

B Appendix B: Appraisal of Spatial Development Strategy

B.1 PS01: Presumption in Favour of Sustainable Development

This policy ensures that the principle of sustainable development is fully embedded into the Local Plan and any future determination of planning applications, in line with the National Planning Policy Framework (NPPF). The Council will work proactively with applicants and infrastructure providers to secure development that improves the economic, social and environmental conditions within the borough and supports the delivery of sustainable development.

PS01: Sustainable Development	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	0	0	0	+	+	+	+	++	+	+	0

The policy will have minor positive impacts on landscape and biodiversity (**SA Objectives 1 and 2**), through the efficient use of land and improvements to the environment. The policy specifies the requirement to have regard for the efficient use of land and the protection and enhancement of the natural environment.

Future development applications which do not contribute to climate change mitigation and adaptation, the health and wellbeing of communities or the protection of the natural, built and historic environment will be denied. Therefore, there will be minor positive impacts on **SA Objective 7, 8, and 10**.

The policy specifies the Council's support of the timely provision of infrastructure to ensure a delivery of a mixture of housing types, sizes and tenures. This will have significant positive impacts on housing affordability and supply to keep up with demand (**SA Objective 11**).

The policy requires development to have regard for and enhance the health, wellbeing and amenity of communities, which will improve the overall community cohesion across the borough. The policy supports the provision of employment opportunities and infrastructure

which will increase employment. These aspects will have minor positive impacts on the reduction of social deprivation and on the economy and employment (**SA Objective 9 and 12**). The policy specifies the requirement for securing well-designed places. This will have minor positive impacts on access to public services (**SA Objective 13**).

The policy will have neutral impacts on the remaining policies (**SA Objective 3, 4, 5, 6 and 14**).

B.2 PS02: Hinckley Western Link Road

Hinckley Western Link Road is a proposed Strategic Road Network for Leicestershire, Warwickshire and wider sub-regions. The policy outlines the purpose of the Hinckley Western Link Road corridor to protect the surrounding land and ensure the appropriate development of the road network plans. The policy details the refusal of development within or affecting the corridor where it would prejudice delivery of the road. The policy also provides an opportunity to identify potential developer contributions for the road development.

PS02: Hinckley Western Link Road	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	-	-	-	0	0	0	0	0	0	0	0	+	+	0

This policy supports the creation of the Hinckley Western Link Road. The development is expected to cause significant changes to the local environment and landscape, leading to loss of rural and agriculture land. The development is expected to cause impact to the tranquillity of the area due to increased noise and light disturbance. The construction of this road will have minor negative impacts for the landscape and biodiversity (**SA Objective 1 and 2**).

The proposed road passes over the Ashby de la Zouch Canal. Construction works in the vicinity of the canal, combined with the impact of increased emissions and pollutant runoff from the road development, are expected to have minor negative impacts on water quality (**SA Objective 3**).

The policy will have minor positive impacts on the economy (**SA Objective 12**) through provision of a clear mechanism for securing proportionate developer contributions, where their development would rely upon delivery of the Hinckley Western Link Road. The development of the road will improve accessibility to the area and is expected to increase investment to the borough.

The policy protects the Hinckley Western Road corridor from development. This will allow for the identification and development of a preferred route for the Strategic Road Network which will, once built, improve connectivity between Leicestershire, Warwickshire and the

wider sub-region. The policy will have minor positive impacts on access to public services (**SA Objective 13**)

The policy will have neutral impacts on the remaining policies (**SA Objective 2 to 11, and 14**).

B.3 PS03: Nuneaton Parkway

This policy outlines the safeguarding of the land at A5 Watling Street West, for the development at Nuneaton Parkway Station and associated infrastructure. The policy highlights the major strategic transport investment of the Nuneaton Parkway Station which will improve rail network access, reduce congestion pressures and contribute to a Carbon Net Zero transport network by 2050. The station would provide enhancement to sustainable travel choices and support economic growth in the borough.

PS03: Nuneaton Parkway	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	-	-	0	0	0	0	+	0	0	0	0	+	++	0

This policy will have minor negative impacts on the landscape and biosecurity (**SA Objectives 1 and 2**). Approximately 44,000m² land is being safeguarded for the future train station infrastructure, which will damage surrounding habitats. The safeguarded land already passes through the Green Belt of Rugby, the adjacent borough council.

This policy will have minor positive impacts on climate change (**SA Objective 7**) through the contribution to the delivery of net zero objectives. With two to four trains proposed per hour, the train station will reduce congestion and improve sustainable transport opportunities in the borough.

The development of Nuneaton Parkway will improve connectivity for existing communities which will support economic growth of the borough. Nuneaton Parkway will support the delivery of objectives on levelling up, net zero and improved connectivity. This will have minor positive impacts on the economy (**SA Objective 12**).

This policy will have significant positive impacts on access to public services (**SA Objective 13**), through the provision of improved public transport services in the rural areas of the borough.

The remaining objectives (**SA Objectives 3 to 6, 8 to 11 and 14**) are expected to experience neutral impacts as a result of this policy.

B.4 PS04: Delivering Sustainable Growth

This policy ensures that the provision of dwellings and employment land is directed to sustainable locations. This ensures the use of existing infrastructure and brownfield land, promotion of green transport and best use of existing services. The policy holds the Borough Council accountable to take action when the delivery is falling short of the planned trajectory.

PS04: Delivering Sustainable Growth	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	-	0	0	0	+	0	+	0	0	+	++	++	+	0

The policy indicates that small-scale development immediately adjacent to rural villages and rural centres will be used for housing delivery. The development on rural landscape will have negative impacts landscape character and therefore, will have minor negative impacts on landscape (**SA Objective 1**).

This policy will have minor positive impacts on healthy lifestyles and access to public services (**SA Objective 10 and 13**) through the strategic placing of development in areas with access to sustainable transport links. This will encourage walking, cycling and public transport and improve the connectivity to facilities, jobs and services. This will have subsequent reductions in congestion and carbon emissions and therefore, will have a minor positive impact on climate change impacts (**SA Objective 7**).

This policy promotes the use of existing brownfield land and infrastructure for future developments. This will have minor positive impacts on land quality and soils (**SA Objective 5**).

This policy will ensure the delivery of 15,687 dwellings over the period 2024-2045, including affordable housing and provision of sites for Gypsy and Traveller accommodation. This will have significant positive impacts on housing affordability and supply (**SA Objective 11**).

This policy will also ensure the delivery of 65ha of general employment land and 300,000sqm of strategic B8 storage and distribution floorspace. This will support job creation and increase the diversity of job opportunities in the borough, which will have a significant positive impact on economy and employment (**SA Objective 12**).

The remaining SA Objectives (**1 to 6, 8, 9 and 14**) are expected to experience neutral impacts as a result of the policy.

B.5 PS05: Housing Development Sites

This policy sets out how the housing demand set out in Policy PS04 will be met in the borough, which includes strategic sites (500 or more dwellings), non-strategic major developments (101-499 dwellings) and small non-strategic developments (11-100 dwellings). This policy enables significant housing growth with many allocations on greenfield land. The specified allocations include suggested design inclusions such as green infrastructure and open space.

PS05: Housing Development Sites	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+/-	-	0	-	-	0	0	0	0	0	++	0	+	0

The allocations are required to ensure development protects the landscape and is sensitive to the existing landscape context. However, the physical construction of housing on a large scale is expected to impact the character and setting of existing surrounding properties. A mixed positive and negative impact has been assessed against the landscape (**SA Objective 1**).

The large non-strategic allocation at the land south of Sacheverell Way (GRO001) is located within the Rothley Brook Green Wedge. Other allocations are located on greenfield land. This policy will have negative impacts on land quality, soils and biodiversity across these sites (**SA Objective 2 and 5**).

The proposed non-strategic allocations are required to ensure that surface run-off rates are as close as practicable to existing greenfield rates. However, the increase of impermeable land coverage across the borough is expected to have an overall minor negative impact on flood risk (**SA Objective 4**).

The policy supports the development of major and non-major housing sites to meet the 11,487 home requirement for the plan period. The land at Brick Kiln Street (HIN003) and the land South of New Barn Farm (BAR002) have been specified to include affordable housing. The production of housing on this scale is expected to reduce homelessness and ensure that housing keeps pace with rising demands. The proposed allocations span across the borough which ensures that the needs of the community are met. This policy will have significant positive impacts on housing affordability and supply (**SA Objective 11**).

The listed allocations within the policy make reference to good accessibility to local amenities, healthcare, schools and public transport which will have minor positive impacts on the access to public services (**SA Objective 13**).

The remaining SA Objectives (**3, 6 to 10, 12 and 14**) are expected to experience neutral effects as a result of the policy.

B.6 PS06: Strategic Site: Earl Shilton Sustainable Urban Extension (SUE)

This policy sets out provisional plans for the Earl Shilton Sustainable Urban Extension (SUE). The site is allocated in the currently adopted Local Plan, with further detail set out in the Earl Shilton and Barwell Area Action Plan (AAP). The policy upholds a vision for which the SUE would create a thriving, well-connected community with enhanced infrastructure, green spaces and improved town centres that ensure the long-term development and integration of the site into the wider area.

PS06: Strategic Site: Earl Shilton Sustainable Urban Extension (SUE)	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	-	0	0	0	-	0	0	0	+	+	++	++	++	0

The policy is expected to have a significant positive impact on housing affordability and supply (**SA Objective 11**). The policy outlines a proposed provision of 1581 homes on the site, all anticipated to be delivered within the plan period. This would make a very valuable contribution to the borough housing need. As well as this, a minimum of 20% of these homes must be affordable housing. As a result, of this, there is also expected to be a minor positive impact to reducing social deprivation (**SA Objective 9**) due to such a large amount of affordable housing provision being made available through this SUE and policy.

The policy also outlines requirements for the site to include a minimum of 4.5 hectares of general employment land, predominantly for industrial and warehousing use. The purpose of this space is to primarily support local employment opportunities. As a result, and due to this area of employment space being well located to support a large amount of new residential units, the policy is expected to have a significant positive impact on the economy and employment (**SA Objective 12**).

The policy summarises the required provisions for the local community that are necessary to support such a large extension and number of homes built in the area. The policy outlines there must be a neighbourhood centre within the extension, that includes a new primary school, local convenience retail provision, community and recreational facilities and a public house or nursery provision, or other facility identified as a community need. Other facilities the SUE must include are new play and open space areas, as well as outdoor sports provision such as playing pitches. The policy also outlines that the site must

contribute strategic highway improvements, including walking and cycling infrastructure. As a result of new open space areas and active travel networks, it can be expected that there will also be a minor positive impact on healthy and active lifestyles (**SA Objective 10**).

Such a significant area of development in open space is expected to have a significant negative impact on the landscape (SA Objective 1). The site has an area of 136 hectares and such an extensive loss of greenfield land. The site is also located on Grade 3 Agricultural Land, which means it is considered to be good quality. Due to the extent of the site, but it not being considered 'very good' quality, a minor negative impact on land quality and soils is expected (**SA Objective 5**).

Large expanses of development on previously greenfield land can have an impact to flood risk when it is developed and covered with less permeable materials. There are some areas of high risk of surface water flooding on the site. However, the policy outlines that any development proposals must include flood mitigation and opportunities for flood risk management in accordance with the Strategic Flood Risk Assessment. As a result, we can expect these measures to mitigate the high risk of surface water flooding, and therefore a neutral impact on reducing flood risk is expected (**SA Objective 4**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

B.7 PS07: Strategic Site: Barwell Sustainable Urban Extension (SUE)

Barwell is located close to the A47 and supports Hinckley as a sub-regional centre. A mixed use sustainable urban extension (SUE) on the western edge of Barwell comprising 2,500 new homes (1961 within the plan period), 6.2 hectares of employment land, a primary school, health centre, retail and community facilities is allocated within the Council's current Local Plan and has brought with it a focus for regeneration in the district centre of Barwell.

PS07: Strategic Site: Barwell Sustainable Urban Extension (SUE)	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	O	O	O	+	O	O	+	O	O	++	+	++	++	O

The policy will have a minor positive impact on Reducing Flood Risk (**SA Objective 4**). It states that in conformity with the SFRA Level 2 detailed site assessment, development must be supported by a site-specific FRA and provide safe access and escape for the 1% AEP fluvial surface events. Furthermore, development must incorporate measures so occupants are safe into design access arrangements and adopt a sequential approach to site layout by steering more vulnerable aspects of the development away from areas of high risk. These features of the policy align with the criteria to prevent development that is inappropriate to the Flood Zone.

The policy will have a minor positive impact on Climate Change Impacts (**SA Objective 7**) as it sets out local and strategic highway improvements, including walking and cycling infrastructure and other modes of sustainable travel. This aligns with the criteria of promoting measures that minimise greenhouse gas emissions and transport emissions and promotes measures to reduce the need to travel by car.

The policy will have a major positive impact on Healthy and Active Lifestyles (**SA Objective 10**). Part of the allocation includes play and open spaces and outdoor sport provision, including playing pitches and ancillary facilities which should be provided in accordance with the most up to date Playing Pitch Strategy and its Action Plan. Where on-site provision is not appropriate or viable for the plan-period phase of development, contributions will be secured towards off-site facilities in accordance with PPS priorities. Land should be safeguarded where appropriate to support the longer-term delivery of a comprehensive sports hub beyond the plan period. This aligns with the criteria of promoting active and

healthy lifestyles, recreational and leisure opportunities, access to open space and an increase in regular participation in physical activities and sport.

The policy will have a minor positive impact on Housing Affordability/Supply (**SA Objective 11**) as a minimum of 10% of the land at the Barwell SUE will be allocated for affordable housing. This aligns with the criteria of reducing homelessness and providing a supply of affordable housing.

The policy sets out that a minimum of 6.2ha of land at Barwell SUE is allocated for industrial and warehousing use within B2 and B8 use classes, and Class E, to primarily support local employment opportunities. This will have a major positive effect on Economy and Employment (**SA Objective 12**) as it will create new employment opportunities and increase diversity in the range of job opportunities.

The Land at Barwell SUE is allocated for a neighbourhood centre, including a new primary school, local convenience retail provision and community and recreational facilities. This will provide a major positive impact for Access to Public Services (**SA Objective 13**) as it will improve access to local facilities, including healthcare, and schools. Furthermore, the strategic highway improvements, including walking and cycling infrastructure and other modes of sustainable travel will support an increase in access to public services in the borough.

The policy will have a neutral effect on **SA Objectives 1, 2, 3, 5, 6, 8, 9 and 14**.

B.8 PS08: Strategic Site: Lindley Meadows, Land North of Watling Street, A5

The Land at Lindley Meadows is allocated for comprehensive residential and community facilities, comprising a minimum of 3,000 homes. The policy requires the site to achieve 20% on-site affordable housing consisting of 80% affordable rent and 20% affordable home ownership. The policy also requires the provision of land for Gypsy, Traveller and Travelling Showpeople, and 5% of plots for self-build and custom housebuilding.

The policy sets out requirements to ensure that community needs are met whilst respecting biodiversity, the historic environment and existing land features. A Transport Assessment has informed the site selection, which supports sustainable transport options and suitable infrastructure in place for walking and cycling. The policy requires delivery of a new primary school, a new secondary school with sixth form provision, Special Educational Need and Disabilities (SEND) in new schools, wider infrastructure contributions, a district centre that demonstrates community needs, open space and outdoor sports provision. The policy requires a landscaped green buffer along the boundary with the MIRA Technology Park and requires the protection of trees, hedgerows, ponds and streams on site.

PS08: Strategic Site: Lindley Meadows, Land North of Watling Street, A5	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+/-	+	0	0	-	0	0	+	+	+	++	0	++	0

The vision for the allocation is for a landscape-led community which integrates blue and green infrastructure into design. The development incorporates open space, including a Country Park and a green wedge adjacent to the MIRA Technology Park. Although the policy requires development to be sympathetic to the existing landscape and provide substantial open space, there is a loss to the existing greenfield land cover. This will have mixed positive and negative impacts on the landscape (**SA Objective 1**).

The policy requires existing trees, hedges, ponds and streams to be protected within the site, with appropriate surrounding buffers. The development comprises open space, various habitats and ecological corridors and a green buffer along the boundary with the MIRA Technology Park. These aspects of the policy will prevent habitat fragmentation and

increase connectivity of habitats. Therefore, this policy will have minor positive impacts on biodiversity (**SA Objective 2**).

The site is in Flood Zone 1 and not at risk from fluvial flooding. However, there is a risk of surface water flooding. The policy requires site-specific Flood Risk Assessment (FRA) and Surface Water Drainage Strategy, SuDS Maintenance and Management Plan and detailed modelling. This ensures that site design integrates flood resilient and sustainable drainage design to ensure it remains safe for its lifetime. This will have neutral impacts on the overall reduction of flood risk (**SA Objective 4**).

The site is located across Grade 2 and 3 ACL land. The combination of the loss of this quality land and the addition of impermeable surfaces will have minor negative impacts on the land quality and soils (**SA Objective 5**).

The policy requires designated heritage assets to be protected and for the boundary of the site to be softened to minimise the impacts on surrounding heritage assets. By ensuring the development is sympathetic to the historic environment, there will be minor positive impacts on the historic environment (**SA Objective 8**).

The policy sets out the requirement for the provision of local facilities including shops, outdoor spaces and schools. The policy is therefore expected to have minor positive impacts on the reduction of social deprivation through appropriate access to educational facilities (**SA Objective 9**). The provision of services combined with appropriate infrastructure for sustainable transport, including walking, cycling and public transport, will have significant positive impacts on access to public services (**SA Objective 13**).

The policy requires the delivery of Lindley Meadows Country Park comprising open space, play areas and ecological enhancing aspects. The provision of amenity open space encourages walking and cycling, having a minor positive impact on healthy and active lifestyles (**SA Objective 10**).

The allocation at Lindley Meadows will provide a large number of housing for the borough to keep pace with increasing demands of the borough. Of the 3,000 proposed properties, 20% will be affordable which contributes to the availability of affordable housing for buying and renting in the borough. The vision for the allocation is to create high-quality residential development, which incorporates green blue infrastructure into design. This allocation will be located adjacent to the MIRA Technology Park, making provision for housing in an area of need. These aspects on the policy will have significant positive impacts on housing affordability and supply (**SA Objective 11**).

The remaining SA Objectives (**3, 6, 7, 12 and 14**) are expected to experience neutral impacts as a result of this policy.

B.9 PS09: Strategic Site: Land North of Normandy Way, 'Hinckley North', Hinckley

This policy allocated Land North of Normandy Way for a residential urban extension of a proposed 1320 homes to help meet the borough's housing need over the plan period. The policy aims to create a sustainable, well-connected and high quality neighbourhood that is integrated with Hinckley and supported by the required infrastructure. The policy aims to undertake the work in a phased method, ensuring that sustainable transport is prioritised in development, whilst also enhancing biodiversity and the landscape.

PS09: Strategic Site: Land North of Normandy Way, 'Hinckley North', Hinckley	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	0	-	0	0	0	+	+	+	0	+	0

The policy requires high-quality design and layout including the protection of existing trees, hedges, ponds and streams and the views from Public Rights of Way. These aspects of the policy will have minor positive impacts on the landscape and biodiversity (**SA Objective 1 and 2**).

The site is located on ALC Grade 3 land. The combination of the loss of this quality land and the addition of impermeable surfaces will have minor negative impacts on the land quality and soils (**SA Objective 5**).

The allocation had been informed by a comprehensive masterplan which includes a primary and secondary school, with SEND provision. This will improve the accessibility of educational facilities near the site which is expected to improve educational attainment rates. This will have minor positive impacts on the reduction of social deprivation (**SA Objective 9**).

This allocation requires the development to achieve 10% on-site affordable housing, where 80% are affordable rent and 20% are affordable home ownership. This will increase the access to affordable housing. The allocation is expected to deliver 1320 homes which will support the delivery of housing the plan period. This will have minor positive impacts on housing affordability and supply (**SA Objective 11**).

The policy requires the development to prioritise sustainable transport mitigation measures, including walking, cycling, public transport and mobility hubs. This improved access to sustainable transport methods will have minor positive impacts on access to public services (**SA Objective 13**). The policy specifies the provision of outdoor sports spaces. The provision of accessible open space promotes active and healthy lifestyles and will likely increase regular participation in physical activities. Therefore, this policy will have minor positive impacts on healthy and active lifestyles (SA Objective 10).

The remaining SA Objectives (**3, 4, 6 to 9, 12 and 14**) are expected to experience neutral impacts as a result of the policy.

B.10 PS10: Strategic Site HIN002: Land West of Hollycroft Grange, Hinckley

This policy allocated land west of Hollycroft Grange, Hinckley for a comprehensive residential-led development comprising 530 homes. The development will be a high quality and sensitively designed site which will offer affordable housing, appropriate active travel, contributions to education capacity, network capacity upgrades, enhanced healthcare infrastructure, contributions to community safety, appropriate recreation areas for play, public and indoor and outdoor sports. The development should also prioritise habitat protection and enhancement, avoid heritage impacts and support flood risk management.

PS10: Strategic Site: Land West of Hollycroft Grange, Hinckley	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	-	+	0	0	-	0	0	+	+	++	++	0	++	0

The policy will result in a negative impact on Landscape (**SA Objective 1**) as new developments fragment landscapes.

The policy outlines that the development must prioritise habitat protection and enhancement, retain and enhance existing ponds, vegetation and trees with appropriate buffer zones. Additionally, there must be provision of a substantial landscape buffer of at least 20m along the Ashby canal to protect and enhance its ecological value with particular regard to its designation as a conservation area. Therefore, this policy will result in a positive impact on Biodiversity (**SA Objective 2**).

Due to the size of the development area and therefore, increased area of hardstanding, this policy will have a negative impact on land quality and soils (**SA Objective 5**). This is also expected to have a minor negative impact on flood risk, due to an increase in impermeable land. However, the policy outlines that appropriate mitigation opportunities should be integrated into the development proposal in accordance with the SFRA. As a result, the impact to flood risk is expected to be neutral (**SA Objective 4**).

The policy outlines the requirement of the development to impart minimised or avoided impacts on the heritage area as well as an appropriate archaeological assessment. Therefore this policy is likely to have a positive impact on historic environment (**SA Objective 8**).

The policy outlines that the site is required to deliver appropriate active travel, cycling, public transport and highways infrastructure. The policy also states that the site is expected to deliver provision of appropriate outdoor and indoor sports facilities on site, infrastructure improvements, as well as enhancement and extension to existing health facilities. Provision and maintenance of appropriate play and public open space on and off site is also required. As a result, this is expected to have a positive impact on reduce social deprivation (**SA Objective 9**) as well as a significant positive impact on healthy and active lifestyles (**SA Objective 10**).

The policy outlines that the site is expected to deliver 530 homes, 20% of which must be affordable. This is expected to have a significant positive impact on housing affordability and supply for the borough (**SA Objective 11**).

For a site of this scale, the policy states that the development will be expected to deliver network capacity upgrades such as water, electric and gas. The site is also required to make provision for play and sports facilities on and off site, contribute to primary and secondary school capacity, contribute to further infrastructure improvements, and include highways and transport route infrastructure, including for active travel routes as part of the development. As a result, the policy for this strategic site is expected to have a significant positive impact on access to public services (**SA Objective 13**).

The remaining **SA Objectives (3, 4, 6, 7, 12 and 14)** are expected to experience neutral impacts as a result of the policy.

B.11 PS11: Strategic Site: South of the A47, Earl Shilton

This policy allocates land south of the A47, Earl Shilton, as comprehensive residential-led development comprising a minimum of 2513 homes, 1,932 of which are anticipated to be delivered in the plan period.

PS11: Strategic Site: South of the A47, Earl Shilton	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+/-	++	O	+	O	O	+	+	O	++	++	+	+	O

The site occupies a sensitive position on the southern edge of Earl Shilton where the urban area gives way to open countryside. A site of this size in a sensitive location can be expected to have an adverse effect on the landscape character. The impacts of the development are slightly mitigated by the policy outlining that the development must be of high-quality and sensitive designed, to be better in keeping with the surrounding area. This guidance for the development does not fully mitigate the adverse effect to the landscape from a site of this scale being built-out, therefore a minor negative impact on the landscape is expected (**SA Objective 1**).

The policy will have a major positive impact on Biodiversity (**SA Objective 2**) as development of the site shall deliver proportionate measures in Areas that Could Become of particular importance for biodiversity and wider environmental benefits (ACBs), as identified in the Local Nature Recovery Strategy. This aligns with the criteria to protect and enhance BAP priority habitats and species as well as the delivery of schemes that promote habitat and species resilience.

The majority of the site lies outside areas identified as being at risk of flooding. There is, however, localised risk that is present in low-lying areas to the north-east of the site. The policy will have a minor positive impact on flood risks (**SA Objective 4**) as it is expected to deliver mitigation and opportunities for flood risk management in accordance with the Strategic Flood Risk Assessment. This aligns with the criteria to prevent development that is inappropriate to the Flood Zone and may encompass mitigation strategies that promote the use of natural flood management.

The policy will have a minor positive impact on Climate Change Impacts (**SA Objective 7**). The provision of appropriate active travel, cycling and public transport (as seen within SA Objective 10) align with the objective to promote measures to reduce the need to travel by car.

The policy will have a minor positive impact on the Historic Environment (**SA Objective 8**). The policy outlines that the development will deliver minimised or avoided impacts upon the non-designated heritage asset Huit Farm by considering the recommended mitigation and enhancement measures identified within the Heritage Impact Assessment. Furthermore, the policy states that an archaeological investigation will be required to identify the presence and significant of yet unknown archaeological remains across the site. These measures align with the criteria to conserve and enhance heritage features and manage the risk of encountering unknown archaeology.

This policy will have a major positive impact on Healthy and Active Lifestyles (**SA Objective 10**) as it states that the development should prioritise walking, wheeling and cycling links within the site and to Earl Shilton town centre, schools, services and the wider active travel network. Furthermore, the policy sets out that an appropriate Health Impact Assessment shall be developed in accordance with HPD04. This will set out the extent to which the development is expected to deliver open spaces and sports provisions. The development also makes provision for appropriate outdoor and indoor sports facilities as informed by Policy LST04. This aligns with the criteria to promote active and healthy lifestyles, recreational and leisure opportunities and access to open space.

This policy will have a major positive impact on Housing Affordability/Supply (**SA Objective 11**). The development makes provision for 2513 new homes of which 20% will be on-site affordable housing, in line with Policy HH02.

This policy will have a minor positive impact on Economy and Employment (**SA Objective 12**) as the development makes provision for an appropriate centre to include retail and employment facilities. This supports the criteria of the promotion of the creation of new employment opportunities.

This policy will have a minor positive impact on Access to Public Services (**SA Objective 13**) as the development makes provision for care and community facilities as well as improved transport services (in line with SA Objective 7) through a site-specific Transport Assessment addressing the full transport corridor, mitigation measures, and the provision of active and sustainable travel in accordance with Policies HPD02 and IU04.

The policy will have a neutral impact on **SA Objectives 3, 5, 6, 9 and 14**.

B.12 PS12: Strategic Site: Land South of Desford, Desford

The allocation of Land South of Desford is for a residential and community facilities led development of a minimum of 550 homes. The allocation is located within a sustainable settlement with an established range services and facilities, and the site adjoins the existing built form of the village, ensuring that new development can be well integrated and contribute towards the existing community and character of Desford. All 550 homes are expected to be delivered within the Plan period.

PS12: Strategic Site: Land South of Desford, Desford	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+/-	+	0	+	0	0	+	0	+	++	++	0	++	+

The policy outlines a residential site that is allocated for the development of 550 homes. One requirement for development of this site is that 20% of the homes are affordable. Such extensive provision for new homes and affordable housing is expected to have a significant positive impact on the borough housing need (**SA Objective 11**).

The policy outlines that the strategic site requires appropriate active travel, cycling, public transport and highways infrastructure. The policy also states that the site should deliver various community facilities and infrastructure. This includes contributions to primary and secondary school education facilities, infrastructure provision such as healthcare facilities and open space, waste facilities, and appropriate network capacity upgrades for water, electric, gas and other utilities. As a result, it is expected that there will be a significant positive impact on access to public services (**SA Objective 13**), and a minor positive impact on reducing social deprivation, and waste (**SA Objectives 9 and 14**).

The policy outlines that there must be enhancement or extension to existing healthcare infrastructure is this site is to be developed within the district centre, as well as a central park and greenspace with recreational routes. There must also be outdoor sports provision, either delivered or contributed to, including play pitches and sports facilities to meet identified borough need. The site also suggests inclusion of active travel routes linking to the development. The policy also requires a Health Impact Assessment to be produced to inform the development proposal. As a result, a significant positive impact on healthy and active lifestyles can be expected (**SA Objective 10**).

The site is also expected to have a minor positive impact on biodiversity. The policy outlines that its development would require proportionate measures in Areas that Could Become of particular importance for biodiversity and wider environmental benefits (ACBs), as identified in the LNRS. Moreover, the policy encourages connection of, and buffers to reduce adverse effects from development, for ancient woodland and priority habitats to reduce the fragmentation of create wildlife corridors. Trees and existing hedges, ponds and streams within the site boundary must also be maintained. These measures are a positive impact on biodiversity. However, these are necessary mitigation measures due to a large extent of site development, which naturally will cause habitat fragmentation and adverse effects on biodiversity, which means a significant positive impact on biodiversity is not possible for this policy. As a result, it is expected to have a minor positive impact on **SA Objective 2**.

The policy outlines many measures for landscape mitigation required for the site development. This includes provision of a landscape buffer to the south of the site, to protect and enhance the southern setting of the village. The development must establish distinct character areas, be informed by the Landscape Character Assessment and Sensitivity Study outlined in Policy NE05. However, the site is vast enough for the development of 550 homes and no amount of mitigation can completely avoid adverse effects to the landscape as a result of this. The mitigation is a positive impact, but adverse effects remain unavoidable, and therefore mixed positive and negative impacts are assessed as a result of this policy to the landscape (**SA Objective 1**).

This policy states that in order for a development proposal to be accepted for this site, a Strategic Flood Risk Assessment must be undertaken specific to the site, as well as a Surface Water Drainage Strategy and SuDS Maintenance and Management Plan in accordance with the borough SFRA. This allows the proposal to demonstrate that it has carefully considered flood risk and integrated a flood resilient and sustainable drainage design. Due to the flood policy consideration necessary for an accepted approval, as well as inclusion of a flood resilient design proposal, a minor positive impact on reducing flood risk is expected (**SA Objective 4**).

The policy outlines necessary considerations for development proposals. This includes ensuring the proposal has minimised and avoided impacts upon designated heritage assets such as Desford Conservation Area and putting recommended mitigation and enhancement measures in place, such as those outlined within the Heritage Impact Assessment. Any development proposals for this site must also be informed by appropriate archaeological investigation. As a result, a minor positive impact on the historic environment is expected (**SA Objective 8**).

The policy is also expected to have a minor positive impact on climate change impacts (SA Objective 7). The policy outlines that the site development proposal must respond positively to climate change and ensure it is designed for climate resilience, informed by the Council's evidence base to contribute to borough goals surrounding Net Zero and renewable energy.

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

B.13 PS13: Employment Development Sites

This is a brief policy outlining the employment development sites allocated within the borough. It outlines the strategic allocations for B8 use class, designated for storage and distribution purposes such as warehouses; and, general employment use.

PS13: Employment Development Sites	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	0	0	0	++	0	0

There are 10 employment allocations outlined within this policy. The availability of a number of employment allocations within the borough across different locations is expected to have a significant positive impact on the economy and employment (**SA Objective 12**).

No further detail is provided for each employment site, but all sites have been assessed within the site assessment and strategic employment allocations have specific policies from PS14 to PS17. Therefore, for assessment of solely this policy, there is a neutral impact expected on **all other SA objectives**.

B.14 PS14: Strategic B8 Employment Site: HIN004 Land at Wapping and Harrow Farm, Watling Street, Hinckley

This policy allocates land at Wapping and Harrow Farm, Hinckley, for a large-scale strategic B8 and B2 employment development which focuses on logistics, distribution, warehousing and general employment uses. The policy aims to support economic growth through the delivery of significant employment floorspace in an accessible location, while ensuring that development is coordinated with strategic infrastructure, such as the Hinckley Western Link Road. The policy emphasises high quality design and requires detailed assessments to minimise impacts on the landscape, biodiversity, the historic environment and flood risk. The policy promotes sustainable transport, green and blue infrastructure, and biodiversity net gain.

PS14: Strategic B8 Employment Site: HIN004 Land at Wapping and Harrow Farm, Watling Street, Hinckley	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+/-	+/-	+	+/-	-	-	+/-	0	+	0	0	++	0	0

This employment land allocation is situated on greenfield land within an urban area. The site has a watercourse intersecting it from north to south. There will be a reduction in greenfield land as a result of the development. However, the policy requires the development to enhance existing green and blue spaces and to undertake a Landscape Visual Impact Assessment. For this reason, there is expected to be a mixed positive and negative impact on the landscape as a result of the policy (**SA Objective 1**). The development on greenfield land will have minor negative impacts on land quality and soils (**SA Objective 5**).

The development will cause some habitat fragmentation due to the loss of greenfield land. However, the policy requires development to retain trees and hedgerows, where possible, protect and enhance existing blue and green spaces and promote pollinator-friendly habitats within site design. As a result, there are expected to be mixed positive and negative impacts on biodiversity (**SA Objective 2**).

The policy emphasises the importance of the development achieving greenfield runoff rates and using multi-stage treatment to improve water quality. This aspects of the policy will improve water quality. The policy also requires the development to retain watercourses and

ponds, with a minimum eight-meter buffer to any built development, where possible increasing this to ten meters. These aspects of the policy, alongside the emphasis on enhancements to blue infrastructure, will have minor positive impacts on water quality overall (**SA Objective 3**).

The policy requires site-specific hydraulic modelling to be undertaken and a Flood Risk Assessment and SuDS Maintenance and Management Plan to be produced. The policy refers to the Level 2 SFRA which requires a sequential approach, ensuring more vulnerable aspects of the development are steered away from the areas of highest flood risk. These aspects of the policy will prevent development in inappropriate Flood Zones and will ensure that the most recent climate change allowances are taken into account. This will have minor positive impacts on flood risk (**SA Objective 4**).

This policy allocates the land at Wapping and Harrow Farm for B2 and B8 employment land, which includes warehousing, logistics and distribution. These employment uses are expected to have frequent HGV usage associated with them, which can be expected to elevate levels of NO₂ and PM_{2.5} in the area. This will have minor negative impacts on air quality (**SA Objective 6**). Mixed positive and negative impacts can be expected on climate change reduction (**SA Objective 7**). Vehicle usage will have negative impacts on carbon reduction, however the policy requires the development to be designed for climate resilience and to be informed by the Ultra-Low Energy, Net zero carbon budget assessment and Renewable Energy Spatial Assessment. The requirement to adhere to these assessments and Policies ER01-ER05 will have minor positive impacts on the climate change reduction. For these reasons, a mixed impact has been determined.

This policy proposes 47.84ha of employment land which will increase the employment opportunities in the borough. The provision of B2 and B8 employment land will create inward investment to the borough and contribute to the economic growth of the county. This will have significant positive impacts on employment and the economy (**SA Objective 12**).

This policy has the potential to reduce social deprivation by providing further opportunities for individuals to find employment in the borough. Some of these work opportunities will be entry level jobs and therefore could reduce the unemployment rates in the borough. This will have minor positive impacts on the reduction of social deprivation (**SA Objective 9**).

The remaining **SA Objective (8, 10, 11, 13 and 14)** are expected to experience a neutral impact as a result of the policy.

B.15 PS15: Strategic B8 Employment Site: BURB001 Land South of Soar Brook, Burbage

The land south of Soar Brook in Burbage has been allocated for 300,000sqm of strategic employment floorspace, including logistics, distribution and warehousing, and ancillary general employment uses. It forms an extension to the Hinckley Park employment area. The policy requires the site to meet the needs of the borough and to provide sufficient parking, sustainable transport and landscaping. The policy requires development to demonstrate mitigation against impacts on the environment, flood risk and the historic environment. The policy places emphasis on the requirement for blue and green infrastructure, ecological enhancements and climate-resilient design.

PS15: Strategic B8 Employment Site: BURB001 Land South of Soar Brook, Burbage	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+/-	+/-	0	+	-	-	+/-	+	+	0	0	++	0	0

The allocation for 300,000m² of employment development will alter the landscape character and result in the loss of existing open green space. However, the policy specifies the requirement for an LVIA for all proposed development and emphasises the importance of using green space and landscaping on the site. Therefore, the policy is expected to have mixed positive and negative impacts on landscape (**SA Objective 1**). The provision of landscaping is partially to protect the setting of the Wigston Parva heritage asset. The policy also requires development to be informed by archaeological investigation, to ensure the protection and enhancement of the historic environment where possible. This will have minor positive impacts on the historic environment (**SA Objective 8**).

This policy allocates the land south of Soar Brook for majority B8 employment land, which includes warehousing, logistics and distribution. This employment use is expected to have frequent HGV usage associated with it, which can be expected to elevate levels of NO₂ and PM_{2.5} in the local vicinity. This will have minor negative impacts on air quality (**SA Objective 6**). Mixed positive and negative impacts can be expected on climate change reduction (**SA Objective 7**). Increased vehicle usage, particularly of HGVs, associated with warehouse and distribution employment land, will have negative impacts on carbon change. However, the policy requires the development to be designed for climate resilience and to be

informed by the Ultra-Low Energy, Net zero carbon budget assessment and Renewable Energy Spatial Assessment. The requirement to adhere to these assessments and Policies ER01-ER05 will have minor positive impacts on the climate change reduction. For these reasons, a mixed impact has been assessed against climate change reduction.

The policy requires development to produce site-specific Flood Risk Assessment, Surface Water Drainage Strategy, SuDS Maintenance and Management Plan and hydraulic modelling. This requirement is expected to encourage a sequential approach at the site and encourage high quality drainage design. This will have minor positive impacts on the reduction of flood risk (**SA Objective 4**).

The development on greenfield land and the increase of urban, impermeable land cover will have minor negative impacts on land quality and soils (**SA Objective 5**).

This policy has the potential to reduce social deprivation by providing further opportunities for individuals to find employment in the borough. Some of these work opportunities will be entry level jobs and therefore could reduce the unemployment rates in the borough. This will have minor positive impacts on the reduction of social deprivation (**SA Objective 9**).

This policy proposes 300,000sqm of strategic employment land which will increase the employment opportunities in the borough. The provision of warehousing and distribution employment as well as research and development and industrial processes employment provision. This will create inward investment to the borough and contribute to the economic growth of the county. This will have significant positive impacts on employment and the economy (**SA Objective 12**).

The remaining **SA Objective (3, 10, 11, 13 and 14)** are expected to experience a neutral impact as a result of the policy.

B.16 PS16: Strategic B8 Employment Site: BURB002 Land East of Hinckley Park, Burbage

This policy allocates land east of Hinckley Park, Burbage, for primarily B8 employment development, as part of an extension to the existing Hinckley Park employment area. The policy aims to support economic development and meet identified strategic employment needs near the A5 corridor. The policy requires development to be supported by appropriate infrastructure, high-quality design, environmental mitigation and biodiversity enhancements.

PS16: Strategic B8 Employment Site: BURB002 Land East of Hinckley Park, Burbage	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+/-	+/-	0	+	-	-	+/-	0	+	0	0	++	0	0

The development will alter landscape character and reduce openness of the surrounding area. However, the policy requires the production of an LVIA and significant landscaping and buffering of watercourses to provide enhance the landscape and biodiversity of the site. This will have mixed impacts on the landscape and biodiversity (**SA Objective 1 and 2**).

The policy requires development to produce a Flood Risk Assessment and to implement natural flood management techniques to reduce flood risk. The policy advises that sustainable drainage measures be implemented to effectively manage surface water flooding. This will have minor positive impacts on the reduction of flood risk (**SA Objective 4**).

The development on greenfield land and the increase of urban, impermeable land cover will have minor negative impacts on land quality and soils (**SA Objective 5**).

This policy proposes 120,000sqm for primarily distribution, logistics and warehousing employment floorspace. This employment use is expected to have frequent HGV usage associated with it, which can be expected to elevate levels of NO₂ and PM_{2.5} in the local vicinity. This will have minor negative impacts on air quality (**SA Objective 6**). Mixed positive and negative impacts can be expected on climate change reduction (**SA Objective 7**). Increased vehicle usage, particularly of HGVs, associated with warehouse and distribution employment land, will have negative impacts on carbon change. However the

policy requires the development to be designed for climate resilience and to be informed by the Ultra-Low Energy, Net zero carbon budget assessment and Renewable Energy Spatial Assessment. The requirement to adhere to these assessments and Policies ER01-ER05 will have minor positive impacts on the climate change reduction. For these reasons, a mixed impact has been assessed against climate change reduction.

The policy has the potential to reduce social deprivation by providing further opportunities for individuals to find employment in the borough. Some of these opportunities will be entry level jobs and therefore could reduce the unemployment rates in the borough. This will have minor positive impacts on the reduction of social deprivation.

This policy proposes 120,000sqm of strategic employment land which will increase the employment opportunities in the borough. The provision reflects evidence employment need, which includes a requirement for strategic B8 floorspace. Therefore, there is expected to be a significant positive impact on employment and the economy (**SA Objective 12**).

The remaining SA objectives are expected to experience neutral impacts as a result of the policy.

B.17 PS17: Strategic B8 Employment Site: MARK004 Land at Cliffe Hill Farm (Junction 22 M1) Markfield

This policy allocates land at Cliffe Hill Farm, Markfield, for logistics, storage and distribution (B8) and general industry (B2) and offices (E). The policy aims to deliver employment development at the site, which is strategically positioned next to Junction 22 of the M1. The policy emphasises the importance of sustainable transport, ecological and environmental protection and enhancements and contribution to the reduction of climate change impacts.

PS17: Strategic B8 Employment Site: MARK004 Land at Cliffe Hill Farm (Junction 22 M1) Markfield	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	-	-	0	+	0	-	+/-	0	0	0	0	+	0	0

Areas of the site are environmentally sensitive, including habitats of moderate distinctiveness and woodland which has the potential to support protected species. A previous Priority Habitats Inventory identified priority habitat at the site. The proposed developments have the potential to deteriorate the condition of this habitat and to cause habitat fragmentation in the area. The policy requires environmental mitigation, landscape buffers and green infrastructure provision. However, there are still expected to be minor negative impacts on biodiversity and the landscape as a result (**SA Objective 1 and 2**).

The policy requires development to be informed by a Flood Risk Assessment, Surface Water Drainage Strategy, SuDS Maintenance and Management Plan and hydraulic modelling. These aspects of the policy, alongside the required compliance with Policies ER06 and ER07 on flood risk and sustainable drainage systems, will have minor positive impacts on the reduction of flood risk (**SA Objective 4**).

This policy proposes 64,794sqm of employment space, primarily for distribution, logistics and warehousing employment floorspace. This employment use is expected to have frequent HGV usage associated with it, which can be expected to elevate levels of NO₂ and PM_{2.5} in the local vicinity. This will have minor negative impacts on air quality (**SA Objective 6**). Mixed positive and negative impacts can be expected on climate change reduction (**SA Objective 7**). Increased vehicle usage, particularly of HGVs, associated with distribution employment, will have negative impacts on carbon change. However, the policy requires

the development to be designed for climate resilience and to be informed by the Ultra-Low Energy, Net zero carbon budget assessment and Renewable Energy Spatial Assessment. The requirement to adhere to these assessments and Policies ER01-ER05 will have minor positive impacts on the climate change reduction. For these reasons, a mixed impact has been assessed against climate change reduction.

The policy aims to deliver a total of 64,794sqm of employment floorspace across the 28.26ha site. The allocation will make provision for B2, B8 and employment floorspace, which create an adequate supply of a range of employment and investment opportunities. The floorspace of this allocation is significantly smaller than the employment allocations in Policy PS14, PS15 and PS16 and therefore, there will be minor positive impacts on employment and the economy (**SA Objective 12**).

The remaining **SA Objectives (3, 5, 8 to 11, 13 and 14)** are expected to experience neutral impacts as a result of the policy.

B.18 PS18: Circumstances for an early review of the Local Plan

This policy set outs circumstances under which an early review of the Local Plan, in whole or in part, is required. This policy establishes a clear, transparent and objective framework of “early review triggers.” These triggers identify the circumstances in which the Council will consider it necessary to undertake a review of the Plan prior to the statutory five-year point. The triggers are focused on housing supply and delivery, reflecting the importance of maintaining a robust and deliverable housing strategy in accordance with national policy.

PS18: Circumstances for an early review of the Local Plan	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	+	0	+	0	0	0

The delivery of affordable housing makes buying or renting homes for more deprived groups more accessible, likely reducing social deprivation (**SA Objective 9**).

The policy seeks to support the provision of housing, which would include affordable housing, for the borough and Housing Market Area (HMA). As such it is considered to have a positive impact on **SA Objective 11**. Affordable housing is valuable to the residents of the borough and those wishing to move to the area, as it provides accessible housing in locations closer to services and facilities, that they may otherwise not be able to afford.

The remaining **SA Objectives (1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 13 and 14)** are considered to experience neutral impacts as a result of the policy.

B.19 PS19: Strategy for the Urban Areas

This policy focuses on strategic growth for urban areas, specifically Hinckley, Burbage, Earl Shilton and Barwell, due to their high level of accessibility, existing services, employment opportunities and sustainable transport connections. The policy sets out strategies to enhance, enable and retain the vitality, sustainability and character of the Urban Areas.

PS19: Strategy for the Urban Areas	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	0	0	-	0	0	+	+	+	+	+	0

The policy will have a positive effect on Landscape (**SA Objective 1**) as it makes provision to protect and support functions of the Hinckley Barwell Earl Shilton Burbage Green Wedge. The policy also has a positive effect on Biodiversity and Nature Conservation (**SA Objective 2**) as it seeks to support the conservation and preservation of Burbage Common and Woods.

The policy promotes active and healthy lifestyles (**SA Objective 10**) through contributions towards outdoor sports provision opportunities which are contributors to increased life expectancy rates and overall health and wellbeing. It also enables improvements to active travel (walking and cycling).

The policy also supports access to public services by prioritising developments that are well supported by sustainable transport (**SA Objective 13**). Increased development will support the economy and employment (**SA Objective 12**) and employment opportunities will be more accessible to a greater range of economic backgrounds as those who rely on public transport will also access those positions. These benefits are further supported by the spatial strategies set out in Policy PSO4 Delivering Sustainable Growth.

This policy promotes a reduction in social deprivation (**SA Objective 9**) through regeneration and enhancement of town, district and local centres and also through new and or expanded education provision to meet pupil yield, which could contribute to individual mobility. The increased provision of housing will have a positive effect on housing affordability and supply (**SA Objective 11**) but further supports a reduction in social

deprivation as it enables provisions for housing with an appropriate mix of market and affordable tenures.

The policy may result in a negative impact on air quality (**SA Objective 6**) as increased development in urban areas can lead to an increase in air pollution associated with additional motorize vehicle use to access the goods and services.

The remaining **SA Objectives (3, 4, 5, 7, 8, and 14)** are considered to experience neutral impacts as a result of the policy.

B.20 PS20: Strategy for the key Rural Centres

The Hinckley & Bosworth borough has a number of Key Rural Centres. The Key Rural Centres are the primary focus for new development in rural areas as they provide an evidenced, localised and accessible provision of day-to-day facilities, including convenience retail, primary schooling, healthcare, public open space and public transport connections. This policy sets out strategies to enhance, enable and retain the vitality, sustainability and character of each Key Rural Centre.

Centres	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
PS20: Strategy for the key Rural Centres	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	0	0	0	0	0	+	+	0	+	+	0

The policy will have a positive effect on Landscape (**SA Objective 1**) and Biodiversity and Nature Conservation (**SA Objective 2**) as it makes provision to protect and support functions of the Rothley Brook Meadow Green Wedge and enable the delivery of the priorities for the National Forest and Charnwood Forest.

The policy promotes active and healthy lifestyles (**SA Objective 10**) through the requirement for developments to contribute towards outdoor sports facilities which are contributors to increased life expectancy rates and overall health and wellbeing. It also enables improvements to active travel (walking and cycling).

The policy will have a positive effect on access to public services by retaining, diversifying and enhancing community facilities, communities hubs and healthcare facilities (**SA Objective 13**). Increased development in cultural and tourism facilities will have a positive effect on the economy and employment (**SA Objective 12**) and employment opportunities will be more accessible to a greater range of economic backgrounds as those who rely on public transport will also access those positions.

This policy promotes a reduction in social deprivation (**SA Objective 9**) through regeneration and enhancement of existing retail, commercial and community services and also through new and or expanded education provision to meet pupil yield, which could contribute to individual mobility. The increased provision of housing will have a positive effect on housing affordability and supply (**SA Objective 11**) but further supports a

reduction in social deprivation as it enables provisions for housing with an appropriate mix of market and affordable tenures.

The remaining **SA Objectives (3, 4, 5, 6, 7, 8, and 14)** are considered to experience neutral impacts as a result of the policy.

B.21 PS21: Strategy for the Rural Villages

This policy sets out the strategy for managing development in Rural Villages, which form the third tier of the borough's settlement hierarchy. These villages have a limited but important range of services and play a key role in maintaining rural community life and identity.

PS21: Strategy for the Rural Villages	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	-	-	0	-	0	0	0	0	0	+	+	+	+	0

The policy will have a negative impact on Landscape and Biodiversity (**SA Objective 1 & 2**) as it makes provision for the enhancement of housing, small-scale employment and community facilities. The policy enables a controlled mechanism to support small scale residential development on land immediately adjacent to the defined settlement boundaries of rural villages, for sites of 5 dwellings or fewer. Any development adjacent to settlement boundaries will impact surrounding views and the character of the landscape, reduce the percentage of open countryside in the borough and may result in a loss of BAP habitats.

The policy will have a negative impact on flood risk (**SA Objective 4**). As the policy supports small scale residential development on land immediately adjacent to the settlement boundary the available land for surface water infiltration will decrease. This could contribute to surface water runoff and the risk of flooding.

The policy will have a positive effect on Healthy and Active Lifestyles (**SA Objective 10**) as it makes provision for improvements to the quality, accessibility and capacity of existing outdoor sports provision serving Rural Villages. The policy promotes active and healthy lifestyles, recreation and leisure opportunities and access to open spaces which are contributors to increased life expectancy rates and overall health and wellbeing.

The policy will have a positive effect on Housing Affordability/Supply (**SA Objective 11**) as it makes provisions for housing with an appropriate mix of market and affordable tenures.

The policy will have a positive effect on Economy and Employment (**SA Objective 12**) as it makes provision for small-scale employment where evidence demonstrates this is required to maintain or enhance existing services and community cohesion.

The policy will have a positive effect on Access to Public Services (**SA Objective 13**) as it makes provision for supporting the retention, enhancement and/or diversification of community facilities in rural villages. The policy also prioritises the expansion of, or new and improved, active travel infrastructure and public transport connectivity between rural villages and surrounding settlements (in accordance with Policy HPD02). Furthermore, the policy makes provision for supporting the creation, enhancement and long-term viability to community hubs in a central and accessible location to existing and new residents.

The policy will have a neutral effect on **SA Objectives 3, 5, 6, 7, 8, 9 and 14**.

B.22 PS22: Strategy for the Rural Hamlets

This policy sets out the strategy for managing development in Rural Hamlets. It focuses on protecting the rural nature of hamlets while allowing limited needs-based development and improving connecting, facilities and community resilience.

PS22: Strategy for the Rural Hamlets	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	0	0	0	0	0	0	0	0	+	+	0

The policy will have a minor positive effect on Landscape (**SA Objective 1**) and Biodiversity (SA Objective 2) as it makes provision to address deficiencies in open space, green space and green infrastructure. This will support the objectives of protecting and enhancing landscape character areas, minimising the impacts of development on rural landscape and could support the delivery of schemes that could promote habitat and species resilience.

The policy will have a minor positive effect on Economy and Employment (**SA Objective 12**) as it makes provisions to support the retention, enhancement and/or diversification of retail. As a result, this will support the retention of existing jobs and the creation of new employment opportunities.

The policy will have a minor positive effect on Access to Public Services (**SA Objective 13**) as it makes provision for prioritising and supporting new, expanded and/or improved active travel infrastructure and public transport connectivity within and between rural hamlets and surrounding settlements (in accordance with Policy HPD02). Furthermore, the policy supports the retention, enhancement and/or diversification of retail, community, cultural and tourism facilities (including but not limited to shops and public houses) in rural hamlets while protecting the settlement's role and function (in accordance with Policy LST01). These provisions align with the objective of maintaining and enhancing local services, improving access to local facilities and public transport services in the rural areas of the borough.

The policy will have a neutral effect on **SA Objectives 3, 4, 5, 6, 7, 8, 9, 10, 11 and 14**.

B.23 PS23: Development in the Countryside

The policy aims to support the vitality and long-term sustainability of the borough's countryside. The purpose of this policy sets out the types of development the Council regards as appropriate where they fall outside of the defined Settlement Boundaries of the Urban Area (Hinckley, Burbage, Barwell and Earl Shilton), Key Rural Centres and Rural Villages.

Any developments proposed in the countryside will require justification applicable to the nature of the development. For developments that fall within one or more categories in Part 1 of the will be supported where all of the policy assessment criteria are met.

PS23: Development in the Countryside	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+ / -	-	0	0	0	+ / -	+ / -	0	0	+	+	+	+	+

Mineral and waste developments, along with renewable and low-carbon energy production often require large areas of land which will likely cause a negative effect on Landscape (**SA Objective 1**) and Biodiversity (**SA Objective 2**). While the policy aims to minimise those effects by requiring justification for developments in the Green Wedge and the National Forest and Charnwood Forest and the need to comply with relevant policies, by allowing developments in those areas, the policy may result in a negative effect on Landscape and Biodiversity.

The policy also supports an enhancement of the character of houses which will have a positive effect on Landscape along with requiring developments to respect, conserve and enhance the landscape qualities, character and sensitivities of the countryside (**SA Objective 1**).

The policy seeks to minimise/limit ribbon developments to protect the character of the countryside and to limit reliance on private car travel which will have a positive effect on Landscape (**SA Objective 1**) and Air Quality (**SA Objective 6**) and Climate Change (**SA Objective 7**) through mitigating against the uses that general NO₂ or other particulates. However, generally developments in the countryside are less supported by sustainable transport and as a result there will likely be an increased reliance on private car travel for

the majority of developments in the countryside, which would negate the positive impacts on Air Quality (**SA Objective 6**) and Climate Change (**SA Objective 7**).

The policy will result in positive effects on healthy and active lifestyles (**SA Objective 10**), rural economy and employment (**SA Objective 12**) and access to public services (**SA Objective 13**) as a result of permitting developments for outdoor sport and recreation, the provision, retention or diversification of community services and the development of land uses for tourist attractions. Additionally, the policy supports the increased provision of housing and rebuilding or replacing housing in the countryside which will result in a positive effect on House affordability/supply (**SA Objective 11**).

The assessment criteria of the policy outlines which policy supports the provision, retention or diversification of community services resulting in a positive effect on access to public services (**SA Objective 13**).

The policy will have a neutral effect on **SA Objectives 3, 4, 5, 8, and 9**.

B.24 PS24: Small-scale Residential Development Immediately Adjacent to the Settlement Boundary

This policy establishes a controlled approach to supporting small-scale wind-fall residential development on land which is no larger than one hectare in size and immediately adjacent to defined settlement boundaries of Key Rural Centres and Rural Villages. The policy provides, in principle, support for small-scale residential development of 9 or fewer dwellings in Key Rural Centres and 5 or fewer dwellings in Rural villages on non-allocated sites, subject to compliance with Policy PS23 and PS24.

PS24: Small-scale Residential Development Immediately Adjacent to the Settlement Boundary	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	0	0	+	0	+	0	0	0	0

The policy will have a minor positive impact on Landscape (**SA Objective 1**) as development proposals should give particular regard for the proposed site's role within the wider landscape, its visibility in local views and the extent to which development would introduce urbanising influences of appear visually intrusive or incongruous. These measures align with **SA Objective 1** through adopting criterion which protect and enhance the integrity and quality of the borough's rural landscapes and maintain local distinctiveness.

The policy will have a minor positive impact on the Historic Environment (**SA Objective 8**). The policy states that where new development is located in or adjacent to a Conservation Area, the development must be of high-quality design in accordance with Policy HPD01 and Policy HPD02. Furthermore, in accordance with Policy HC01, a Heritage Impact Assessment will be required where proposals would affect the setting of a listed building or Conservation Area. This policy supports **SA Objective 8** through promoting high-quality design that is sympathetic to the historical setting and through ensuring that the character and distinctiveness of Conservation Areas and settlements is maintained and enhanced.

The policy will have a minor positive impact on Healthy and Active Lifestyles (**SA Objective 10**) as it recognises that development proposals should demonstrate that the site has, or can be provided with, proportionate opportunities for safe and convenient walking, wheeling

and cycling connections to day-to-day services and facilities. This supports the objective of promoting active and healthy lifestyles.

The policy will have a neutral effect on **SA Objectives 2, 3, 4, 5, 6, 7, 9, 11, 12, 13 and 14.**

C Appendix C: Appraisal of Development Management Policies

C.1 Healthy-Place Making and High Quality Design

C.1.1 HPD01: High Quality Design and Design Code Requirements

This policy outlines the requirement for high quality design for all developments to create high quality, attractive, healthy, safe, inclusive and sustainable places, while making clear that developments that are not well designed will not be supported.

The policy details that design codes must be prepared for each of the strategic sites following the criteria set out in the policy. Additionally, the policy outlines the criteria for proportionate design for major developments. Finally, the policy outlines the expectation for developers to follow the processes set out in the Good Design Guide SPD, while also encouraging early and effective pre-application and community engagement and detailing the methods the Council will use when assessing significant proposals.

HPD01: High Quality Design and Design Code Requirements	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	+	0	0	+	0	+	+	0	0	0	0

The policy supports designs that are high quality, attractive and also accord with any specific landscape requirements which will result in a positive effect on landscape (**SA Objective 1**). Additionally, the policy requires designs to be founded on a robust analysis of the site and its context, including landscape and visual, heritage (including the setting of designated and non-designated assets), ecology and green infrastructure, movement and access, flood risk and drainage, and utilities and infrastructure capacity. This analysis will likely result in a positive effect on Landscape, biodiversity, reduce flood risk, climate change impacts, reduce social deprivation and healthy & active lifestyles (**SA Objective 1, 2, 4, 7, 9 and 10**, respectively).

As design requirements will include analysis of Nature, Public space, uses and amenities, Resources and lifespan among others. There is likely to be a positive impact on landscape, biodiversity, reduce flood risk, climate change impacts, reduce social deprivation and healthy & active lifestyles (**SA Objective 1, 2, 4, 7, 9 and 10**, respectively). The Nature design requirement will include green and blue infrastructure provision, tree-lined streets, biodiversity net gain, sustainable drainage systems, landscape buffers and the treatment of settlement edges and green wedge / separation land where relevant. This requirement will therefore result in favourable outcomes for landscape, biodiversity, reduce flood risk, climate change impacts, reduce social deprivation and healthy & active lifestyles. Additionally, design requirements include public space; uses and amenities including open space, play and recreation, the public realm and the location of public facilities. This further increases the positive impact on Reduce social deprivation and healthy & active lifestyles (**SA Objective 9 and 10**). Climate change impacts (**SA Objective 7**) will also be positively impacted by the design requirements of resources and lifespan, and management and maintenance. The resources and lifespan design requirement includes sustainability, energy and climate resilience (net-zero ready and water-efficient design), parking and servicing strategy, boundary treatments and phasing. Management and maintenance requirements include long-term management, maintenance and stewardship arrangements. The policy will have a neutral effect on **SA Objectives 3, 5, 6, 8, 11, 12, 13 and 14**.

C.1.2 HPD02: Design Principles

This policy outlines the principles development should follow. Development should respond positively to its context, reflecting local character. It must conserve landscape setting, maintain important views, and protect settlement separation. Proposals should establish a coherent, well-structured layout with appropriate scale and density, prioritising active transport. Green and blue infrastructure, including trees and sustainable drainage, should be embedded, and safe, attractive public spaces created.

Development should minimise opportunities for crime through good design and clear spatial definition, while responding to climate change by reducing carbon emissions and resource use over its lifetime. All proposals are expected to demonstrate how these principles have been addressed within a proportionate Design and Access Statement.

HPD02: Design Principles	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	+	0	0	+	0	+	+	0	0	0	0

The policy supports development designs that are informed by a thorough appraisal of the site and its surroundings, taking into account the area's landscape and/or townscape, and that conserve and enhance landscape character and valued views, which will result in a positive effect on landscape (**SA Objective 1**). Additionally, the policy requires designs to embed nature and green and blue infrastructure, ensure new streets are tree-lined and hedgerows retained, and incorporate sustainable drainage systems (SuDS). This will likely result in a positive effect for landscape, biodiversity, reducing flood risk, climate change impacts, reducing social deprivation and healthy & active lifestyles (**SA Objectives 1, 2, 4, 7, 9 and 10**) respectively).

As a key design principle is to create successful public spaces which are accessible and well-managed, with appropriate provision for play, recreation and social interaction, there is likely to be a positive impact on reducing social deprivation and healthy & active lifestyles (**SA Objectives 9 and 10**).

A key design principle is also that development should minimise carbon emissions and resource use across its lifecycle, delivering energy- and water-efficient, climate-resilient, low-carbon design and construction, resulting in positive impacts of **SA Objective 7**.

The policy will have a neutral effect on **SA Objectives 3, 5, 6, 8, 11, 12, 13 and 14**.

C.1.3 HPD03: Enabling Active Design and Sustainable Travel Choice

This policy specifies that major development must encourage active lifestyles, having regard to Sport England's Active Design Principles or equivalent frameworks. The policy requires major development to improve the active travel network, improve access to public transport and enhance existing routes and travel infrastructure. The policy specifies a vision-led approach to transport planning, requiring Place Visions, Transport Assessments and Transport Visions to forecast the travel demand of the site and how the development will be integrated by all appropriate modes of transport. Overall, the policy aims to ensure that development delivers high quality, well-connected and low carbon areas with appropriate and sustainable access routes.

HPD03: Enabling Active Design and Sustainable Travel Choice	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	O	O	O	O	O	+	+	O	O	+	O	O	+	O

This policy supports sustainable transport and ensures the provision of suitable transport infrastructure at major development sites. This provision will reduce reliance on cars for journeys and increase the use of public transport, walking and cycling. This will reduce the impacts on air quality from car transport and reduce the demand for non-renewable energy. This will have a minor positive impact on air quality and reduce the impacts of climate change (**SA Objective 6 and 7**).

The policy requires development proposals to prioritise walking, wheeling and cycling. It requires developments to take account of existing active travel and Public Rights of Way (ProW) networks to maintain and enhance the quality, safety and connectivity of these networks. This enhanced accessibility and connectivity to the surrounding countryside will encourage recreational walking and cycling. These aspects will have a minor positive impact on healthy and active lifestyles (SA Objective 10). The enhanced access to public transport and green space will have minor positive impacts on the access to public services in the borough (**SA Objective 11**).

The remaining **SA Objectives (1 to 5, 8, 9, 11, 12 and 14)** are expected to experience neutral impacts as a result of the policy.

C.1.4 HPD04: Preventing Pollution

This policy ensures that the environment and air quality are not harmed from future development proposals. The policy requires all proposals to demonstrate that they will not implicate the water environment, the River Mease Special Area of Conservation (SAC), air quality, light pollution, noise and vibration, contaminated land, land stability or health. This contributes to the social and environmental health of the borough.

HPD04: Preventing Pollution	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	+	0	+	+	0	0	0	+	0	0	0	0

This policy requires development to avoid adverse effects from vibration or noise on health, amenity or tranquil areas. This will have minor positive impacts on the landscape and health (**SA Objective 1 and 10**).

The policy requires the potential impacts of proposals to be assessed against the integrity of the River Mease SAC. This requires all potential impacts to be excluded or appropriately mitigated against. This will have a minor positive impact on biodiversity (**SA Objective 2**) in the borough.

The policy will ensure proposals will not implicate the quality of groundwater, surface water bodies and ensures that proposals do not prevent achievement of 'good status' for WFD water bodies. The policy encourages proposals to improve water quality and to undertake a Groundwater Risk Assessment where relevant. This will have minor positive impacts on water quality (**SA Objective 3**).

This policy will have a minor positive impact on air quality (**SA Objective 6**) through the refusal of proposals which increase pollutants such as PM_{2.5}, nitrogen oxide (NO_x) and ammonia. The policy requires proposals to include suitable measures to control, contain and store contaminants which would have minor positive impacts on land quality (**SA Objective 7**).

The remaining **SA Objectives (4, 7 to 9, 11 to 14)** are expected to experience neutral impacts as a result of the policy.

C.1.5 HPD05: Health and Wellbeing

Achieving sustainable development includes a social objective to enable and support healthy communities and to support mental and physical wellbeing. This policy ensures that large developments or developments of public health concern are accompanied by a Health Impact Assessment (HIA). A HIA is a tool which identifies the positive and negative impacts on human health and provides opportunity to identify mitigation. This policy will ensure that development supports and promotes healthy behaviours and works to eliminate health gaps in the borough.

HPD05: Health and Wellbeing	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	+	++	+	0	+	0

This policy, and the requirement for HIAs, will have a major positive impact on healthy lifestyles (**SA Objective 10**). It will promote healthy behaviours and environments through provision of improved access to physical activity. The policy also details the likely requirement for hot food takeaway, cafes and restaurants to have a HIA complete. This would encourage the strategic placing of these eateries to encourage healthy living, which would further positively impact on healthy lifestyles.

The policy requires a HIA in areas vulnerable to worsening inequalities, which is expected to increase community cohesion through connectivity and proactive approach against safety threats. The HIA is expected to ensure provision of suitable health facilities in development proposals. These aspects of the policy will have minor positive impacts on reduction of social deprivation and access to public services (**SA Objective 9 and 13**).

The policy requires HIA to have regard for guidance from the Office for Health Improvement and Disparities (OHID). The OHID advises that a safe, warm and secure home is fundamental to physical and mental wellbeing. The adherence to this guidance through the policy will have minor positive impacts on housing (**SA Objective 11**) through the provision of quality and affordable housing.

The remaining **SA Objectives (1 to 8, 12 and 14)** are expected to experience neutral impacts as a result of the policy.

C.1.6 HPD06: Hot Food Takeaways and Fast-Food Outlets

This policy promotes healthier communities through the strategic and restricted placing of hot food takeaway. The policy prevents the placing of hot food takeaway or fast food outlets within 400m of schools or colleges, or within 400m of Barwell, Earl Shilton and Hinckley Castle wards which have higher obesity prevalence in at least one category. The policy also requires the production of a proportionate HIA for all hot food takeaways and fast food outlets outside these restrictions.

HPD06: Hot Food Takeaways and Fast-Food Outlets	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	0	+	0	+ / -	0	0

The policy will promote active and healthy lifestyles through the strategic location of fast food and hot food takeaways. By placing these over 400m from schools, it will encourage children and young people to adopt healthier lifestyles from a young age. The policy restricts the placing of these takeaways and fast food outlets in the Hinckley Castle, Barwell and Earl Shilton wards, which have highest concentration of hot food takeaways in the borough and comparatively high obesity rates. This will have positive impacts on reduction in this health inequality. These aspects of the policy will have minor positive impacts on healthy lifestyles (**SA Objective 10**).

Takeaways provide a number of entry level jobs and the reduction and restriction of these may result in some unemployment. However, this allows these sites to be available for other small businesses which can invite commercial diversity in the borough. Therefore, mixed impacts on economy and employment can be expected (**SA Objective 12**).

The remaining **SA Objectives (1 to 9, 11, 13 and 14)** are expected to experience neutral impacts as a result of this policy.

C.1.7 HPD07: Waste, Recycling and Refuse: Storage, Access and Collection

Development proposals must ensure adequate, safe and accessible provision for the storage and collection of refuse and recyclable materials, having regard to the Council's Waste Storage and Collection Guide (or any subsequent updates). The policy requires waste and recycling storage to be considered from the earliest stages of design. The location, form, screening and access arrangements for bin storage should be shown clearly on submitted plans and explained in design terms, demonstrating how storage has informed and been integrated with the overall design rather than added as an afterthought. Storage and collection arrangements should minimise drag distances and comply with recognised standards, including Building Regulations Approved Document H, Manual for Streets and BS 5906, as reflected in the Council's Waste Storage and Collection Guide.

HPD07: Waste, Recycling and Refuse: Storage, Access and Collection	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	0	0	+	+	0	0	0	+	+

Well integrated bin storage can minimise visual impact but poorly designed or located bin stores can create visual clutter and detract from the overall character. This policy aims to ensure that waste requirements are included in the design principles from the outset, therefore a minor positive impact has been assessed against **SA Objective 1**.

Well thought out and maintained waste services improve living conditions for all communities. This also supports public health and environmental quality, therefore a minor positive impact has been assessed against **SA Objective 8**.

Unsympathetic bin storage can harm the setting of listed buildings or conservation areas. This policy aims to ensure that the design of waste requirements is taken into consideration, therefore a minor positive impact has been assessed against **SA Objective 9**.

Waste collection is a key local service and good design ensures easy access for residents and collection vehicles. Therefore, a minor positive impact has been assessed against **SA Objective 13**.

This policy directly improves waste management efficiency and encourages recycling and waste reduction while minimising landfill use. Therefore, a minor positive impact has been assessed against **SA Objective 14**.

The remaining **SA Objectives (2 to 7, and 10 to 12)** are expected to experience neutral impacts as a result of this policy.

C.2 Delivering Housing and Housing to meet different needs

C.2.1 HH01: Gypsies, Travellers and Travelling Showpeople

This policy outlines the accommodation needs of gypsies, travellers and travelling show people and how these are to be met. The Local Plan includes a framework to address the identified need for sites, pitches or plots within the plan-area, considering the facilitation of a traditional and nomadic way of life for these communities, provided these are located within suitable and sustainable locations.

HH01: Gypsies, Travellers and Travelling Showpeople	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	0	0	0	+	+	+	0	0	+

The policy outlines that site proposals must include appropriate landscaping and boundary treatment to integrate the site with its surroundings, with no significant adverse impact on landscape character, visual amenity or the wider natural environment. Therefore, landscape (**SA Objective 1**) will be positively impacted by this proposal.

This policy is expected to have a positive impact on reducing social deprivation (**SA Objective 9**). The policy outlines how the gypsy and traveller community often experience greater deprivation on a range of indicators, and by allocating them appropriate sites this can be reduced. This includes being in a sustainably accessible location and in proximity to adequate infrastructure, amenities, utilities and local services. For this reason, it is likely that site allocation for this community will also contribute to better access to the outlined material assets, therefore contributing positively to **SA Objective 11**.

Sites are also required to provide adequate outdoor amenity space for the gypsy, traveller and showpeople communities within the site, ensuring there are no significant adverse environmental effects, such as noise pollution or poor air quality that could result in unhealthy living conditions. Site allocation means that these effects can be monitored, therefore having more positive environmental health protection than may previously have been the case. Therefore, this policy contributes to more healthy and active lifestyles (**SA Objective 10**).

Having designated sites is likely to provide better access to public services such as schools and community facilities, however it is not currently known exactly where these will be located and therefore **SA Objective 13** is assessed as neutral.

Having designated sites for this community is likely to result in better waste management (**SA Objective 14**), as pitches are provided with amenities and refuse disposal facilities.

The remaining policy objectives (**SA Objectives 2 to 8, 12 and 13**) will experience neutral impacts because of this policy.

C.2.2 HH02: Affordable Housing

This policy outlines requirements for affordable housing, defined by national planning policy as housing for sale or rent for those whose needs are not met by the market, including housing that provides a subsidised route to home ownership, such as shared ownership. Affordable housing requirements vary across the Borough to reflect differences in development viability. The Council has identified a series of value zones, based on evidence of land values, house prices and development costs. Consistent with national planning policy, where a need is identified, strategic policies should ensure provision of affordable housing that meets this need is available. Development should accord with the National Design Guide, Building for a Healthy Life and local design policies.

HH02: Affordable Housing	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	++	0	+	+	0	0

This policy would be expected to have significant positive impacts on reducing social deprivation (**SA Objective 9**). The policy focuses on increasing the availability of affordable housing and rental properties. This contributes significantly to providing home owning opportunities and ensuring high quality accommodation for groups that require dwellings not available on the housing market. Through affordable housing, there is more accessible independent living opportunities for lower income households.

This policy, as a result of the affordable housing opportunities it provides, also positively contributes to housing affordability/supply and economy and employment (**SA Objectives 11 and 12**). This is because often housing in town centres and locations with good amenities is too expensive for lower income groups, but affordable housing ensures that a wider scope of individuals have access to these locations, increasing job opportunities.

The remaining **SA Objectives (1 to 8, 10, 13 and 14)** are expected to experience neutral impacts as a result of the policy.

C.2.3 HH03: Housing Mix, Size and Type

Residential development proposals should provide a mix of dwelling sizes informed by the most up-to-date evidence of housing need, unless it can be clearly demonstrated that an alternative mix would better meet local housing needs or is justified by site-specific circumstances or viability considerations. New market housing provision should reflect the actual needs of Hinckley & Bosworth's population as it grows rather than market demand alone. The biggest growth in households is forecast to be couples and single people over 65, but the Borough will also see growth in other household types, including families with children. Ensuring that new development delivers an appropriate mix of dwelling sizes and types is therefore essential to support balanced and sustainable communities. Local evidence identifies the need for a range of dwelling sizes across all tenures. In applying this evidence, a degree of flexibility is required to reflect practical delivery considerations. This is presented within the draft Local Plan.

New development is expected to provide for a range of dwellings, sizes and types. Factors such as site constraints, design considerations, viability, and requirements associated with the delivery of affordable housing may justify a different mix. Where a developer proposes an alternative mix of housing to that identified in borough-wide evidence or a neighbourhood plan, this must be supported by clear and robust evidence. This should demonstrate how the proposed mix would better meet the needs of local people, taking account of site-specific characteristics, viability considerations and the delivery of affordable housing, rather than being based solely on market demand. This will be taken into account in applying this policy, together with any updated evidence over the course of the plan period that suggests a different mix may be indicated.

HH03: Housing Mix, Size and Type														
	Waste													
	Access to public services													
	Economy and employment													
	Housing affordability/supply													
	Healthy & active lifestyles													
	Reduce social deprivation													
	Historic environment													
	Climate change impacts													
	Air quality													
	Land quality and soils													
	Reduce flood risk													
	Water quality and quantity													
	Biodiversity													
	Landscape													

The policy is expected to have a minor positive impact on reducing social deprivation (**SA Objective 9**). The policy outlines the importance of meeting housing demand, as outlined by statistics from the borough specifically. This ensures that a range of groups demands are being met, and can provide more deprived groups with an opportunity for more adequate housing.

The policy states that provision for affordable housing must be considered as well as market housing, therefore the policy can be expected to have a minor positive impact on material assets (**SA Objective 11**).

The policy is expected to have neutral impacts on the remaining **SA Objectives (1 to 8, 10, 12 to 14)**.

C.2.4 HH04: Space Standards

All new dwellings, including those from change of use and conversion, must comply with the Nationally Described Space Standards (NDSS), as set out in the Technical Housing Standards (2015), or any successor standard, unless exceptional circumstances can be demonstrated. New homes in England are amongst the smallest in Europe and houses that are too small, or that are overcrowded, can impact on the quality of life of the residents of those homes. The Government has introduced national minimum house standards to help the delivery of houses that are of a sufficient size for the occupiers of those homes. Local evidence indicates that new homes in the borough often fall short of these national standards and it is essential that new homes should provide an adequate and functional living environment for their occupiers.

HH04: Space Standards	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	+	+	0	+	0	0

Space standards play a crucial role in shaping social outcomes and health behaviours. Overcrowding is strongly linked to poverty and deprivation, disproportionately affecting lower income households. Reducing overcrowding helps reduce inequalities in living conditions, narrowing the deprivation gap and will therefore have a minor positive impact on **SA Objective 9**.

Adequate space enables indoor movement and safe play areas within the home, encouraging daily activity with the potential to reduce sedentary behaviour and associated health risks. Space standards may also include access to outdoor spaces, promoting exercise, exposure to nature and social interaction. Therefore, this policy is assessed as having a minor positive impact on **SA Objective 10**.

Larger, well-designed homes provide space and private areas for concentration for studying, remote work and skills development. This supports better educational attainment and employability and will therefore have a minor positive impact on **SA Objective 12**.

The remaining **SA Objectives (1 to 8, 11, 13 and 14)** are expected to experience neutral impacts as a result of the policy.

C.2.5 HH05: Housing Density

The density of development should be determined through a design-led approach, taking account of the site context, accessibility, the form and character of the surrounding area and the proposed type of development. To ensure the efficient use of land, minimum densities will be required, unless it can be clearly demonstrated that a lower density would result in a higher quality or more appropriate form of development. The policy will optimise the use of land to ensure that no more land is used for housing than is necessary.

Residential development proposals should achieve at least 45 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl of Shilton (moderate to relatively high) or at least 30 dwellings per hectare (moderate) within and adjoining the key rural centres and rural villages.

HH05: Housing Density	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+ / -	+ / -	0	0	0	0	0	0	+	0	+	+	+	+

Housing density as proposed in this policy will reduce land take and sprawl while avoiding excessively large rural plots and make better use of land near existing services. However, some development may adversely impact the landscape character of the site and its surroundings, the views available towards the site, the character of those views and the sensitivity and value of the relevant landscape and visual receptors. Therefore, both positive and negative impacts are assessed for **SA Objective 1**.

Higher housing density supports the protection of green spaces and limits land take, protecting habitats at urban edges. However, development will reduce on-site green spaces unless designed with green infrastructure and can result in a greater habitat loss regionally. Therefore, both positive and negative impacts are assessed for **SA Objective 2**.

Housing density as proposed in this policy will improve access to jobs, services and amenities, particularly at 45 dwelling per hectare, supporting communities, therefore a minor positive impact is assessed for **SA Objective 9**.

This policy will increase the housing supply which will help affordability and allow for more efficient land use. Therefore, a minor positive impact is assessed for **SA Objective 11**.

The housing densities outlined in this policy will improve access to jobs, labour market accessibility, and business viability. Therefore, a minor positive impact is assessed for **SA Objective 12**.

The proposed housing densities provide strong support for public transport, schools and local centres in urban areas and a viable population to sustain shops and community facilities in rural areas. Therefore, a minor positive impact is assessed for **SA Objective 13**.

This policy will allow for more efficient waste collection systems, as well as opportunities for shared recycling infrastructure. Therefore, a minor positive impact is assessed for **SA Objective 14**.

The remaining **SA Objectives (3 to 8, 10)** are expected to experience neutral impacts as a result of the policy.

C.2.6 HH06: Accessible Housing

This policy outlines the accessible and adaptable housing needs, which contribute to leading dignified and independent lives for those with disabilities, and take into account an ageing population which will result in a significant increase in the number of people living with mobility impairments and long-term health conditions. There is an identified need that the policy outlines, setting out the proportion of new housing that must be delivered with accessible and adaptable requirements met. All new build housing must be designed to meet M4(2) and at least 5% must be designed to meet M4(3) which outline different requirements, with proportions of both specified for housing developments.

HH06: Accessible Housing	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	+	+	+	+	++	0

Accessible housing supports independent living, reducing inequality for disabled and older populations. This improves inclusion and reduces reliance on institutional care. Therefore, a minor positive impact is assessed against **SA Objective 9**.

This policy will encourage mobility through inclusive design enabling access to outdoor spaces and support wellbeing and independence, therefore, a minor positive impact is assessed against **SA Objective 10**.

This policy will increase the supply of specialist housing reducing long-term care costs. Therefore, a minor positive impact is assessed against **SA Objective 11**.

Accessible housing enables more people to participate in the workforce and creates jobs in construction, design and care sectors. Therefore, a minor positive impact is assessed against **SA Objective 12**.

This policy will improve access to healthcare, education and retail while reducing social isolation, therefore a significant positive impact is assessed against **SA Objective 13**.

The remaining **SA Objectives (1 to 8, 14)** are expected to experience neutral impacts as a result of the policy.

C.2.7 HH07: Redundant Rural Buildings

Development outside of settlement boundaries involving the reuse and/or adaptation of redundant or disused rural buildings will be supported when all of the appropriate criteria are met, as outlined in the draft Local Plan. It must be demonstrated that a building is genuinely redundant or disused and conversion should retain the essential character, form and appearance.

HH07: Redundant Rural Buildings	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	+	0	0	+	0	0	0	+	0	0

This policy supports retaining the positive contribution to the landscape character provided by rural buildings and stresses that care should be taken to avoid the domestication of the countryside. Elements such as curtilage, boundary treatments, parking, lighting and garden design should be limited and designed to integrate with the rural setting with the extent of residential curtilage be kept to the minimum necessary. Therefore, a minor positive impact is assessed against **SA Objective 1**.

This policy will minimise land take and soil disturbance while protecting agricultural land by avoiding new development. Therefore, a minor positive impact is assessed against **SA Objective 5**.

This policy will allow for the protection of heritage assets and traditional buildings, maintaining the cultural identity of rural areas. Therefore, a minor positive impact is assessed against **SA Objective 8**.

Reuse or adaptation of existing rural buildings creates construction and local economic activity and supports rural diversification which can help sustain farms and other rural businesses. Therefore, a minor positive impact is assessed against **SA Objective 12**.

The remaining **SA Objectives (2 to 4, 6, 7 and 14)** are expected to experience neutral impacts as a result of the policy

C.2.8 HH08: Self-Build and Custom Housing

There is recognised demand within the borough from individuals wishing to build or commission their own homes, and this form of development can make a valuable contribution to the overall quantity and mix of housing supply. This Policy supports the delivery of self-build and custom housebuilding across the borough to meet the identified demand, including through a percentage mechanism on larger site allocations. Residential developments of 100 dwellings or more must provide at least 5% of dwellings as serviced plots for self-build and custom housebuilding, as part of an appropriate housing mix. All self-build and custom housebuilding provision will be secured through an appropriate legal agreement, where applicable, to ensure its delivery.

HH08: Self-Build and Custom Housing	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	+	0	0	+	0	+	0	+	+	0	0

This policy supports the incorporation of flood resilient design such as raised floor levels and sustainable drainage. Therefore, a minor positive impact is assessed against **SA Objective 4**.

Self-build homes frequently incorporate features such as renewable energy integration or EV charging infrastructure. Therefore, a minor positive impact is assessed against **SA Objective 7**.

This policy will empower individuals and communities and can support community-led housing models. Therefore, a minor positive impact is assessed against **SA Objective 9**.

This policy will permit self-build development, adding to overall housing supply, and could reduce costs for individuals compared to market housing. Therefore, a minor positive impact is assessed against **SA Objective 11**.

Self-build and custom development supports local supply chains and SMEs and encourages innovation in construction techniques. Therefore, a minor positive impact is assessed against **SA Objective 12**.

The remaining **SA Objectives (1 to 3, 5, 6, 8, 10, 13 and 14)** are expected to experience neutral impacts as a result of the policy.

C.2.9 HH09: Rural Needs Housing

The Local Plan directs the majority of housing development to sustainable locations within defined settlement boundaries. In the countryside new residential development will only be permitted in limited circumstances where a clear and specific need is demonstrated.

HH09: Rural Needs Housing	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	++	0	++	++	0	0

This policy directly targets local housing need and supports low-income households and key workers, helping to sustain balanced and inclusive communities. Therefore, a significant positive impact is assessed against **SA Objective 9**.

Rural needs housing provides genuinely affordable housing in high-cost rural areas while helping to address rural housing shortages and ensuring that local occupancy is secured. Therefore, a significant positive impact is assessed against **SA Objective 11**.

This policy supports local workforce retention and enables key workers to live locally, sustaining rural economies. Therefore, a significant positive impact is assessed against **SA Objective 11**.

The remaining **SA Objectives (1 to 8, 13 and 14)** are expected to experience neutral impacts as a result of the policy.

C.3 Infrastructure, Transport, Highways and Utilities

C.3.1 IU01: Infrastructure and Delivery

The purpose of this policy is to ensure that new development has the necessary infrastructure, services and facilities to support any population growth that may occur as a result. Any growth must occur in a sustainable manner which means avoiding unnecessary stress to the borough infrastructure. The policy creates a clear framework for secure the measures required to address the direct, indirect and cumulative effects of new development, taking into account the guidance set out in an Infrastructure Delivery Plan (IDP). Infrastructure includes services such as highways, bus services, utility services and telecommunications infrastructure as an example.

IU01: Infrastructure and Delivery	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	O	+ / -	+	+	O	O	O	O	++	++	O	O	++	+

The infrastructure proposed within this policy can include a wide array of services and utilities. As a result, the policy has wide reaching positive impacts for residents of the borough. In particular, this has significant positive effects for increase access to public services (**SA Objective 13**). As a result of improve infrastructure, we can also expect the policy to have a significant positive impact on reducing social deprivation (**SA Objective 9**), for example by building new schools and health care services.

The supportive infrastructure for proposed developments includes public open space, as well as the policy outlining essential infrastructure to be formal parks and gardens, indoor and outdoor sports provision and health services. As well as this, more infrastructure to support active modes of travel, such as better cycle routes and footpaths. As a result, a significant positive impact on healthy and active lifestyles can be expected (**SA Objective 10**).

Infrastructure covered by this policy includes any mitigation that is required to support a development proposal. This includes flood management and waste management facilities, as well as investment for utilities and waste supply. As a result, the policy can be expected

to have minor positive impacts on water quality, reducing flood risk and waste (**SA Objectives 3, 4, and 14**).

Mixed positive and negative impacts are expected on biodiversity (**SA Objective 2**). This is because some of the infrastructure proposed, including green infrastructure and natural open spaces will supportive biodiversity enhancement, however much of the grey infrastructure proposed within this policy could take place on greenfield land. Grey infrastructure development can also reduce habitat connectivity.

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.3.2 IU02: Water Supply and Wastewater Management

The purpose of this policy is to preserve waters supply and minimise unnecessary use as much as possible. The policy takes a collaborative approach to addressing this, as multiple parties including the Council, statutory agencies and water companies have combined responsibility for achieving this. New developments should also promote innovative water efficiency and re-use of water to improve longer term water resilience.

IU02: Water Supply and Wastewater Management	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	++	0	0	0	+	0	0	0	0	0	0	0

The policy outlines new development requirements to minimise water use and be as water neutral as possible. This includes promoting water efficiency in new developments and meeting water standards for residential development, and BREEAM standards for non-residential developments. Any new major development applications must demonstrate adequate water supply and wastewater treatment infrastructure before they will be accepted. As a result, a significant positive impact on water quality and quantity is expected (**SA Objective 3**).

By advocating for innovative approaches to water management, and reducing use as much as possible, the borough is working towards being more resilient to the impacts of climate change, such as drought periods. As a result, a minor positive impact on climate change impacts is expected (**SA Objective 7**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.3.3 IU03: Telecommunications Infrastructure

New major residential and commercial development is required, by this policy, to have full fibre connection in line with Government targets. Development proposals must present that they are able to support adequate electronic communications and that infrastructure providers can deliver suitable connection for the site. The NPPF outlines that advanced, high-quality communications are crucial for sustainable economic growth, as this is required to support the modern ways of working.

IU03: Telecommunications Infrastructure	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	?	0	0	0	0	0	0	0	0	0	0	+	0	0

The policy outlines the importance of adequate, modern telecommunications infrastructure for allowing sustainable economic growth, This is in order to support modern ways of working and the demands of hybrid work patterns. As a result, this policy is expected to have a minor positive impact on the economy (**SA Objective 12**).

The policy acknowledges that there is potential for telecommunications infrastructure to have an adverse effect on the landscape. However, sets out requirements to mitigate this where new essential telecommunications infrastructure is required, by situated it to be the least visually obtrusive as possible and using camouflage to hide the structures. However, only on a case-by-case basis could the success of these efforts be assessed, and it is likely there would still be some adverse effect on the landscape. For this reason, the impact on **SA Objective 1** cannot be predicted.

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.3.4 IU04: Highways and Transportation

This policy summarises that new development should be supported by safe, efficient and sustainable transport infrastructure, while preventing unacceptable impacts on the highway network and surrounding communities. Overall, the policy aims to ensure that development is accessible, well-connected, and sustainable, while maintaining the safety, capacity and environmental quality of the transport network. This policy seeks to promote sustainable modes of travel, prevent developments from creating severe traffic congestion and require major developments to mitigate their transport impacts through Transport Assessments.

IU04: Highways and Transportation	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	O	O	O	O	O	+	+	O	+	O	O	O	++	O

The policy outlines that the borough aims to improve safe, connect and convenient movement across the region. Having adequate public transport networks to serve the borough is crucial for ensuring good access to public services, especially in predominantly rural regions. Improved accessibility and efficiency of public transport services is also considered an improvement to public services. Therefore, this policy is expected to have a significant positive impact on access to public services (**SA Objective 13**).

The policy has the potential to reduced social deprivation (**SA Objective 9**). Private vehicle access is not always available for more deprived groups, which can be spatially limited and isolating, particularly in rural areas where access to services may be more limited. Improving public transport services facilitates easier and cheaper movement around the local area, and as a result can make more education, employment and public services opportunities available.

The policy is also expected to have minor positive impacts on air quality and climate change (**SA Objectives 6 and 7**). The policy clearly outlines aims to improve uptake of sustainable modes of transport, through delivering enhancements that can mitigate impacts on the highway network. This is proposed to include additional bus routes, information, waiting facilities. It also states that proposals for major development are required to mitigate

any impact on residential amenity from noise and air quality impacts. More sustainable modes of transport reduces private vehicle use and traffic and therefore can be expected to improve air quality and reduce emissions output.

The remaining objectives are expected to experience neutral impacts as a result of the proposed policy.

IU05: Electric Vehicle Charging Infrastructure

This policy outlines requirements for new developments regarding car parking provision with electric vehicle (EV) charging infrastructure. The NPPF (2025) supports the transition to low-carbon transport systems, and requires local policy to encourage the provision of infrastructure to support this. Electric vehicles are expected to play a key role in reducing greenhouse gas emissions and improving air quality through more a move towards more sustainable modes of transport, and the planning system plays a crucial role within this move.

IU05: Electric Vehicle Charging Infrastructure	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	++	+	0	0	0	0	0	0	0

Electric vehicles do not output any vehicle emissions that can contribute to air pollution, such as nitrogen dioxide. Vehicle emissions are the primary contributor to air pollution concerns in the borough. As a result, by encouraging electric vehicles use and facilitating this with supporting infrastructure, it is expected that there would be a significant positive impact on air quality (**SA Objective 6**).

As electric vehicles reduce emissions they also contribute to mitigating the impacts of climate change, as output is greenhouse gases is reduced. Therefore, a minor positive impact on climate change is expected (**SA Objective 7**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4 Natural Environment

C.4.1 NE01: Protecting Biodiversity and Geodiversity

National policy requires Local Plans to protect and enhance biodiversity and geodiversity, distinguishing clearly between international, national and locally designated sites. This policy delivers this by establishing a robust framework for safeguarding ecological assets. All development proposals are required to integrate biodiversity considerations from the earliest stages, including retaining and enhancing ecological features such as trees and hedgerows, undertaking proportionate ecological surveys and submitting these aside the planning application.

NE01: Protecting Biodiversity and Geodiversity	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	++	+	0	0	0	0	0	0	0	0	0	0	0

The policy sets out to avoid any harm to designated ecological sites. Development proposals are required to take conservation objectives of a nearby ecological site into account and ensure this are not impacted by the proposal. Suitable alternative sites should first be considered, and all appropriate mitigation should be secured to minimise harm to any ecological receptors. As a result, the policy can be expected to have a significant positive impact on biodiversity (**SA Objective 2**).

By maintaining designated ecological sites and any ecological assets on a site, such as trees, hedgerows and habitats, this has a minor positive impact on the landscape (**SA Objective 1**). The policy also outlines that development must not adversely affect the River Mease SAC, therefore having a minor positive impact on preserving good water quality (**SA Objective 3**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.2 NE02: Enhancing Biodiversity and Habitat Connectivity

This policy aims to deliver biodiversity improvements for the borough, in line with the NPPF (2025), which requires planning policies to minimise impacts on biodiversity and provide net gains, including through the establishment of coherent ecological networks. As a result, development proposals in the borough must demonstrate how they contribute to the creation of a coherent, resilient and ecologically function network of habitats, applying the mitigation hierarchy to avoid, mitigate and as a last resort, compensate for impacts.

NE02: Enhancing Biodiversity and Habitat Connectivity	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	++	0	+	0	0	+	0	0	+	-	0	+	0

The policy strongly encourages the protection and enhancement of biodiversity and habitats, ensuring any new development does not adversely affect this. As a result, a significant positive impact on biodiversity is expected (**SA Objective 2**).

The policy outlines that development must maintain and enhance habitats and their connectivity, as well as including a variety of plant species and ecological features on site. This large-scale requirement for biodiversity improvements can be expected to have a minor positive impact on the landscape (**SA Objective 1**). The policy also outlines that SuDS should be integrated into development proposals, therefore having a minor positive impact on reducing flood risk (**SA Objective 2**).

By maintaining green open spaces on site as part of a development, or by contributing to this offsite to improve habitat connectivity, this creates more natural green spaces that can be utilised by the public. As a result, a minor positive impact on healthy lifestyles and access to public services is expected (**SA Objective 10 and 13**).

Providing the BNG enhancements that are required in line with national and local policy are becoming very expensive for developers. As a result, it may become less viable to provide affordable housing schemes, as in many cases they may have to fund BNG credits or use valuable space on site to meet BNG requirements, which can discourage developers. As a result, a minor negative impact on affordable housing supply is expected (**SA Objective 11**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.3 NE03: Green Infrastructure

Green Infrastructure is different from traditional natural landscaping, as it is multifunctional, connected and strategically planned to deliver an array of benefits for biodiversity, landscape character, public health and recreation, and flood management. This encompasses a network of natural spaces such as parks, allotments, woodlands, fields, hedgerows, wetlands and watercourses, as well as active travel routes for cycling and walking. The policy outlines that development proposals must protect GI assets and aim to integrate them as a connected network that can support health, wellbeing and active travel whilst contributing to climate resilience of the borough.

NE03: Green Infrastructure	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	+	0	+	+	+	0	+	0	0	+	0

The policy sets out requirements for development proposals to protect green infrastructure, through enhancement and integration of more infrastructure that can create connectivity of green spaces. This is likely to have a minor positive impact on biodiversity (**SA Objective 2**), as green infrastructure contributes to maintaining habitat connectivity. It can also act as natural water storage, reducing surface runoff from impermeable development, and GI can also be delivered in the form of SuDS therefore having a minor positive impact on reducing flood risk (**SA Objective 4**). As well as this, GI has a positive impact on the landscape (**SA Objective 1**).

Green infrastructure deliver a wide range of benefits to the public, as well as the environment. GI assets contribute to the availability of public open space and often act as active travel routes with PRowWs and cycle paths passing through. Therefore, they can provide individuals with a recreational space to access, as well as a transport route that may reduce reliance on less sustainable transport methods, therefore having a minor positive impact on **SA Objective 7, 10 and 13**. Air quality is also likely to experience a minor positive impact as a result of more GI, as active travel routes reduced reliance on vehicles, but can also reduce less carbon in the air through photosynthesis (**SA Objective 6**).

The policy also outlines the importance of reinforcing local character and heritage through using green infrastructure to enhance the setting and local character surrounding heritage assets such as the Ashby Canal, parklands and cultural landscapes. As a result, a minor positive impact on the historic environment is expected (**SA Objective 8**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.4 NE04: Blue Infrastructure

This policy requires developers to protect, enhance and create good quality water environments to support biodiversity, natural flood management, water quality, climate resilience and landscape character. Blue infrastructure forms a central component of green infrastructure networks and can consist of rivers, streams, canals, ponds, natural drainage systems and other natural water features and storage.

NE04: Blue Infrastructure	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	++	++	++	0	0	+	+	0	+	0	0	+	0

The focus of this policy is developing good quality blue infrastructure that contributes to flood management and naturalisation of watercourses. The policy outlines requirements for development, such as ensuring a 10m undeveloped, vegetate buffer from river banks; retaining and enhancing natural drainage features; incorporating SuDS into new developments; and, contributing to the ecological and chemical status of priority waterbodies, supporting by the WFD. As a result, there are clear significant positive benefits for both improving water quality and quantity and reducing flood risk (**SA Objectives 3 and 4**).

The policy outlines one goal of habitat creation and enhancement, highlighting wetland habitats, wet woodlands, reedbeds, scrapes and ponds as important to protect, with a focus on connectivity and removal of physical barriers across watercourses. As a result, there is also a significant positive impact on biodiversity (**SA Objective 2**).

Due to the multi-faceted benefits of green and blue infrastructure, this policy also contributes a minor positive impact to a number of other objectives. Implementing this kind of infrastructure creates connectivity of natural green spaces at a landscape scale, therefore having a positive impact on **SA Objective 1**. This landscape scale benefit also protects the historic setting for heritage assets, such as the Ashby Canal. Therefore, a minor positive impact is also expected on the historic environment (**SA Objective 8**).

Blue infrastructure can act as water storage, and this is valuable for creating climate resilience in times of extreme flooding. In times of drought, having extensive natural water

storage networks is crucial for the maintenance of the natural landscape and therefore there are minor positive impacts on climate change (**SA Objective 7**).

Green and blue infrastructure also creates valuable natural open spaces that the public may use for recreational use and can also act as active travel networks to connect areas of the borough. As a result, this policy facilitates healthy and active lifestyles through providing enhanced natural footpaths and cycle networks, providing material assets (**SA Objective 10 and 13**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.5 NE05: Landscape Character and Sensitivity

This policy outlines that development proposals will be expected to respect, conserve and enhance the character, qualities and local distinctiveness of the borough landscape. This should align with the predominantly rural nature of Hinckley and Bosworth, and the strong local landscape character that contributes to sense of place, health and wellbeing and environmental quality, as well as the heritage assets of the borough such as Bosworth Battlefield.

NE05: Landscape Character and Sensitivity	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	++	+	0	0	0	0	+	+	0	0	0	0	0	0

The policy summarises the criteria that development proposals must demonstrate in the borough, with respect to character, quality and local distinctiveness of the borough's landscapes and townscape. This includes protecting valued landscape identified in the Landscape Character Assessment, demonstrating that development respond appropriately to landscape character and enhancing importance landscape features. This also includes providing landscape mitigation in cases where a development is expected to have adverse effects on landscape character. As a result, the policy is expected to have a significant positive impact on the landscape (**SA Objective 1**).

The policy also states that enhancing features of landscape importance should be demonstrated in development proposals, which includes hedgerows, trees, watercourses, ancient woodland and other valuable ecological features. As a result, the policy will also have a minor positive benefit to protecting biodiversity (**SA Objective 2**).

Maintaining the historic environment is also an important part of preserving landscape character. The policy outlines that developments must protect and enhance valued landscapes, including the settings of heritage assets. As a result, a minor positive impact on the historic environment is expected (**SA Objective 8**).

The policy also states that development proposals should contribute to climate adaptation and nature recovery through sensitive landscape design, including tree cover, hedgerow

networks, wetlands and green corridors. As a result, a minor positive impact on creating resilience to climate change impacts is expected (**SA Objective 7**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.6 NE06: Green Wedges

Green wedges are strategic areas of open land designed to guide the form of urban areas, safeguard settlement identity, and prevent coalescence. They are multifunctional landscapes that provide recreational opportunities, support biodiversity, and contribute to climate resilience. They are locally defined designations, and therefore not subject to national Green Belt policy. This policy sets out their purpose and function, presenting how they are distinguished from the Green Belt. Purposes of Green Wedges include:

- Preventing the merging of settlements;
- Guiding development form;
- Providing a green lung into urban areas;
- Acting as a recreational resource.

NE06: Green Wedges	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	++	++	0	0	+	+	+	0	0	+	0	0	0	0

One of the primary purposes of this policy is to avoid merging of settlements and guide development, so that it is consistent and in keeping with present landscape character. This is policy that contributes spatially to strategic development at landscape scale and is expected to have a significant positive impact on the landscape (**SA Objective 1**). By preserving extensive areas of greenfield land, there is also a minor positive impact on land quality and soils (**SA Objective 5**).

The policy also focuses heavily on creating biodiversity enhancement. It explains that proposals should support the delivery of the Local Nature Recovery Strategy, and not adversely affect forests, nature conservation or other green networks. As a result, a significant positive impact on biodiversity is expected (**SA Objective 2**).

The policy explains that one of the strategic functions of the Green Wedge designation is to provide 'a green lung into urban areas'. This means to create areas that act as natural filters for pollutants, to provide cleaner air and a healthier environment in an urban environment. As a result, the policy is expected to have a minor positive impact on air

quality and facilitating healthy and active lifestyles (**SA Objectives 6 and 10**). The Green Wedge can also act as an area for carbon sequestration, that also doubles as a filter for improving air quality. As a result, there is also expected to be a minor positive impact on climate change (**SA Objective 7**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.7 NE07: National Forest and Charnwood Forest

The National Forest and Charnwood Forest are areas of significant environmental, landscape and cultural importance. They provide opportunities for woodland creation, habitat creation, geodiversity conservation and sustainable recreation, and contribute strongly to local distinctiveness and sense of place.

The National Forest is a long-term, landscape-scale initiative focused on environmental transformation through woodland creation and associated land uses. Charnwood Forest is valued for its distinctive landform, landscape character and internationally important geodiversity. Developments within proximity to cause impacts to these sites should ensure they contribute positively to the characteristics and goals of each site.

Forest	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
NE07: National Forest and Charnwood Forest	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	++	++	0	0	0	0	+	0	0	0	0	0	0	0

The policy sets out criteria which new developments within the proximity of both Forests are required to meet. The first outlines landscape character and quality, stating that they must conserve and enhance the landscape character, quality and distinctive features including setting and wider landscape; and where opportunities arise must contribute to landscape restoration and reinforcement of local landscape patterns. As a result, a significant positive impact on the landscape is expected (**SA Objective 1**).

The second criteria set out within this policy surrounds the topic of biodiversity and green infrastructure. It states that development proposals must protect and enhance biodiversity and geodiversity and deliver measurable net gains for biodiversity which aligns with national planning policy. Charnwood Forest is a valuable site for its geodiversity which also must be protected from development impacts. Proposals should also contribute to the delivery of green infrastructure. As a result, a significant positive impact on biodiversity (**SA Objective 2**) is expected.

The policy also sets out criteria for how development proposals in this area must support climate mitigation and adaptation, including through nature-based solutions, woodland

creation and carbon sequestration where appropriate. As a result, a minor positive impact on climate change is expected (**SA Objective 7**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.8 NE08: Trees, Hedgerows & Woodlands

The policy outlines that development proposals must be supported where an Arboricultural Survey where relevant, and existing trees should be retained unless sufficient evidence is provided to justify their removal, particularly statutory protected trees or trees with TPOs. This is in line with national policy, that suggests developments expected to have an adverse impact on trees or woodland habitats, such as ancient woodlands, should be refused unless exception reasonable apply and there is a suitable compensation strategy. Trees are crucial to protect as they provide a habitat for wildlife and also aid in long-term carbon capture, provide flood alleviation, improve water quality, provide cultural heritage and improve mental and physical health for local people by providing woodland recreational spaces and opportunities.

NE08: Trees, Hedgerows & Woodlands	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	++	0	0	0	+	+	0	0	0	0	0	0	0

The policy states that existing trees must be retained unless special circumstances apply that justify their removal. The importance of ancient woodland and veteran trees is outlined, suggesting they are irreplaceable habitats and therefore the policy protects them, with any impacts requiring compensation through extra tree planting of appropriate, native species in a way that supports habitat linkage. Developments must also include appropriate measures to secure long-term management and maintenance arrangements for any tree or hedgerow planting they provide. As a result, a significant positive impact on biodiversity is expected (**SA Objective 2**).

Trees are extremely valuable for their ability to improve air quality. Woodlands also act as a carbon sink, which is crucial for mitigating the impacts of climate change. As a result, the policy is expected to also have minor positive impacts on air quality and climate change (**SA Objective 6 and 7**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.9 NE09: Local Green Space

Local Green Space designations are important for enabling communities to identify and protect green areas of local importance. National policy suggest these should be designated if the space is reasonably close to the community it serves, is demonstrably special and locally significant, and is local in character rather than a large tract of land. The policy sets out that these designations are identified through the Neighbourhood Plan. Development within these designations is inappropriate and will not be permitted except in very special circumstances.

NE09: Local Green Space	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	+	0	0	0	0	0	0	0	+	0	0	++	0

Local Green Spaces are a valuable asset to local communities. They enhance community well-being and provide recreational opportunities, and by designating these sites they are protected and maintained long term from risk of development. As a result, this policy is expected to have a significant positive impact on access to public services (**SA Objective 13**).

By preserving Local Green Spaces through designation, this also provides local people with an area for recreational open space, and this is important for providing the opportunity to exercise outdoors which has a minor positive contribution to healthy and active lifestyles (**SA Objective 10**).

Local Green Space designations also support maintenance of habitat connectivity and networks, as they protect natural green space areas within urban environments. As a result, a minor positive impact on biodiversity is expected (**SA Objective 2**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.4.10 NE10: Soils and Best & Most Versatile Agricultural Land

Protecting soils and high-quality agricultural land is a central requirement of national planning policy. Government guidance emphasise that soils are a vital natural capital asset, providing ecosystem services including food production, carbon storage, water regulation, biodiversity support and pollution buffering. Local planning authorities are expected to safeguard soil resources both within rural and urban areas, minimising the negative impacts of development.

New development proposals will be required to safeguard soil resources, protect soils and land from contamination, and minimise the scale of loss for BMV where possible, while retaining landscape features such as hedgerows and ponds to enhance wider environmental benefits. ALC and soil surveys will be required in cases where land quality data is unavailable.

NE10: Soils and Best & Most Versatile Agricultural Land	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	+	++	0	+	0	0	0	0	0	0	0

The policy outlines that development proposals are required to minimise the scale of loss for BMV land, with preference being given to the use of lower grade land. The policy also outlines the soils must be protected from contamination, pollution and erosion in any new proposals. This directly aligns with the objectives set out for the land quality and soils objectives, therefore a significant positive impact is expected on **SA Objective 6**.

While protecting soil quality and land, the policy also requires landscape features such as hedgerows and ponds to be retained. This is considered part of 'good land management practice'. Protecting high grade agricultural land also maintains large, connected areas of greenfield sites. As a result, a minor positive impact on the landscape is expected (**SA Objective 1**).

The policy states development proposals should safeguard, manage and utilise on-site soil resources where practicable, in order to maximise the retention of their environmental functions, such as being natural capital assets that function as carbon storage, water regulators, biodiversity benefits and food production. Preserving land from development

also ensures better infiltration rates than if the land were developed with impermeable surfaces, which can increase surface runoff rates and flood risk. It is therefore clear that keeping soils on site provides an array of benefits, and as a result we can expect this policy to have a minor positive benefit on biodiversity, reducing flood risk and climate change impacts (**SA Objectives 2, 4 and 7**).

The remaining SA Objectives are expected to experience neutral impacts as a result of this policy.

C.5 Heritage and Conservation

C.5.1 HC01: Conserving and Enhancing the Historic Environment

This policy sets out borough objectives in order to preserve and enhance the historic environment, with suggestions on how development proposals can favourably contribute to this. This includes giving weight to conservation and enhancement of heritage assets, supporting developments which contributions to this and securing those heritage assets which are at risk.

The borough has a rich and varied history, evolving from agricultural origins which are evidenced through the settlements and landscapes of the borough. Assets that present this history include farms, mines and associated infrastructure, the Ashby Canal and railways. Notably, the borough was also the location for the Battle of Bosworth in 1485, which saw the last death of an English king in battle. The site of this is now a valuable tourist attraction and designated heritage asset.

HC01: Conserving and Enhancing the Historic Environment	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	0	0	++	0	0	0	0	0	0

This policy focuses heavily on the conservation, enhancement and management of the historic environment. The borough is enjoyed for its contribution to the quality and distinctiveness of local character of its historic environment, so it is crucial to maintain this. Heritage assets are also valuable for their contribution to the economy as tourist attractions. The policy suggests it is necessary to capitalise on this in an appropriate and sensitive manner, that allows for the regeneration, tourism and energy efficiency potential of heritage assets to happen simultaneously in a way that contributes to sustainable development. Another aspect of the maintenance of these assets requires proportionate education for the community to understand their significance. As a result, a significant positive impact is expected on the historic environment as a result of this policy (**SA Objective 8**).

Preserving the historic environment also requires the preservation of historic settings. This includes making positive contributions to the character and local distinctiveness of a landscape or settlement and is particularly important for assets such as Conservation Areas

and the Bosworth Battlefield. As a result, the policy is expected to make a minor positive contribution to landscape preservation (**SA Objective 1**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.5.2 HC02: Heritage Assets

The policy sets out requirements for development proposals that have the potential to impact heritage assets of the borough. Proposals should aim to complement or enhance the historic local context, distinctiveness or character of an area. This includes using landscaping approaches that are appropriate to the site context and ensuring significant views surrounding heritage assets are not affected. Any harm or loss of a designated heritage asset requires clear, convincing justification, such as public benefits that outweigh the loss.

Planning applications expected to cause impacts to heritage assets will be required to undertake a Heritage Statement to fully understand the significance of impacts to the asset and demonstrate how this has been mitigated.

HC02: Heritage Assets	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	0	0	+ / -	0	0	0	0	0	0

According to this policy, proposals that are expected to affect designated heritage assets are required to complement or enhance the historic local context, distinctiveness and character of an area. However, the policy also outlines the exceptional circumstances required to justify harm or loss of a designated heritage asset. This includes substantial losses to Grade I or II* buildings, and the registered Battle of Bosworth field. These proposals will be reviewed in line with the NPPF (2025), but the policy does not state certain refusal. As a result, there is potential for adverse impacts to occur to the historic environment, so a mixed positive and negative impact has been predicted as a result of this policy.

The policy also outlines that proposals expected to impact designated heritage assets should ensure design matters are consistent with the surrounding historic environment and character. The suggested approaches to this include consideration to surrounding patterns of development, landscape character, building scape, height, density, massing, layout, form, architectural detailing and use of high quality materials. Taking these aspects into

account, as encouraged by this policy, is likely to have a minor positive impact on the landscape (**SA Objective 1**).

The remaining policies are expected to experience neutral impacts as a result of the policy.

C.5.3 HC03: Preserving the Boroughs Archaeology

The borough's archaeological heritage is a valuable education and community resource for understanding our past but is often fragile and vulnerable to damage. Archaeological remains above and below ground are important surviving evidence of the borough's past, and once removed are lost forever. There will be archaeological interest in a heritage asset, whether it is a building, monument, site, place, area of landscape, if it holds or potentially holds, evidence of past human activity worthy of expert investigation at some point.

When assessing the development potential of a site, developers should, in all cases, assess whether a site is known to or is likely to contain archaeological remains. Where there is good reason to believe there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details, including the results of an archaeological desk-based assessment and field evaluation.

HC03: Preserving the Boroughs Archaeology	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	+	0	0	0	0	0	0

The policy outlines requirements for developers to complete desk-based assessment if the site of their proposed development has archaeological potential, or where appropriate a field evaluation to establish the significance of a potentially affected asset. It is possible that the Council may require archaeological remains to be preserved in situ to avoid any adverse impacts. This is expected to have a minor positive impact on the historic environment (**SA Objective 7**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.6 Energy, Resources & Resilience

C.6.1 ER01: Net Zero Carbon: New Residential Development

This policy outlines the guidelines for energy efficiency in new residential development proposals. This is in line with the Climate Change Act 2008 that aims for residential development to be designed in a way that avoids carbon emissions, in order to stick to carbon budgets. Proposals must exemplify proportionate compliance with requirements set out within this policy, surrounding energy efficiency, on-site renewable energy and smart energy design.

ER01: Net Zero Carbon: New Residential Development	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	++	++	0	+	0	0	0	0	0

The policy focuses heavily on working towards achieving Net Zero in new residential developments. The suggested approaches to this include installing on-site renewable energy that can account for at least the usage within the home itself. Residential developments of 50 or more dwellings must demonstrate all reasonable opportunities for renewable energy on the site have been included. Homes must also use smart energy designs to align energy production and use with expected demand and show that energy storage approaches have been considered. As a result, we can expect the policy to have a significant positive impact on climate change impacts and air quality (**SA Objective 7 and 6**). The policy facilitates a move towards less fossil fuelled reliant energy production, which in turns reduced carbon emissions and air pollution for the borough.

More efficient energy production and energy measures within the home, such as better insulation through design and construction improvements may have a minor positive impact on reducing social deprivation (**SA Objective 9**). For more deprived groups, energy prices can add more financial pressures, and by having better energy efficiency in the home, plus means of producing their own energy through renewable sources, there may be a positive effect.

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.6.2 ER02: Net Zero Carbon: New Non-Residential Development

Non-residential buildings built during the plan period are expected to make long-term contributions to borough energy demand and carbon emissions. This policy seek to ensure that such developments minimise energy use, reduce fossil fuels and contribute positively to low-carbon energy systems, while remaining proportionate to scale and use.

The policy outlines that non-residential buildings must use as little energy as possible, reduce fossil fuel use and generate clean energy on site. The policy sets out requirements that new developments must adhere to, surrounding energy efficiency, on-site renewable energy, energy calculations, performance monitoring and smart energy systems and offsetting.

ER02: Net Zero Carbon: New Non-Residential Development	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	O	O	O	O	O	++	++	O	O	O	O	O	O	O

The policy requirements ensure that new non-residential developments do not exceed maximum energy use, depending on their use. Moreover, developments but include on-site renewable energy generation capable of matching predicted total energy use, and large scale developments should provide additional opportunities where possible. As a result, we can expect the policy to have a significant positive impact on climate change impacts and air quality (**SA Objective 7 and 6**). The policy facilitates a move towards less fossil fuelled reliant energy production, which in turns reduced carbon emissions and air pollution for the borough.

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.6.3 ER03: Overheating in new buildings

Due to the expected worsening effects of climate change, the frequency, severity and duration of heatwaves in the UK is expected to worsen. More thermal insulation and airtightness in order to reduce energy use for heating is positive but can also increase the risk of overheating in warmer temperatures. Addressing overheating is therefore critical to protect health, improve comfort, avoid future reliance on energy-intensive cooling systems that would contradict the purposes of this policy.

As a result, the policy outlines requirements for new building design, such as they must be designed to manage overheating risks arising from climate change without reliance on energy intensive cooling. The policy sets out a cooling hierarchy for designs that should be integrated

ER03: Overheating in new buildings	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	+	0	0	+	0	0	0	0

The policy focuses on reducing the potential for overheating on new developments. Due to more efficient energy designs, which purposely trap heat within the home to reduce energy costs in colder weather, this could mean there is little ventilation and cooling properties within new homes. This policy aims to manage this, by setting out the cooling hierarchy which new proposals must demonstrate have been addressed within their design.

Proposals may be required to complete overheating assessments also. As a result, we can expect that the risk of overheating is addressed as much as practicably possible in new developments as a result of this policy, and this can be expected to have a minor positive impact supporting better health, by reducing the risk of heat related illnesses (**SA Objective 10**).

The policy outlines that active cooling through air conditioning should be a last resort in new developments. Green infrastructure is also encouraged within the policy, through approaches such as trees, green roofs, walls and other nature-based solutions. Green infrastructure contributes a cooling effect to the environment and can be used to enhance climate resilience as it is a method of water storage and permeable coverage. The policy

works towards having a minor positive impact to climate change in a number of ways (SA Objective), including the fact that it discourages overheating in the first place, therefore lesser contribution to Urban Heat Island effects. As well as this, it encourages lesser energy output through air conditioning, and also encourages green infrastructure implementation.

C.6.4 ER04: Renewable and Low Carbon Energy Generation

Renewable and low-carbon energy generation will play a critical role in meeting national and local carbon reduction commitments and supporting a resilient energy system. The National Planning Policy Framework (2024) gives significant weight to the benefits of renewable and low-carbon energy and makes clear that planning applications should not be required to demonstrate a need for such development. For the Borough, solar photovoltaic generation is currently the most suitable and deliverable form of renewable energy. This policy provides the framework for assessing stand-alone renewable and low-carbon energy and storage proposals and for managing their relationship with the wider energy system and surrounding environment.

ER04: Renewable and Low Carbon Energy Generation	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+ / -	0	0	0	0	++	++	0	0	+	0	0	+	0

Small scale technologies have minimal visual impact, however large scale infrastructure such as wind turbines or solar farms can affect landscape character and views, with cumulative impacts in sensitive rural areas. Therefore, this policy is assessed as having the potential for both positive and negative effects against **SA Objective 1**.

Renewable and low-carbon energy generation will achieve a significant reduction in air pollutants compared to fossil fuels which will improve local and regional air quality. Therefore, a significant positive impact is assessed against **SA Objective 6**.

This policy is central to decarbonisation and achieving net-zero targets, reducing emissions across energy systems. Therefore, a significant positive impact is assessed against **SA Objective 7**.

Improved air quality and reduced pollution directly supports physical health and enhances living conditions, therefore a minor positive impact is assessed against **SA Objective 10**.

This policy supports resilient energy infrastructure for services such as schools and hospitals while enabling decentralised and local energy systems. Therefore, a minor positive impact is assessed against **SA Objective 13**.

The remaining **SA Objectives (2 to 5, 8, 9, 11, 12 to 14)** are expected to experience neutral impacts as result of the policy.

C.6.5 ER05: Embodied Carbon and Waste

All major developments must minimise whole-life carbon emissions arising from construction in order to support the borough's transition to net-zero carbon while ensuring that development remains deliverable. Embodied carbon is the carbon emitted during the manufacture, transport, installation, maintenance and disposal of building materials and is a proportionally larger component of a development's total lifetime carbon emissions.

ER05: Embodied Carbon and Waste	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	++	0	0	0	+	+	0	++

Embodied carbon reduction is critical to lowering total lifecycle emissions and the use of low carbon materials such as recycled steel or low carbon concrete significantly reduces carbon dioxide while waste minimisation reduces methane emissions from landfill. Therefore, a significant positive impact is assessed against **SA Objective 7**.

Lower construction costs through reuse and efficiency can indirectly improve affordability. Efficient material use and waste reduction can reduce construction costs, enabling more resource-efficient housing delivery. Therefore, a minor positive impact is assessed against **SA Objective 11**.

This policy will support growth in green construction, recycling and circular economy sectors as well as driving innovation in materials and building techniques. Therefore, a minor positive impact is assessed against **SA Objective 12**.

The core objective of this policy is waste reduction, reuse and recycling. This promotes circular resource use and reduces landfill demand, therefore, a significant positive impact is assessed against **SA Objective 14**.

The remaining **SA Objectives (1 to 6, 8 to 10 and 13)** are expected to experience neutral impacts as result of the policy.

C.6.6 ER06: Flood Risk

The Borough is affected by flood risk from rivers, ordinary watercourses, surface water, groundwater, sewers, canals and reservoirs. The SFRA Level 1 (2025) provides a borough-wide assessment of flood risk from all sources and identifies that the most significant and widespread risks arise from surface water flooding, ordinary and culverted watercourses, and localised fluvial flooding. Climate change is expected to increase flood risk across the Borough. Development will only be permitted in areas at risk of flooding if the criteria laid out in the Local Plan are satisfied, including the requirements for site-specific Flood Risk Assessments.

ER06: Flood Risk	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+ / -	+ / -	++	++	0	0	++	0	0	0	+	0	0	0

Flood risk management can enhance natural landscapes and open up space for multi-functional green infrastructure by making space for water, safeguarding floodplains and watercourses. This can also create valuable habitats which support diverse ecosystems. However engineered defences can detract from landscape character and limit connectivity. Therefore, this policy is assessed as having both positive and negative impacts against **SA Objectives 1 and 2**.

Flood risk reduction measures like sustainable drainage and attenuation features improve water filtration and reduce pollution. Therefore, a significant positive impact is assessed against **SA Objective 3**.

This policy will reduce flood risk by ensuring that Flood Risk Assessments are carried out, the Sequential Test is applied where required and that development is appropriate to the setting. Therefore, a significant positive impact is assessed against **SA Objective 4**.

This policy will ensure essential adaptation measures are taken for increased rainfall and extreme weather, enhancing the long-term resilience of settlements. Therefore, a significant positive impact is assessed against **SA Objective 7**.

Development proposals must demonstrate that safe access and egress will be available enabling safe development in appropriate areas. The policy also supports measures to

protect housing stock from damage and loss. Therefore, a minor positive impact is assessed against **SA Objective 11**.

The remaining **SA Objectives (5, 6 8 to 10 and 12 to 14)** are expected to experience neutral impacts as result of the policy.

C.6.7 ER07: Sustainable Drainage Systems

The use of Sustainable Drainage Methods (SuDS) should be prioritised as an integral and coordinated part of site design, responding to natural drainage patterns. Development sites must manage surface water in a sustainable manner through the integration of SuDS as laid out in the Local Plan unless robustly demonstrated otherwise within the given criteria. Planning applications should be supported by a Surface Water Drainage Strategy.

ER07: Sustainable Drainage Systems	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	++	++	++	++	+	0	++	+	0	++	0	0	0	0

SuDS features such as ponds, swales and wetlands can enhance landscape quality, provide attractive, multi-functional spaces and integrate well into both urban and rural environments. This can create habitats, improve ecological connectivity and support a wide range of species. Therefore, a significant positive impact is assessed against **SA Objectives 1 and 2**.

This policy supports design which can filter pollutants from surface runoff, reduce runoff rates and volumes and improve water quality before discharge. Therefore, a major positive impact is assessed against **SA Objective 3**.

SuDs are an important part of flood risk management. This policy will support this by ensuring development incorporates features which slow and store water, reduce peak flows and downstream flooding and enhance catchment level water management. Therefore, a significant positive impact is assessed against **SA Objective 4**.

Sustainable drainage promotes infiltration and can improve soil moisture balance, however, design must ensure that systems do not lead to localised waterlogging. Therefore, a minor positive impact is assessed against **SA Objective 5**.

SuDS are a key adaptation measure for increased rainfall and extreme weather, supporting resilience and enhancing the long-term sustainability of drainage systems. Therefore, a significant positive impact is assessed against **SA Objective 7**.

This policy encourages maximising of opportunities to retrofit SuDS, which can be sensitively integrated into historic settings and enhance the setting through green infrastructure. Design in these instances must not conflict with heritage character. Therefore, a minor positive impact is assessed against **SA Objective 8**.

Dedicated SuDS spaces provide accessible green spaces for recreation which encourages outdoor activity and can improve wellbeing. Therefore, a significant positive impact is assessed against **SA Objective 10**.

Development proposals must demonstrate that safe access and egress will be available enabling safe development in appropriate areas. The policy also supports measures to protect housing stock from damage and loss. Therefore, a minor positive impact is assessed against **SA Objective 11**.

SuDS features help to reduce flood risk, minimising disruption from flood events. This protects infrastructure and improves service reliability. Therefore, a minor positive impact is assessed against **SA Objective 13**.

The remaining **SA Objectives (6, 9, 11, 12 and 14)** are expected to experience neutral impacts as result of the policy.

C.7 Economic Prosperity

C.7.1 EP01: Existing Employment Areas

There are a number of existing employment areas within the Borough which represent a finite and valuable resource and provide a range and choice of employment opportunities, varying in scale from small industrial estates to larger technology parks. The Employment Land and Premises Study (ELPS 2024) sets out and assesses the existing employment areas within the borough which are defined as areas allocated for employment purposes or areas where employment uses are established, based on the 115 sites identified in the HBBC adopted plan.

EP01: Existing Employment Areas	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+ / -	+ / -	0	0	+	0	0	0	+	0	0	++	0	0

Concentrating employment activity in defined locations reduces pressure on undeveloped landscapes. However, some estates are visually poor, with large sheds, signage and hardstanding areas which detract from landscape quality. Therefore, this policy is assessed as having both positive and negative impacts against **SA Objective 1**.

Concentrating development in already developed areas reduces pressure on greenfield habitats and provide an opportunity for retrofitting measures such as green roofs, planting or buffer zones. However, these areas typically have low value due to hardstanding areas and fragmentation. Therefore, this policy is assessed as having both positive and negative impacts against **SA Objective 2**.

This policy will prioritise the efficient use of existing employment land and premises which will help protect greenfield sites and agricultural land. Therefore, a minor positive impact is assessed against **SA Objective 5**.

This policy may provide accessible jobs of all types and supports economic inclusion and local livelihoods. Therefore, this policy is assessed as having a minor positive impact on **SA Objective 9**.

The core function of this policy is to support business activity and employment, enabling growth and productivity. Therefore, a significant positive impact is assessed against **SA Objective 12**.

The remaining **SA Objectives (3, 4, 6 to 8, 10, 11, 13 and 14)** are expected to experience neutral impacts as result of the policy.

C.7.2 EP02: New Employment Development on non-allocated sites

Proposals for new employment development will be supported within existing employment areas and where they accord with other relevant Local Plan policies. New employment development proposals will only be permitted where it can be demonstrated that there are no suitable alternatives as outlined in the draft local Plan.

EP02: New Employment Development on non-allocated sites	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	0	+	+	+	0	0	+	0	++	+	0

The policy is expected to have a significant positive impact on the economy and employment (**SA Objective 12**). The policy considers proposals for new employment development, outside of typical allocations. It encourages the use of previously developed land and development of sites that are within the proximity of existing employment sites and suitable for the proposed scale, type and use. Due to the specific location and land uses that are considered to be suitable for non-allocated employment sites, impacts of their development will be positive for the economy.

The policy sets out numerous requirements and considerations that are necessary for new employment space proposals to demonstrate. These include enhancing the support and use of bus, pedestrian, PROWs and cycle links to encourage sustainable forms of transport use to the site. This allows the site to be an accessible location, positively impacting air quality and climate change, as well as encouraging more active travel methods to access the employment area. As a result, a minor positive impact on air quality, climate change and healthy and active lifestyles is expected (**SA Objectives 6, 7 and 10**). A further positive impact on climate change is that the proposal must take into account climate change mitigation and adaptability approaches where possible.

The policy also sets out that all proposals must be well designed to avoid adverse impact on character and setting of surrounding areas. As well as this, proposals are required to ensure they do not result in the loss of valued landscapes, the green infrastructure network, sites of biodiversity value, trees and woodland and BMV agricultural land. As a result of

these outlined considerations, there is also a minor positive impact on the landscape as outlined previously, but also biodiversity and land quality (**SA Objectives 2 and 5**).

The policy also encourages any non-allocated employment space proposals within rural areas to help support or regenerate the rural economy, through supporting the delivery of new local services and retention of old services and community facilities. As a result, a minor positive impact on access to public services can be expected (**SA Objective 13**).

The remaining SA Objectives are expected to experience neutral impacts as a result of the policy.

C.7.3 EP03: Education and Skills for a Strong Local Workforce

This policy highlights the importance of employment and skills enhancement opportunities for local people. The policy focuses on the provision of suitable employment infrastructure which reflects the labour market in the borough. The policy requires largescale major commercial applications to submit a Local Employment and Training Strategy (LETS), which should promote employment and training opportunities for the local community. Proposals should either demonstrate on site contribution to employment or proportionate financial contribution to offsite employment and skills initiatives. The policy will support the resilience of the borough and particularly support unemployed residents and residents lacking skills.

EP03: Education and Skills for a Strong Local Workforce	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	+	0	0	++	+	0

The policy will have significant positive impacts on the economy and employment (**SA Objective 12**). Better availability of training and employment across the borough will provide residents with wider skills and increased diversity in the range of job opportunities in the borough. This is expected to improve the rates of unemployment in the region.

An adequate supply of infrastructure for a range of employment types will increase the range of job opportunities for residents. The provision of training opportunities will further enhance the skills across the borough, particularly for young people and unemployed people, which will improve educational attainment rates in the borough. These aspects of the policy are expected to have minor positive impacts on the reduction of social deprivation (**SA Objective 9**).

The policy supports the provision of infrastructure for training and education purposes. This will have a minor positive impact on access to local facilities (**SA Objective 13**) such as community centres, schools and employment infrastructure within the borough.

The remaining **SA Objectives (1 to 8, 10, 11 and 14)** are expected to experience neutral impacts as result of the policy.

C.7.4 EP04: Growing and Diversifying the Rural Economy

This policy supports the sustainable growth and diversification of rural businesses, particularly which supports local employment and agricultural growth. It encourages proposals to demonstrate economic benefits whilst ensuring scale and design remains appropriate to its rural location. The policy requires the balance between economic growth with the protection of the landscape character, natural and historic environment, requiring consideration for design, accessibility and infrastructure impacts. The policy aims to enable the development of the rural economy whilst adapting to changing conditions.

EP04: Growing and Diversifying the Rural Economy	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+ / -	-	0	0	0	0	+ / -	0	0	0	0	+	0	0

This policy supports the diversification of the rural economy, particularly through the development of agricultural enterprises and sustainable tourism initiatives. This expected to have mixed positive and negative impacts on the landscape (**SA Objective 1**).

Development on rural land would generally be considered to negatively impact the landscape, potentially impacting the landscape character. However, the policy encourages the reuse or extension of existing buildings. Repurposing these buildings, which may be derelict or in disrepair, would positively impact on the landscape. This will have positive and negative impacts on the landscape.

This policy acknowledges the requirement for growth and development of rural infrastructure. The policy encourages the reuse of existing buildings and the adoption of sustainable practices which can reduce the requirement for land use change. However, the policy supports new rural development in some circumstances where the benefits are proven to outweigh the negative impacts on the environment. Development on greenfield land could lead to habitat fragmentation or habitat loss. Therefore, the policy is expected to have minor negative impacts on biodiversity (**SA Objective 2**).

The policy encourages the diversification of rural land which supports the development of renewable energy and storage sites. The increase of renewable energy in the borough would have positive impacts on the reduction of climate change and greenhouse gas

emissions. However, the greenfield development would result in the loss of rural land which have high ability to sequester carbon. Therefore, there are expected to be mixed positive and negative impacts on carbon emissions (**SA Objective 7**) as a result of the policy.

The purpose of the policy is to create opportunities to support the economy and jobs in the rural area. The policy supports the diversification of rural land to include renewable energy, sustainable farming practices, tourism and infrastructure. The diversification of the economy presents new job opportunities to meet the changing needs of the population. This will have minor positive impacts on the economy and employment (**SA Objective 12**).

The remaining **SA Objectives (3 to 11, 13 and 14)** are expected to experience neutral impacts as a result of the policy.

C.7.5 EP05: MIRA Technology Park: Employment and Enterprise Zone Development

The MIRA Technology Park has Enterprise Zone Status and focuses on manufacturing, engineering, automotive, defence and clean technology. MIRA supports development through reduced barriers to growth and simplified planning. MIRA Enterprise Zone provides high-value and research-led employment which provides strong contribution to the economy. The policy supports continued development on site for high quality employment in the business sectors. The policy identifies 24 ha of available developable land within MIRA Technology Park and proposals will be supported providing they align with the following criteria:

- Relate to the business sectors associated with the Enterprise Zone
- Other uses may be supported on site where they support the preferred business sector, do not undermine the functionality of the wider MIRA site, traffic generation does not have significant impact on highway safety or operation and where the scale and appearance is compatible with the surrounding character.
- Non-employment uses will not be supported unless they meet the criteria to be proved compatible with the MIRA site.

EP05: MIRA Technology Park: Employment and Enterprise Zone Development	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	O	O	O	O	O	O	O	O	O	O	O	++	O	O

This policy supports the development of 25 ha of the MIRA Technology Park which will create new jobs across a range of automotive and research and development sectors. The employment opportunities will be high-value and will encourage investment into the area. The MIRA Technology Park is located in the geographic centre of the UK which is expected to provide suitable access to the area and make it an ideal location for national distribution facilities. This will have an overall positive impact on the economy and employment in the borough (**SA Objective 12**).

The remaining **SA Objectives (1 to 11, 13 and 14)** are expected to experience neutral impacts as a result of the policy.

C.8 Supporting Our Communities & Towns

C.8.1 CT01: Hinckley Town Centre

This policy aims to maintain and enhance the vitality and viability of the Hinckley Town Centre. The policy subcategories the town centre into the Town Centre Boundary, Primary Shopping Area (PSA), Core Frontages and Flexible Mixed-use Area (FMUA), all varying in their development focus. The policy supports the development of retail, leisure, culture, food, town centre residency and community uses across Hinckley Town Centre.

The policy highlights the importance for high-quality design, green infrastructure and public realm improvements to improve the attractiveness of the town centre. The aim of the policy being to increase overall footfall in the area and increase the diversification and optimise infrastructure use across the area.

CT01: Hinckley Town Centre	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	+	+	0	+	+	0	++	+	0

This policy will have minor positive impacts on the landscape (**SA Objective 1**). The Hinckley landscape is characterised by a market town with focus on the historic core and the surrounding high quality open spaces. The policy highlights the importance of an active frontage to maintain the character and attractiveness of the town centre. Furthermore, the policy highlights the importance of high quality design and green infrastructure to optimise contribution to the character of the town centre. Adherence to Policy CT03, adoption of the Sequential Test, will ensure that only the most appropriate sites are selected for development.

This policy is expected to have minor positive impacts on air quality and climate change (**SA Objective 6 and 7**). Hinckley Town Centre is currently considered a '20-minute town', as the majority of residents are within a 20-minute walk or cycle. By developing and improving the attractiveness of the town centre, it is expected to encourage more walking and cycling within the town, consequently reducing emissions within the centre. This is also expected to have a minor positive impact on healthy and active lifestyles (**SA Objective 10**).

when combined with the supported development of community and health facilities in mixed-use areas.

The provision of more facilities and employment opportunities will improve access to jobs and services in the area. The provision of more services and facilities can be expected to increase the sense of community in the area and the provision of jobs in the area will contribute to the reduction of unemployment. This will have minor positive impacts on the reduction of social deprivation (**SA Objective 12**). The increased availability of services, shops and leisure facilities and the development of green infrastructure will have minor positive impacts on access to public services in the Hinckley Town Centre area (**SA Objective 13**).

The policy encourages the development of the town centre to include a range of developments including retail, leisure facilities and offices. This provides improved availability of jobs in the Hinckley town centre which is expected to have significant positive impacts on the economy and employment (**SA Objective 12**). The improvement of the general town centre amenity can be expected to invite an increased investment into the local economy.

The remaining **SA Objectives (2 to 5, 8, 11 and 14)** are expected to experience neutral impacts as a result of the policy.

C.8.2 CT02: Vitalising Borough, Local and Neighbourhood Centres

This policy establishes a hierarchy across the borough (town, district, local and neighbourhood centres) and details how development should be managed across these areas. The policy supports retail development within existing centres where it is appropriately scaled, integrates with the existing centre and does not negatively impact on the character. Retail Impact Assessments (RIA) are required for some developments to protect the vitality and viability of centres.

The policy highlights the focus on reusing vacant buildings before introducing new development. It also ensures that the loss of retail uses within local centres does not have impact on viability or vitality of centres.

CT02: Vitalising Borough, Local and Neighbourhood Centres	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	0	0	0	0	+	0	+	+	0

The policy encourages the use of existing centres and development to reduce the requirement for new development. This protects existing infrastructure and supports the protection of urban landscape character. This will have a minor positive impact on the landscape (**SA Objective 1**).

The policy ensures the provision of local services across town, district and neighbourhood districts. By securing services and retail development in walkable distance it reduces the requirement for vehicles and increases walking and cycling, which will have a minor positive impact on healthy lifestyles and access to public services (**SA Objective 10 and 13**).

The key aim of the policy is to retain local shops and services which supports the security of retail and centres for the local economy. This will have minor positive impacts on the economy and employment (**SA Objective 12**). Through monitoring any potential loss of retail land use, this aspect of the local economy will be protected.

The remaining **SA Objectives (2 to 9, 11 and 14)** are expected to experience neutral impacts as a result of the policy.

C.8.3 CT03: Sequential and Impact Tests

This policy sets out the approach for town centre development. It applies a sequential approach, requiring development to be directed to centres, then edge of centre, and only allowing out of centre developments where no suitable alternative exists. The policy requires any out of centre development to demonstrate suitable access and connection to the centre. The policy requires impact assessments for out of centre development, for the following developments, to ensure retail and leisure development do not impact the vitality of existing centres:

- Proposals exceeding 500sqm gross floorspace
- Proposals located within 800m of the boundary of a borough centre and greater than 300sqm gross floorspace

CT03: Sequential and Impact Tests	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	O	O	O	O	O	O	O	O	+	O	O	+	+	O

The sequential approach directs development towards centres and edge of centres which will protect the vitality and viability of centres. This protects centres against economical competition from out-of-centre retail and leisure facilities. The impact assessment requirement ensures that the vitality and viability of centres is not compromised. This will have minor positive impacts on the economy (**SA Objective 12**).

This policy directs development toward centres which have secure pre-existing access infrastructure. The requirement for out-of-centre proposals to demonstrate that they are connected to the centre through road and public transport connections. However, the policy does not require the creation of new public access infrastructure. Therefore, the policy will have a minor positive impacts on access to public services (**SA Objective 13**).

The remaining **SA Objectives (1 to 8, 10, 11 and 14)** are expected to experience neutral impacts as a result of the policy.

C.8.4 CT04: High Quality Shop Fronts and Advertisements

This policy seeks to protect public safety, the historic environment and the landscape character. It ensures that shop fronts and advertisements across the borough are designed to a high quality and contribute to the character of retail areas. It also requires store fronts to be of appropriate scale, not cause excessive light intrusion, complement the building and street and locate filtration or heating units in non-obtrusive locations. The policy protects existing shop fronts which are of historic significance and only permits replacement or alternatives where proposed shop fronts would preserve or enhance the character of the heritage asset and surrounding area.

CT04: High Quality Shop Fronts and Advertisements	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	0	0	++	0	0	0	+	0	0

The policy requires store fronts of historic significance to be retained, wherever possible. The policy species controls on design, materials and advertisements to ensure that existing fronts are sympathetic to the character of the area and ensures future development preserves or enhances conservation areas. This will have minor positive impacts on the landscape character and significant positive impacts on the historic environment (**SA Objective 1 and 8**).

Improvements to the character of shop fronts can be expected to improve the amenity of surrounding areas. By improving the attractiveness of centres, they are likely to experience increased retail vitality and investment and improve the footfall. This will have minor positive impacts on the economy (**SA Objective 12**).

The remaining **SA Objectives (2 to 7, 9 to 11, 13 and 14)** are expected to experience neutral impacts as a result of the policy.

C.9 Leisure, Sport and Tourism

C.9.1 LST01: Community, Cultural and Tourism Facilities

This policy aims to deliver new and extended facilities across the borough, for community, cultural and tourism purposes. The policy supports development which provides economic and social wellbeing improvement in the area, whilst remaining in keeping with the existing landscape character. The provision of accessible and sustainable transport are required as part of development proposals, in accordance with Policy HPD02.

The policy supports the diversification and adaptation of community, cultural and tourism facilities, particularly in rural areas, to enable multi-functional use. To prevent the closure or loss of existing facilities, the policy requires the following criteria to be demonstrated, with specific detailed outlined within the policy wording:

- Alternative provision
- Value to the local community
- Marketing
- Diversification
- Heritage and character

LST01: Community, Cultural and Tourism Facilities	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	0	0	0	0	0	0	+	+	+	0	0	++	0

This policy seeks to ensure that new facilities and the development of existing facilities protect the setting, character and significance of buildings and areas of known heritage value. If this criteria is not met, developments will be denied. This will have minor positive impacts on the historic environment (**SA Objective 8**). The requirement for the design and scale of facilities to minimise impacts on the character of the surrounding area would have minor positive impacts on the landscape (**SA Objective 1**).

Accessibility to facilities, particularly across rural areas, can be expected to increase community cohesion across the borough. The policy aims to reduce the loss or closure of existing facilities which would prevent the presence of derelict buildings, increase the

amenity of the borough and potentially deter crime. This will have minor positive impacts on the reduction of social deprivation (**SA Objective 9**).

Community facilities, as defined by the NPPF and policy, include healthcare facilities. The protection and provision of these facilities across the borough, in accessible locations, is expected to have minor positive impacts on healthy lifestyles (**SA Objective 10**).

The policy ensures that new commercial facilities add to the economic wellbeing of the area. The development of multi-functional spaces creates more economic security, whilst contributing to the needs of residents and visitors. Improved access to facilities for education, learning and skills training can be expected to improve employment rates and proportion of 18-24 year olds in training, full time education or employment. This will have minor positive impacts on the economy and employment (**SA Objective 12**).

The policy requires new and extended facilities to demonstrate that they are well connected to surrounding amenities via sustainable modes of transport, which includes walking, cycling or suitable public transport links. This aspect of the policy would improve connectivity between residents and facilities. Additionally, the policy aims to create multi-functional spaces to improve access to facilities and services in rural areas and supports the protection of existing facilities to prevent closure or loss of services. These aspects will have a significant positive impact on access to public services (**SA Objective 13**).

The remaining **SA Objective (2 to 7,11 and 14)** are expected experience neutral impacts as a result of the policy.

C.9.2 LST02: Twycross Zoo Special Policy Area

This policy supports the economic, environmental and social development of the Twycross Zoo Special Policy Area. This includes the following:

- Supporting sustainable expansion of the zoo
- Promoting research, education and conservation
- Enhancing nature recovery and climate resilience
- Supporting renewable and low carbon energy
- Enabling ancillary overnight accommodation
- Encouraging reuse and adaptation of existing buildings

The policy requires development to demonstrate high quality design, sustainable construction practices, suitable access and transport links and the protection and enhancement of the landscape, biodiversity and historic environment.

Area	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
LST02: Twycross Zoo Special Policy	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	0	0	0	+	0	0	0	0	+	+	0

The policy requires development to respect the rural setting and protect and enhance the landscape character. The policy places emphasis on the requirement for design which is sensitive to the surrounding character and visually integrates into the surrounding area, as opposed to landscape improvements. Therefore, there will be minor positive impacts on the landscape (**SA Objective 1**).

The development of areas for nature conservation, habitat creation and biodiversity net gain will have positive impacts on wildlife populations and increase the connectivity of habitat in the area. Both green and blue infrastructure development will assist in preventing habitat fragmentation and improve interconnected networks for biodiversity in the area. Furthermore, the development of facilities for scientific research and environmental education is expected to promote appreciation and protection of wildlife across the borough. This policy will have localised positive impacts on biodiversity (**SA Objective 2**).

The policy supports the development of renewable energy and low carbon infrastructure across the policy area, to reduce the Zoo's carbon footprint and support local net zero ambitions. The policy also supports the retrofitting and repurposing of existing buildings to improve energy efficiency and performance. These aspects of the policy will have minor positive impacts on climate change (**SA Objective 7**). Climate change is further improved through habitat creation and blue green infrastructure.

The policy supports the development of enhanced visitor facilities which will result in tourism growth, job creation and further economic investment to the zoo. Additionally, the policy supports the development of scientific research and educational facilities on the site. This creates diversity within the site, additional jobs and could create further investment into the zoo. These aspects of the policy will have minor positive impacts on the economy and employment and access to public services (**SA Objective 12 and 13**).

The remaining **SA Objectives (3 to 6, 8 to 11 and 14)** are expected to experience neutral impacts as a result of the policy.

C.9.3 LST03: Open Space Provision

1.1.1.1 Summary of Policy

This policy aims to provide publicly accessible open space to enhance the delivery of the following spatial objectives:

- Healthy communities and places
- Safe and inclusive communities
- Tourism
- Natural Environment
- Achieving good design
- Positive planning

This policy requires that all new developments of 10 dwellings or more contribute to the provision and enhancement of publicly accessible open space that is accessible and of acceptable quality and quantity.

LST03: Open Space Provision	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	+	+	0	+	0	0	+	0	+	+	0	0	+	0

The policy states that provision must be integrated with the wider green infrastructure network and existing open space assets. This will result in a positive impact on Landscape (**SA Objective 1**).

The policy also positively supports biodiversity, climate change impacts and reduce flood risk (**SA Objectives 2, 4 and 7**) as it requires provision to be designed to support biodiversity, climate resilience and sustainable drainage.

The policy has a positive impact on reduce social deprivation, healthy & and active lifestyles and access to public services (**SA Objectives 9, 10 and 13**). The policy states that provision must be located in a readily accessible and usable position with safe pedestrian and cycle connections. Furthermore, the provision must be designed to be inclusive and accessible to all users regardless of age, ability or background. If the provision is off-site, it

must deliver improvement that is equal to or greater in community benefit to on-site provision.

Existing open space is also protected by this policy and losses will only be permitted when the open space being lost is proven to be surplus to requirements, will be replaced by equivalent or better provision or will secure substantial enhancement of the recreational value. These conditions further support the positive impact of the policy on the **SA Objectives 9, 10 and 13**.

The remaining **SA Objectives (3, 5, 6, 8, 11, 12 and 14)** are expected to experience neutral impacts as a result of the policy.

C.9.4 LST04: Sport and Recreation Facilities: Outdoor and Indoor Provision

This policy seeks to protect and enhance outdoor and indoor sports and recreation facilities across the borough. The policy recognises the importance of these facilities and essential community infrastructure and aims to prevent the loss of existing facilities unless strict criteria is met, such as it is proven to be a surplus facility, it will be replaced by equivalent or better provision or where the benefit for reuse clearly outweighs the existing use. The policy requires major development to support to contribute to provision of outdoor amenity open space, either through on-site provision, off-site enhancement or financial contribution.

LST04: Sport and Recreation Facilities: Outdoor and Indoor Provision	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity	Water quality and quantity	Reduce flood risk	Land quality and soils	Air quality	Climate change impacts	Historic environment	Reduce social deprivation	Healthy & active lifestyles	Housing affordability/supply	Economy and employment	Access to public services	Waste
	0	0	0	0	0	0	0	0	0	++	0	0	+	0

The policy supports the provision, protection and enhancement of sports and recreation facilities to ensure that they are widely accessible. This will promote the adoption of healthy and active lifestyles which improves general physical and mental wellbeing across the borough. This will have significant positive impacts on healthy and active lifestyles (**SA Objective 10**).

In line with Sport England's Design and Cost Guidance, the policy requires all developed outdoor space to be accompanied by suitable ancillary facilities which includes accessible parking. Additionally, new facilities are required to be within a 15-minute walk of the communities they serve, unless proven to deliver equivalent or better outcomes where not achievable. For those facilities on educational or private sites, Community Use Agreements will be required to secure suitable community access. These aspects of the policy will provide minor positive impacts for access to public services (**SA Objective 13**).

The remaining policies (**1 to 9, 11, 12 and 13**) are expected to experience a neutral impact as a result of the policy.