or an adverse impact on neighbouring amenities.	+ +	+ +	+ +	Detailed guidance could result in an increase in cultural/leisure amenities and a beneficial impact on neighbouring amenities.
5	0	0	0	Not applicable	0	0	0	Not applicable
6	0	0	0	Not applicable	0	0	0	Not applicable
7	0	0	0	Not applicable	0	0	0	Not applicable
8	- +	- +	- +	No guidance could result in detriment to the character, diversity and	+ +	+ +	+ +	Detailed guidance could result in preservation and enhancement of the

				local distinctiveness of town and village centres.				character, diversity and local distinctiveness of town and village centres.
9	- +	- +	- +	No guidance could result in detriment to the character, diversity and local distinctiveness of historic buildings/Conservation Areas.	+ +	+ +	+ +	Detailed guidance could result in preservation and enhancement of the character, diversity and local distinctiveness of historic buildings/Conservation Areas.
10	0	0	0	Not applicable	0	0	0	Not applicable
11	0	0	0	Not applicable	0	0	0	Not applicable
12	0	0	0	Not applicable	0	0	0	Not applicable
13	0	0	0	Not applicable	0	0	0	Not applicable
14	0	0	0	Not applicable	0	0	0	Not applicable
15	0	0	0	Not applicable	0	0	0	Not applicable
16	0	0	0	Not applicable	0	0	0	Not applicable
17	0	0	0	Not applicable	0	0	0	Not applicable
18	0	0	0	Not applicable	0	0	0	Not applicable
19	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to alter employment opportunities	+ +	+ +	+ +	This option could maximise different uses with a potential to alter employment opportunities.
20	0	0	0	Not applicable	0	0	0	Not applicable
21	0	0	0	Not applicable	0	0	0	Not applicable
22	0	0	0	Not applicable	0	0	0	Not applicable
23	0	0	0	Not applicable	0	0	0	Not applicable
24	0	0	0	Not applicable	0	0	0	Not applicable

25	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not applicable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not applicable
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Table 14 – Change of Use at Retail Gateways

Change of Use at retail gateways – SPD paragraphs 2.7								
SA Objective	Option 1: Provide no design guidance				Option 2: Provide detailed design guidance			
	Short Term	Medium Term	Long Term	Comments/explanation	Short Term	Medium Term	Long Term	Comments/explanation
1	0	0	0	Not applicable	0	0	0	Not applicable
2	0	0	0	Not applicable	0	0	0	Not applicable
3	0	0	0	Not applicable	0	0	0	Not applicable
4	- +++	- +++	- +++	No guidance could result in a poor town centre image or an adverse impact on neighbouring amenities.	+ +++	+ +++	+ +++	Detailed guidance could result in an increase in a beneficial impact on neighbouring amenities and a strong retail image.
5	0	0	0	Not applicable	0	0	0	Not applicable
6	0	0	0	Not applicable	0	0	0	Not applicable
7	0	0	0	Not applicable	0	0	0	Not applicable
8	- +	- +	- +	No guidance could result in detriment to the character, diversity and local distinctiveness of the town centre.	+ +	+ +	+ +	Detailed guidance could result in preservation and enhancement of the character, diversity and local distinctiveness of the town centre.
9	- +	- +	- +	No guidance could result in detriment to the character, diversity and local distinctiveness of historic buildings/Conservation Areas.	+ +	+ +	+ +	Detailed guidance could result in preservation and enhancement of the character, diversity and local distinctiveness of historic buildings/Conservation

								Areas.
10	0	0	0	Not applicable	0	0	0	Not applicable
11	0	0	0	Not applicable	0	0	0	Not applicable
12	0	0	0	Not applicable	0	0	0	Not applicable
13	0	0	0	Not applicable	0	0	0	Not applicable
14	0	0	0	Not applicable	0	0	0	Not applicable
15	0	0	0	Not applicable	0	0	0	Not applicable
16	0	0	0	Not applicable	0	0	0	Not applicable
17	0	0	0	Not applicable	0	0	0	Not applicable
18	0	0	0	Not applicable	0	0	0	Not applicable
19	0	0	0	This option could result in an over concentration of non-retail use, with a potential to alter employment opportunities	0	0	0	This option could maximise different uses with a potential to alter employment opportunities.
20	0	0	0	Not applicable	0	0	0	Not applicable
21	0	0	0	Not applicable	0	0	0	Not applicable
22				Not applicable				Not applicable
23	0	0	0	Not applicable	0	0	0	Not applicable
24	0	0	0	Not applicable	0	0	0	Not applicable
25	0	0	0	Not applicable	0	0	0	Not applicable

Table 15 – Changes of use within Local Centres

Change of Use within Local Centres – SPD paragraphs 3.1								
SA Objective	Option 1: Provide no design guidance				Option 2: Provide detailed design guidance			
	Short Term	Medium Term	Long Term	Comments/explanation	Short Term	Medium Term	Long Term	Comments/explanation
1	0	0	0	Not applicable	0	0	0	Not applicable
2	0	0	0	Not applicable	0	0	0	Not applicable
3	0	0	0	Not applicable	0	0	0	Not applicable
4	- +	- +	- +	No guidance could result in a reduction in cultural/leisure amenities, inappropriate design and an adverse impact on neighbouring amenities.	+ +	+ +	+ +	Detailed guidance could result in an increase in cultural/leisure amenities, sensitively designed development and a beneficial impact on neighbouring amenities.
5	0	0	0	Not applicable	0	0	0	Not applicable
6	0	0	0	Not applicable	0	0	0	Not applicable
7	0	0	0	Not applicable	0	0	0	Not applicable
8	- +	- +	- +	No guidance could result in detriment to the character, diversity and local distinctiveness of town and village centres.	+ +	+ +	+ +	Guidance could result in preservation and enhancement of the character, diversity and local distinctiveness of town and village centres.
9	- +	- +	- +	No guidance could result in detriment to the character, diversity and local distinctiveness of	+ +	+ +	+ +	Guidance could result in preservation and enhancement of the character, diversity and

				historic buildings/Conservation Areas.				local distinctiveness of historic buildings/Conservation Areas.
10	0	0	0	Not applicable	0	0	0	Not applicable
11	0	0	0	Not applicable	0	0	0	Not applicable
12	0	0	0	Not applicable	0	0	0	Not applicable
13	0	0	0	Not applicable	0	0	0	Not applicable
14	0	0	0	Not applicable	0	0	0	Not applicable
15	0	0	0	Not applicable	0	0	0	Not applicable
16	0	0	0	Not applicable	0	0	0	Not applicable
17	0	0	0	Not applicable	0	0	0	Not applicable
18	0	0	0	Not applicable	0	0	0	Not applicable
19	- +	- +	- +	This option could result in an over concentration of non-retail use, with a potential to alter employment opportunities	+ +	+ +	+ +	This option could maximise different uses with a potential to alter employment opportunities.
20	0	0	0	Not applicable	0	0	0	Not applicable
21	0	0	0	Not applicable	0	0	0	Not applicable
22	0	0	0	Not applicable	0	0	0	Not applicable
23	0	0	0	Not applicable	0	0	0	Not applicable
24	0	0	0	Not applicable	0	0	0	Not applicable
25	0	0	0	Not applicable	0	0	0	Not applicable

Table 16 – Premises for the sale of food and drink

Premises for the sale of food and drink– SPD paragraphs 3.1								
SA Objective	Option 1: Provide no design guidance				Option 2: Provide detailed design guidance			
	Short Term	Medium Term	Long Term	Comments/explanation	Short Term	Medium Term	Long Term	Comments/explanation
1	0	0	0	Not applicable	0	0	0	Not applicable
2	0	0	0	Not applicable	0	0	0	Not applicable
3	0	0	0	Not applicable	0	0	0	Not applicable
4	- +++	- +++	- +++	Lack of guidance may result in adverse effect on neighbours	+ +++	+ +++	+ +++	Detailed guidance will restrict adverse effects and is likely to provide enhancements to an area
5	- +++	- +++	- +++	Lack of guidance could result in increased incidents of anti-social behaviour and noise	+ +++	+ +++	+ +++	Detailed guidance will contribute towards greater controls and therefore restrict anti-social behaviour and noise.
6	0	0	0	Not applicable	0	0	0	Not applicable
7	0	0	0	Not applicable	0	0	0	Not applicable
8	- +++	- +++	- +++	A lack of guidance regarding use could result in a negative effect upon the character, diversity and distinctiveness of town and village centres.	+ +++	+ +++	+ +++	Detailed guidance will contribute towards a positive impact upon the character, diversity and distinctiveness of town and village centres.
9	- +++	- +++	- +++	A lack of guidance could result in a negative	+ +++	+ +++	+ +++	Detailed guidance could result in a beneficial

				result in a negative effect upon waste generation and management.				re-use, recycling and better waste management at food and drink premises.
24	- +	- +	- +	A lack of guidance regarding use could make it more difficult to access a varied range of services.	+ +	+ +	+ +	Detailed guidance could improve access to services within the town centre and local centres.
25	O	O	O	Not applicable	O	O	O	Not applicable

Key:
+ Positive - Negative O Neutral effect
? Uncertain effect
+ minor +++ major

Appendix 2 – Detailed Evaluation of SPD effects (relates to summary in Section 10).

Key: Direct impacts

↑↑	Major beneficial
↑	Minor beneficial
↓	Minor adverse
↓↓	Major adverse

Indirect Impacts

→→	Major beneficial	?	Unknown
→	Minor beneficial	↔	No effect
←	Minor adverse		
←←	Major adverse		

	SPD Policy	Magnitude	Duration	Sensitivity	Confidence	Comments	Mitigation Measures
LDF Sustainability Objectives							
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health	Shop Front Design (paras.	↔				No effects	

and providing access to health services.	1.1 – 1.10 and 3.2)						
To provide better opportunities for local people and tourists to access and understand local heritage.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	→	Permanent Long term	Local	Low	Enhancement of historic buildings/ Conservation Areas through good design may provide better opportunities for locals and visitors.	
To improve access to and participation in cultural and leisure activities.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	→→	Permanent Long term	Local	Low	Enhancement through good design may provide increased access and greater participation in cultural and leisure activities.	
To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in Hinckley town centre.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↑	Permanent Long term	Local	High	Enhancement through good design may provide a greater feeling of security through shops	

						being well-maintained, fully occupied and incorporating security features.	
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.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↑↑	Permanent Long term	Regional/ Local	High	Good shop front design will conserve existing assets and greatly enhance the character, diversity and local	

						distinctiveness in the towns and villages in the Borough.	
To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↑↑	Permanent Long term	Local	High	Good shop front design will greatly enhance the character, appearance and setting of historic buildings and Conservation Areas in the Borough.	
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the Borough.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To manage prudently water resources, improve water quality and protect the floodplain.	Shop Front Design (paras.	↔				No effects	

	1.1 – 1.10 and 3.2)						
To improve air quality particularly through reducing transport related pollutants.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To manage prudently mineral resources and avoid/reduce pollution of land.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To minimise energy use and develop renewable energy resources.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To reduce greenhouse gas emissions to mitigate the rate of climate change.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To involve people through changes to lifestyle and at work, in preventing and minimising adverse local, regional, and global environmental impacts.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	

To improve access to education and training for children, young people and adult learners.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To optimise the use of previously developed land, buildings and existing infrastructure.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↑	Permanent Long term	Local	High	Good design will optimise the use of existing buildings.	
To promote and ensure high standards of sustainable design and construction.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↑↑	Permanent Long term	Local	High	The policy promotes and ensures high standards of design and construction.	
To minimise waste and to	Shop					No effects	

increase their re-use and recycling of waste materials.	Front Design (paras. 1.1 – 1.10 and 3.2)	↔					
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	
To encourage and develop the use of public transport, cycling and walking.	Shop Front Design (paras. 1.1 – 1.10 and 3.2)	↔				No effects	

	SPD Policy	Magnitude	Duration	Sensitivity	Confidence	Comments	Mitigation Measures
LDF Sustainability Objectives							
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To provide better opportunities for local people and tourists to access and understand local heritage.	Advertisements (paras. 1.11-1.14 and 3.2)	↑	Permanent Long term	Local	Low	The policies promote the sensitive use of advertisements which will not detract from the character of historic buildings and Conservation Areas.	
To improve access to and participation in cultural and leisure activities.	Advertisements (paras. 1.11-1.14 and 3.2)	↑↑	Permanent Long term	Local	High	The policies promote the use of	

	1.11-1.14 and 3.2)					advertisements sympathetic to their surroundings, resulting in a more attractive shopping environment.	
To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in Hinckley town centre.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
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.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To conserve and enhance the character, diversity	Advertisements		Permanent Long	Regional/Local	High	The policies promote the	

and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	(paras. 1.11-1.14 and 3.2)	↑↑	term			use of advertisements sympathetic to their surroundings, thus conserving and enhancing the character, diversity and local distinctiveness of towns and villages.	
To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	Advertisements (paras. 1.11-1.14 and 3.2)	↑	Permanent Long term	Local	High	The policies promote the use of advertisements sympathetic to their surroundings, thus conserving and enhancing the character, appearance and setting.	
To conserve and enhance the character, diversity and local distinctiveness of	Advertisements (paras.	↔				No effects	

the rural landscape in the Borough.	1.11-1.14 and 3.2)						
To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To manage prudently water resources, improve water quality and protect the floodplain.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To improve air quality particularly through reducing transport related pollutants.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To manage prudently mineral resources and avoid/reduce pollution of land.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To minimise energy use and develop renewable energy resources.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To reduce greenhouse gas emissions to mitigate the rate of climate change.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	

To involve people through changes to lifestyle and at work, in preventing and minimising adverse local, regional, and global environmental impacts.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To improve access to education and training for children, young people and adult learners.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To optimise the use of previously developed land, buildings and existing infrastructure.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To promote and ensure high standards of sustainable design and	Advertisements (paras.	↑↑	Permanent Long term	Local	High	The policies promote the use of high	

construction.	1.11-1.14 and 3.2)					standards of sustainable design and construction.	
To minimise waste and to increase their re-use and recycling of waste materials.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	
To encourage and develop the use of public transport, cycling and walking.	Advertisements (paras. 1.11-1.14 and 3.2)	↔				No effects	

	SPD Policy	Magnitude	Duration	Sensitivity	Confidence	Comments	Mitigation Measures
LDF Sustainability Objectives							
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	

To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	CoU in Primary Shopping Frontage (para. 2.4)	↔					No effects	
To provide better opportunities for local people and tourists to access and understand local heritage.	CoU in Primary Shopping Frontage (para. 2.4)	↔					No effects	
To improve access to and participation in cultural and leisure activities.	CoU in Primary Shopping Frontage (para. 2.4)	↑↑		Local	Permanent Long term	High	The policies promote the protection of primary shopping frontages within the town centre, protecting the retail core of Hinckley.	
To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in Hinckley town centre.	CoU in Primary Shopping Frontage (para. 2.4)	↔					No effects	

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.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	CoU in Primary Shopping Frontage (para. 2.4)	↑↑	Permanent Long term	Local	High	The policy promotes the retention of a certain percentage of primary shopping frontage, thus retaining character and distinctiveness in towns and village centres.	
To preserve and enhance the character, appearance and setting of	CoU in Primary Shopping	↑	Permanent Long term	Local	High	The policy promotes the retention of a	

archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	g Frontage (para. 2.4)					certain percentage of primary shopping frontage, thus retaining character, appearance and setting of cultural assets.	
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the Borough.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To manage prudently water resources, improve water quality and protect the floodplain.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	

To improve air quality particularly through reducing transport related pollutants.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To manage prudently mineral resources and avoid/reduce pollution of land.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To minimise energy use and develop renewable energy resources.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To reduce greenhouse gas emissions to mitigate the rate of climate change.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To involve people through changes to lifestyle and at work, in preventing and minimising adverse local,	CoU in Primary Shopping	↔				No effects	

regional, and global environmental impacts.	Frontage (para. 2.4)						
To improve access to education and training for children, young people and adult learners.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	CoU in Primary Shopping Frontage (para. 2.4)	?				It is not clear whether the policy will enhance employment opportunities or stifle them by retaining a largely retail use.	
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To optimise the use of previously developed land, buildings and existing infrastructure.	CoU in Primary Shopping Frontage	↔				No effects	

	(para. 2.4)						
To promote and ensure high standards of sustainable design and construction.	CoU in Primary Shopping Frontage (para. 2.4)	↑↑	Permanent Long term	Local	High	This policy ensure greater controls in primary shopping frontage areas.	
To minimise waste and to increase their re-use and recycling of waste materials.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	CoU in Primary Shopping Frontage (para. 2.4)	↔				No effects	
To encourage and develop the use of public transport, cycling and walking.	CoU in Primary Shopping Frontage (para. 2.4)	↑	Permanent Long term	Local	Low	This policy maximises the use of pedestrianised areas in the town centre.	

	SPD Policy	Magnitude	Duration	Sensitivity	Confidence	Comments	Mitigation Measures
LDF Sustainability Objectives							
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To provide better opportunities for local people and tourists to access and understand local heritage.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To improve access to and participation in cultural and leisure activities.	CoU in Secondary Shopping Frontage (para. 2.5)	↑↑	Permanent Long term	Local	High	The policies promote the protection of secondary shopping frontages within the town centre, protecting the retail core of Hinckley.	
To improve community safety, reduce the fear of	CoU in Secondary	↔				No effects	

crime and reduce anti-social behaviour, particularly in Hinckley town centre.	Shopping Frontage (para. 2.5)						
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.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	CoU in Secondary Shopping Frontage (para. 2.5)	↑↑	Permanent Long term	Local	High	The policy promotes the retention of secondary shopping frontages, thus protecting the retail core of the town centre.	
To preserve and enhance the character, appearance	CoU in Secondary		Permanent	Local	High	The policy promotes the	

and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	Shopping Frontage (para. 2.5)	↑	Long term			retention of secondary shopping frontages, thus protecting the character, appearance and setting of cultural assets within the town centre.	
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the Borough.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To manage prudently water resources, improve water quality and protect the floodplain.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To improve air quality particularly through reducing transport related pollutants.	CoU in Secondary Shopping Frontage	↔				No effects	

	(para. 2.5)						
To manage prudently mineral resources and avoid/reduce pollution of land.	CoU in Secondary Shopping Frontage (para. 2.5)	↔					No effects
To minimise energy use and develop renewable energy resources.	CoU in Secondary Shopping Frontage (para. 2.5)	↔					No effects
To reduce greenhouse gas emissions to mitigate the rate of climate change.	CoU in Secondary Shopping Frontage (para. 2.5)	↔					No effects
To involve people through changes to lifestyle and at work, in preventing and minimising adverse local, regional, and global environmental impacts.	CoU in Secondary Shopping Frontage (para. 2.5)	↔					No effects
To improve access to education and training for children, young people and adult learners.	CoU in Secondary Shopping Frontage (para. 2.5)	↔					No effects
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities	CoU in Secondary Shopping Frontage (para. 2.5)	?					It is not clear whether the policy will enhance employment

for the local population, particularly in rural areas.						opportunities or stifle them by retaining largely retail use.	
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To optimise the use of previously developed land, buildings and existing infrastructure.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To promote and ensure high standards of sustainable design and construction.	CoU in Secondary Shopping Frontage (para. 2.5)	↑↑	Permanent Long term	Local	High	This policy ensures greater controls in secondary shopping frontage areas.	
To minimise waste and to increase their re-use and recycling of waste materials.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	
To improve access to services, particularly for the rural population, those	CoU in Secondary Shopping	↔				No effects	

without a car and for disabled, elderly and deprived people.	Frontage (para. 2.5)						
To encourage and develop the use of public transport, cycling and walking.	CoU in Secondary Shopping Frontage (para. 2.5)	↔				No effects	

	SPD Policy	Magnitude	Duration	Sensitivity	Confidence	Comments	Mitigation Measures
LDF Sustainability Objectives							
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	CoU within other shopping areas (para.2.6)	↔				No effects	
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	CoU within other shopping areas (para.2.6)	↔				No effects	
To provide better opportunities for local people and tourists to access and understand local heritage.	CoU within other shopping areas (para.2.6)	↔				No effects	
To improve access to and	CoU		Permanen	Local	High	The policy	

participation in cultural and leisure activities.	within other shopping areas (para.2.6)	↑	t Long term			seeks to control the change of use in other shopping areas to ensure the needs of the population are met and neighbouring amenities protected.	
To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in Hinckley town centre.	CoU within other shopping areas (para.2.6)	↑	Permanen t Long term	Local	High	The control of change of use seeks to protect the environment of neighbouring residents and amenities.	
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.	CoU within other shopping areas (para.2.6)	↔				No effects	
To protect and enhance the natural environment	CoU within					No effects	

(species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.	other shopping areas (para.2.6)	↔					
To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	CoU within other shopping areas (para.2.6)	↑	Permanen t Long term	Local	High	The policy seeks to encourage the preservation and enhancement of character, diversity and local distinctiveness of town and village centres.	
To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	CoU within other shopping areas (para.2.6)	↑	Permanen t Long term	Local	High	Through controls this policy seeks to enhance the character, appearance and setting of historic buildings/Conservation Areas.	
To conserve and enhance the character, diversity	CoU within					No effects	

and local distinctiveness of the rural landscape in the Borough.	other shopping areas (para.2.6)	↔					
To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.	CoU within other shopping areas (para.2.6)	↔				No effects	
To manage prudently water resources, improve water quality and protect the floodplain.	CoU within other shopping areas (para.2.6)	↔				No effects	
To improve air quality particularly through reducing transport related pollutants.	CoU within other shopping areas (para.2.6)	↔				No effects	
To manage prudently mineral resources and avoid/reduce pollution of land.	CoU within other shopping areas (para.2.6)	↔				No effects	
To minimise energy use and develop renewable energy resources.	CoU within other shopping	↔				No effects	

	areas (para.2.6)						
To reduce greenhouse gas emissions to mitigate the rate of climate change.	CoU within other shopping areas (para.2.6)	↔					No effects
To involve people through changes to lifestyle and at work, in preventing and minimising adverse local, regional, and global environmental impacts.	CoU within other shopping areas (para.2.6)	↔					No effects
To improve access to education and training for children, young people and adult learners.	CoU within other shopping areas (para.2.6)	↔					No effects
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	CoU within other shopping areas (para.2.6)	→	Permanen t Long term	Local	Low		Controlling change of use may assist with ensuring employment opportunities meet the needs of the local population.
To help farmers diversify their agricultural activities	CoU within						No effects

or venture into new rural businesses. To help other rural businesses diversify their activities.	other shopping areas (para.2.6)	↔					
To optimise the use of previously developed land, buildings and existing infrastructure.	CoU within other shopping areas (para.2.6)	↔				No effects	
To promote and ensure high standards of sustainable design and construction.	CoU within other shopping areas (para.2.6)	↑	Permanen t Long term	Local	High	The policy seeks to promote high standards of sustainable design and construction.	
To minimise waste and to increase their re-use and recycling of waste materials.	CoU within other shopping areas (para.2.6)	↔				No effects	
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	CoU within other shopping areas (para.2.6)	↔				No effects	
To encourage and develop the use of public transport, cycling and walking.	CoU within other	↔				No effects	

	shopping areas (para.2.6)						
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	SPD Policy	Magnitude	Duration	Sensitivity	Confidence	Comments	Mitigation Measures
LDF Sustainability Objectives							
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To provide better opportunities for local people and tourists to access and understand local heritage.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To improve access to and participation in cultural and leisure activities.	Change of Use at retail gateways (para. 2.7)	↔				No effects	

To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in Hinckley town centre.	Change of Use at retail gateways (para. 2.7)	→	Permanent Long term	Local	High	The policy seeks to promote an improved image of the town centre which may result in greater use of the shopping areas.	
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.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	Change of Use at retail gateways (para. 2.7)	↑↑	Permanent Long term	Regional/ Local	High	The policy seeks to promote an improved image for the town centre	

						enhancing the character, diversity and local distinctiveness of the town centre.	
To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	Change of Use at retail gateways (para. 2.7)	↑	Permanent Long term	Local	High	The policy seeks to improve the character, appearance and setting of the town centre which will enhance the setting of the Conservation Area/historic buildings.	
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the Borough.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.	Change of Use at retail gateways (para. 2.7)	↔				No effects	

	2.7)						
To manage prudently water resources, improve water quality and protect the floodplain.	Change of Use at retail gateways (para. 2.7)	↔					No effects
To improve air quality particularly through reducing transport related pollutants.	Change of Use at retail gateways (para. 2.7)	↔					No effects
To manage prudently mineral resources and avoid/reduce pollution of land.	Change of Use at retail gateways (para. 2.7)	↔					No effects
To minimise energy use and develop renewable energy resources.	Change of Use at retail gateways (para. 2.7)	↔					No effects
To reduce greenhouse gas emissions to mitigate the rate of climate change.	Change of Use at retail gateways (para. 2.7)	↔					No effects
To involve people through	Change						No effects

changes to lifestyle and at work, in preventing and minimising adverse local, regional, and global environmental impacts.	of Use at retail gateways (para. 2.7)	↔					
To improve access to education and training for children, young people and adult learners.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To optimise the use of previously developed land, buildings and existing infrastructure.	Change of Use at retail gateways (para. 2.7)	↑↑	Permanen t Long term	Local	High	The policy seeks to enhance the use of previously developed land, buildings and	

						infrastructure.	
To promote and ensure high standards of sustainable design and construction.	Change of Use at retail gateways (para. 2.7)	↑↑	Permanent Long term	Local	High	The policy seeks to improve the town centre through sustainable design and high standards at key focal points throughout the town centre.	
To minimise waste and to increase their re-use and recycling of waste materials.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	Change of Use at retail gateways (para. 2.7)	↔				No effects	
To encourage and develop the use of public transport, cycling and walking.	Change of Use at retail gateways (para. 2.7)	↔				No effects	

2.7)									
LDF Sustainability Objectives	SPD Policy	Magnitude	Duration	Sensitivity	Confidence	Comments	Mitigation Measures		
To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	Premises for the sale of food and drink (para. 3.1)	↔				No effects			
To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	Premises for the sale of food and drink (para. 3.1)	↔				No effects			
To provide better opportunities for local people and tourists to access and understand local heritage.	Premises for the sale of food and drink (para. 3.1)	↔				No effects			
To improve access to and participation in cultural and leisure activities.	Premises for the sale of food and drink	↑↑	Permanent Long term	Local	High	The policy seeks to offer a variety of uses within the town and			

	(para. 3.1)					local centres.	
To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in Hinckley town centre.	Premises for the sale of food and drink (para. 3.1)	↑	Permanent Long term	Local	High	The policy seeks to reduce incidents of anti-social behaviour and impacts upon residents and neighbours.	
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.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity (BAP) Action Plan targets.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth Borough.	Premises for the sale of food and drink (para. 3.1)	↑↑	Permanent Long term	Regional/ Local	High	The policy seeks to offer a variety of uses whilst protecting the amenity and	

	3.1)					character of the surrounding area.	
To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	Premises for the sale of food and drink (para. 3.1)	↑	Permanent Long term	Local	High	The policy seeks to offer a variety of uses whilst protecting the amenity and character of the surrounding area.	
To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the Borough.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To conserve and enhance woodland cover in the Borough, particularly in the National Forest area.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To manage prudently water resources, improve water quality and protect the floodplain.	Premises for the sale of food and	↔				No effects	

	drink (para. 3.1)						
To improve air quality particularly through reducing transport related pollutants.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To manage prudently mineral resources and avoid/reduce pollution of land.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To minimise energy use and develop renewable energy resources.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To reduce greenhouse gas emissions to mitigate the rate of climate change.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To involve people through	Premises					No effects	

changes to lifestyle and at work, in preventing and minimising adverse local, regional, and global environmental impacts.	for the sale of food and drink (para. 3.1)	↔					
To improve access to education and training for children, young people and adult learners.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas.	Premises for the sale of food and drink (para. 3.1)	→				The policy seeks to provide a variety of uses, which could result in more varied employment opportunities.	
To help farmers diversify their agricultural activities or venture into new rural businesses. To help other rural businesses diversify their activities.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To optimise the use of previously developed land, buildings and existing	Premises for the sale of	↔				No effects	

infrastructure.	food and drink (para. 3.1)						
To promote and ensure high standards of sustainable design and construction.	Premises for the sale of food and drink (para. 3.1)	↑	Permanent Long term	Local	High	The policy seeks to promote the sensitive integration of changes in retail patterns and their physical setting.	
To minimise waste and to increase their re-use and recycling of waste materials.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To improve access to services, particularly for the rural population, those without a car and for disabled, elderly and deprived people.	Premises for the sale of food and drink (para. 3.1)	↔				No effects	
To encourage and develop the use of public transport, cycling and walking.	Premises for the sale of food and	↔				No effects	

	drink						
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Appendix 3 – Consultation Process.

STAGE A:

The letter below was sent to the following organisations in accordance with Stage A of the ODPM Guidance (2004):

The Environment Agency
Natural England
English Heritage
East Midlands Regional Assembly
Government Office for the East Midlands
East Midlands Development Agency
Leicestershire County Council

STAGE D:

During the public participation stage (Stage D of the 2004 ODPM Guidance) the Sustainability Appraisal report was consulted upon at the same time as the draft SPD. This was done in accordance with the relevant Regulations, highlighted in the Hinckley and Bosworth Statement of Community Involvement Appendix 1 (2006).

Please Ask For: Planning Policy
Direct Dial/Ext: 01455 255732
Direct fax: 01455 255996
Email: ldf@hinckley-bosworth.gov.uk
Date:

Dear Sir or Madam

Consultation on the Scope of the Sustainability Appraisal (Shopping and Shop Fronts Supplementary Planning Document).

Hinckley and Bosworth Borough Council will be undertaking Sustainability Appraisal and Strategic Environmental Assessment (SEA) of a number of its draft Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) this year. These include the:

- Core Strategy DPD
- Hinckley Area Action Plan
- Shopping and Shop Fronts SPD
- Affordable Housing SPD
- Sustainable Design SPD
- Town Centre Strategic Transport Developer Contributions SPD
- Play and Open Space Developer Contributions SPD

In 2005 the Borough Council commissioned a Scoping Report for Sustainability Appraisal/SEA of the Borough's Local Development Framework. We propose to use this as the scoping report for the above listed documents, with relevant additions to each individual Local Development Document where appropriate.

Our first consultation relates to the Shopping and Shop Fronts SPD. We would therefore welcome your views and comments on the proposed additions to the 2005 Scoping Report (please see Appendix 1). A full version of the 2005 Scoping Report can be found on www.hinckley-bosworth.gov.uk under '*Planning Policy and Regeneration*' and '*Local Development Framework*'. Comments will be accepted for a five-week period between Thursday 8th February and Thursday 15th March 2007 and you can make comments by

- Writing to the Borough Council at: Strategy and Regeneration Team
Corporate Performance and Strategy
Hinckley and Bosworth Borough
Council, Council Offices, Argents
Mead, Hinckley, Leicestershire, LE10
1BZ.
- Emailing the Strategy and Regeneration Team: ldf@hinckley-bosworth.gov.uk

Should you have any queries or require further information please do not hesitate to get in touch.

Yours sincerely

Stephanie Chettle
Senior Planning Policy Officer

Summary of the comments from the Sustainability Appraisal Scoping Consultation.

Organisation	Response	HBBC's comments
Environment Agency	Hinckley and Bosworth does not appear to suffer from flooding. General advice provided - the lowering of a threshold in a shop to increase disabled access will increase the risk of flooding to the property. Consideration should be given to the incorporation of flood resilience in the design of shop fronts without compromising the visual appearance of the shop front.	These comments will be considered and if appropriate incorporated into the final SPD document.
English Heritage	The SPD does not seem to cover the conservation of traditional shop fronts. The SA could include consideration of how the SPD addresses the conservation of historic features/ townscape through the inclusion of the appropriate SA objectives/ decision-making criteria. If there is no reference to traditional shop fronts this would then be highlighted through the SA process.	These comments will be considered and if appropriate incorporated into the final SA document and SPD document.
Natural England	Buildings and their frontages should be in keeping with locally distinctive character and where necessary use appropriate materials and design styles. Siting of shopping facilities – we would wish these to be accessible by footpaths and local public transport to avoid congestion and to incorporate energy efficiency measures within their built design.	These comments will be considered and if appropriate incorporated into the final SPD document.
East Midlands Regional Assembly	The Draft Regional Plan, launched for consultation on 28 th September 2006, has clearer	These comments will be considered and if appropriate incorporated

	aims in regards to the Core Regional Objectives. This may be more pertinent in regards to conformity as it is due to be adopted in 2008.	into the final SA document and SPD document.
Leicestershire County Council (Policy section).	<p>The SPD Objectives should also take into account the following considerations (shown in bold):</p> <ul style="list-style-type: none"> • Improve the quality of town centres by ensuring that new shop fronts and signage are of the highest quality to enhance town centres. Specifically to make it attractive to local shoppers and tourists. • Set out criteria that achieve consistency of approach to the provision of new shop fronts, but do not stifle innovative shop front design. Design respects architecture and character of the street, even if not in a conservation area. • The need to improve the vitality of Hinckley and other town and village centres. Important to maintain historic buildings for character but these are expensive to upkeep. • Recognise the impact of out of town retail centres on creating vacant properties and run down image. • Traffic congestion during peak times. High levels of traffic and parking on streets not made for modern traffic. 	<p>Point 1 – The SPD will consider and if appropriate include this as a key consideration but the quality of the town centre environment is also for the benefit of residents and for conservation purposes.</p> <p>Point 2 – The final SPD will consider and if appropriate incorporate this point.</p> <p>Point 3 – The final SPD will continue to advocate that historic buildings are maintained in good condition as their contribution to the streetscape and quality of the environment is paramount.</p> <p>Point 4 - The final SPD will consider and if appropriate incorporate this point.</p> <p>Point 5 - The final SPD will consider and if appropriate incorporate this point</p>
Government Office for the East Midlands	No response received.	No response required.

