

Appendix C: Appraisal of Site Allocations and Reasonable Alternatives

C.1 Preferred site Allocations

C.1.1 Land North of Normandy Way, 'Hinckley North' (AS1029, AS1031 A, AS1031 B, LPR199 combined)

This proposed site is located in the settlement of Hinckley North. The allocation is expected to deliver approximately 1,320 dwellings, within site area of 61.53ha.

Site ref: AS1029, AS1031 A, AS1031 B, LPR199	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	-	-	-	-	0	++	++	+	+	--

The proposed allocation is located outside of the settlement boundary of Hinckley and is considered greenfield land. There is also one footpath located within the site boundary, therefore, there is the potential for adverse visual impacts on transient users of the site, utilising the footpath. Additionally, as the site is located outside of the settlement boundary and of significant size, it is expected to have potential adverse effects on the landscape character. As a result, a major adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations located within 200m of the proposed site. As a result, a neutral effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m. The site is not located with a Source Protection Zone (SPZ). Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, however, there is an area of medium and high risk of surface water flooding. However, this area does not constitute

more than 25% of the site area. As a result, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land. However, the proposed allocation is located in an area of Grade 3 agricultural land. Due to the size of the development, the site would meet the threshold for consulting with Natural England, should further testing identify the presence of Grade 3a (Best and Most Versatile Land). Given the potential loss of high quality agricultural land a minor negative impact is expected (**SA Objective 5**).

The proposed allocation is located less than 200m from the A47, a main road. As a result, road users can expect to experience worse baseline air quality and there is the potential for minor adverse effects on air quality for the potential site-end users (**SA Objective 6**).

The proposed dwellings expected from the development of the site are expected to increase carbon emissions across the borough by 2.74%, which constitutes a major adverse effect on **SA Objective 7** relating to Climate Change.

There is just one Listed Building located within 300m of the proposed allocation, the Grade II listed Richmond Primary School. The building is surrounded by existing infrastructure and is separated from the proposed site by a main road and large supermarket, however, there are potential for minor adverse effects on the setting of this heritage asset (**SA Objective 8**).

According to the site Masterplans, at this stage there are no proposals for any community facilities, schools or training facilities on the site allocation. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Market Bosworth Community Hospital. There are several areas of greenspace, leisure centres and footpaths located within 800m including Green Towers Hinckley Club for Young People and St Francis Community Centre. As a result, the site is assessed as having a major positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute over a thousand dwellings for residents in the borough. As a result, the site is assessed as having a major positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located over 2km away, however, there are numerous community facilities within 800m including several education providers such as Redmoor Academy, Richmond Primary School, Dorothy Goodman School and Battling Brook Primary School. Ashby Road Sports Club and Richmond Park are also located within 800m of the proposed development. As a result, a minor positive effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 2.75% of householder waste annually across the borough. As a result, a major adverse effect has been assessed against **SA Objective 14**.

C.1.2 Land at Brick Kiln Street (the former Cadent site) (LPR138)

This site is located in the Settlement of Hinckley Central, and is anticipated to deliver 195 dwellings in a site area of 6.02ha.

Site ref: LPR138	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	+	0	0	-	?	+	0	-	0	++	++	--	++	-

The proposed allocation is located within the settlement boundary of Hinckley, and is commercially developed with a large proportion of the site to the north comprising of car parking facilities. There are no footpaths located within the site boundary, however, the site is visible from Clarendon Park. As the site is located within the settlement boundary, and is commercially developed a minor positive effect has been assessed on **SA Objective 1**.

There are no priority habitats or national designations within 200m of the site allocation boundary. As a result, a neutral effect has been assessed on **SA Objective 2**.

There are no watercourses located within the site area or within its immediate vicinity; the closest watercourse is located in Clarendon Park, approximately 90m away. The site is also not located in SPZs 1-3 and therefore, the development of the site is expected to have a neutral effect on **SA Objective 3**.

The proposed site is not located in Flood Zones 2 or 3, however, there are areas of low, medium and high surface water flood risk within the site boundary. As a result, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located adjacent to several roads, however, these are not considered to be part of the major road network, so site users can expect to experience good baseline air quality. Therefore, a minor positive effect has been assessed against **SA Objective 6**.

Based on the number of dwellings delivered by the site, its development may result in an increase of annual borough emissions by 0.4%. As a result, a neutral effect has been assessed against **SA Objective 7**.

There are several heritage designations within 300m of the proposed development, including two Conservation Areas Hinckley Town Centre and Hollycroft, Hinckley, both of which are identified on the Heritage at Risk Register. Grade II listed Church of the Holy Trinity is also located within 60m. At present existing infrastructure is not sympathetic to the historic character of the area, and views from the development to these receptors are partially blocked by existing infrastructure. However, due to the proximity of the site to the Grade II listed Church of the Holy Trinity, a minor adverse effect has been assessed against **SA Objective 8**.

According to the site Masterplan, the site makes no provision for any new community facilities or contributions, therefore a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are numerous outdoor recreational facilities located within 800m of the site, including Hinckley Gymnastics Club, Hollycroft Park, Granvill Road Park and several facilities at Clarendon Park. These are also identified as open green space. There are numerous footpath and cycle routes near the site, and the site is also located within the target distance of Hinckley and Bosworth Community Hospital. As a result, a major positive impact has been assessed against **SA Objective 10**.

As the proposed site is expected to deliver 195 dwellings, a major positive effect has been assessed against **SA Objective 11**.

The site is located within an existing employment area and as a result of its residential development, there would be a loss of employment space within the main settlement of Hinckley. As a result, a major adverse effect has been assessed against **SA Objective 12**.

Hinckley train station is located less than 800m from the proposed site. St Mary's Church of England Primary School, Westfield Junior and Infant School and Battling Brook Primary School are also located within this distance. Further community facilities in this buffer include Hinckley Library, Trinity Centre Community centre, and Hope Community Church, in addition to the numerous outdoor recreational opportunities outlined above. As a result, a major positive effect has been assessed against **SA Objective 13**.

The development of the site is expected to increase the household waste generation across the borough by 0.4%. Therefore, a minor negative effect has been assessed against **SA Objective 14**.

C.1.3 Land West of Hollycroft Grange (LPR31)

This site is located in Hinckley West and is expected to yield approximately 530 dwellings. The overall site area is 38.43 ha.

Site ref: LPR31	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	-	-	-	+	--	--	0	++	++	+	--	?

The proposed allocation is located outside, but adjacent to, the settlement boundary of Hinckley. The site is located on greenfield land, and there are numerous footpaths located within the site boundary. The development of the site could have adverse effects on landscape character and visual amenity for the users of the footpath, therefore a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats within the site, however, there are two areas of deciduous woodland priority habitat within 100m. These parcels are located to the north and west of the site. The development of the site may result in adverse effects on these designations, particularly during construction. Therefore, a minor adverse effect has been assessed against **SA Objective 2**.

The Ashby de la Zouch Canal runs along the western length of the site, which is designated as Conservation Area. There is also a small pond located within the site boundary. The site is not located within SPZ 1-3, however, due to the presence of water bodies both immediately adjacent and within the site boundary there is a risk of pollution to surface water bodies. As a result, a minor adverse effect has been assessed against **SA Objective 3**.

The site is not located within Flood Zones 2 or 3, however, there are areas of high, medium and low surface water flood risk located on the site. These areas do not comprise more than 25% of the site area and therefore, a minor adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land. The proposed site is located in an area of Grade 3 agricultural land, therefore the development of the site may result in the loss of the Best and Most Versatile (BMV)

agricultural land. Given the potential loss of high quality agricultural land a minor negative impact is expected (**SA Objective 5**).

The site is not located within 200m of any roads within the major road network, therefore site users can expect to experience good baseline air quality, and a minor positive effect has been assessed against **SA Objective 6**.

The development of the proposed site would result in an estimated increase of 1.1% of borough wide emissions annually. As a result, a major adverse effect has been assessed against **SA Objective 7**.

The site is located immediately adjacent to the Ashby-de-la-Zouch Canal Conservation Area. The designation runs adjacent to the site along its western length from north to south. As a result, a major adverse effect has been assessed against **SA Objective 8**.

According to the site Masterplan, there are no proposals for any community facilities, schools or training facilities as a result of the development. The Hollycroft Grange development to the east of the site is being built out and includes a new primary school, and this site acts as an extension therefore itself does not include school provision. Therefore, a neutral impact on **SA Objective 9** is expected.

There are numerous areas of green space surrounding the site. Wykin Park is located approximately 600m from the site. There are several footpaths crossing the site, which link up to a wider network of paths, including cycle network along the canal. The site is also located within the target distance for a hospital. Therefore, a major positive effect has been assessed against **SA Objective 10**.

The proposed allocation makes provision for the delivery of 530 dwellings, as a result, a major positive effect has been assessed against **SA Objective 11**.

There are several employment areas located within 800m of the proposed allocation, concentrated to the south. Therefore, a minor positive effect has been assessed against **SA Objective 12**.

There are no community facilities or train stations located within 800m from the site. A significant proportion of the site is located within the 30% most deprived Index of Multiple Deprivation (IMD) Lower Layer Super Output Areas (LSOA's) for geographical barriers. Therefore, a major adverse effect has been assessed on **SA Objective 13**.

The site is expected to delivery numerous dwellings which are expected to contribute an additional 1.1% to household waste across the borough. Therefore, a major adverse effect has been assessed against **SA Objective 14**.

C.1.4 Land at Wapping and Harrow Farm, Watling Street (A5) (LPR22)

This site is located in the settlement of Hinckley West. The site is expected to deliver 45.38 ha of employment floorspace.

Site ref: LPR22	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	--	-	--	?	-	?	-	0	++	0	++	--	?

The proposed allocation is not located within the settlement boundary of Hinckley and is located on greenfield land. Therefore, a minor adverse effect has been assessed against **SA Objective 1**.

There is a small area of deciduous woodland priority habitat located within the site boundary. There are additional areas of deciduous woodland within the vicinity of the site. There is a potential direct impact on the priority habitats and therefore, a major adverse effect has been assessed against **SA Objective 2**.

Higham on the Hill water body is located on the southern edge of the site. The site is not located within SPZ 1-3. The construction of the site has the potential to generate pollution pathways to surface water on site. As a result, minor adverse effect is assessed on **SA Objective 3**.

The site is not located within Flood Zones 2 and 3, however, there are large areas of high, medium and low surface water flood risk located on site. As these areas of risk are over 25% of the total site area, a major adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located within 200m of A47, therefore site users are expected to experience good baseline air quality and a minor adverse effect has been assessed against **SA Objective 6**.

The site is not expected to deliver any dwellings, and the potential emissions generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7**.

There are two Conservation Areas located within 300m of the proposed allocation, this includes Ashby-de-la-Zouch Canal. As a result, a minor adverse effect has been assessed against **SA Objective 8** due to potential impacts to the setting of heritage assets.

According to the site Masterplan, there are no community facilities, schools or training facilities proposed as a result of the development as the focus is on providing employment uses. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are two hospitals located within the target distance of the site. There are several footpaths and green spaces within 800m of the site including Wykin Park and Brodick Park. Therefore, a major positive effect has been assessed against **SA Objective 10**.

As the site is proposed for employment land, a neutral effect has been assessed against **SA Objective 11**.

There are numerous employment areas located within the vicinity of the proposed site, and the development of the site would contribute an additional 45.38ha of employment floorspace. Therefore, a major positive effect has been assessed against **SA Objective 12**.

The nearest train station to the site is located over 2km from the proposed site. There are no community facilities located within an 800m buffer from the site. The site is also located within the 10% most deprived LSOA for geographical barriers, indicating the lack of accessible services within its vicinity. As a result, a major adverse effect has been assessed against **SA Objective 13**.

The site is not expected to deliver any dwellings, and the potential waste generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 14**.

C.1.5 Barwell Sustainable Urban Extension (SUE) (AS58)

This site is located in Barwell and is expected to deliver 2,500 dwellings. The overall site area is 136.9 ha.

Site ref: AS58	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	-	-	--	-	-	--	-	++	++	++	+	+	--

The proposed site is located beyond the limits of the settlement of Barwell, and predominantly consists of greenfield land, but does include some areas of developed land. There are numerous footpaths which cross the site at both north and south of Stapleton Lane. Due to the potential size of the site, its location outside of the settlement boundary and the likely impact on visual amenity for users of the footpaths, a major adverse effect has been assessed against **SA Objective 1**.

No ecological receptors have been identified within the site, however, there is a small area of deciduous woodland priority habitat located adjacent to the site and Barwell Park. Due to potential indirect effects associated with the construction of the site, a minor adverse effect has been assessed against **SA Objective 2**.

Tweed River runs through the site to the northern edge of Barwell Park, however, the site is not located in SPZ 1-3. Therefore, during construction there is the potential for pollution to surface water, and as a result a minor adverse effect has been assessed against **SA Objective 3**.

There is an area within the site at Flood Zones 2 and 3 which adjoins Barwell Park, and there are numerous areas across the site at low, medium and high surface water flood risk. These do not constitute more than 25% of the total site area, however, there is a particularly large area of high surface water flood risk in the area south of Barwell Park which would need to be addressed. As a result, a major adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land. The proposed site is located in Grade 3 agricultural land, and as a result may result in the loss of BMV agricultural soils. Due to the size of the site, assuming Grade 3a subtype is

identified on site, its development would likely require consultation with Natural England. Given the potential loss of high quality agricultural land a minor negative impact is expected (**SA Objective 5**).

The proposed site is located adjacent to the A447, which is a main road with notable traffic volumes. As a result, site users can expect to experience worse baseline air quality and therefore, a minor negative effect has been assessed against **SA Objective 6**.

Due to the size of the site, the estimated increase in emissions across the borough is 5.21% and therefore, a major adverse effect has been assessed against **SA Objective 7**.

There are several heritage assets located within 300m of the proposed site, including the Grade II listed Barwell House Farmhouse and Attached Stable Wing. Barwell A Conservation Area is also located approximately 200m to the east of the site. Based on this, a minor adverse effect has been assessed against **SA Objective 8** due to potential impacts to the settings of heritage assets.

According to the site Masterplan, the site makes provision for a mixed use local centre, primary school, sports provision, allotments and local green space. For this reason, a significant positive impact on reducing social deprivation is expected (**SA Objective 9**).

There is one hospital located within the target distance from the site, and there are numerous areas of greenspace located within 800m including Stapleton Cricket Ground. There are several footpaths crossing the site which link up to a wider network of cycle paths, and opportunities for outdoor recreation such as Barwell Football Club and Barwell Cricket Club. As a result, a major positive effect has been assessed against **SA Objective 10**.

As the site is expected to yield 2,500 dwellings, a major positive effect has been assessed against **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed site, therefore a minor positive effect has been assessed against **SA Objective 12**.

The closest train station is located approximately 3km from the site at Hinckley. There are several educational facilities within the settlement of Barwell including Health Lane Academy, Barwell Church of England Academy, and Barwell Infant School. There also appears to be several shops and services along the High Street several hundred of metres away. As a result, the site has scored a minor positive against **SA Objective 13**.

The proposed allocation is expected to result in an additional 5.2% of household waste generated across the borough. As a result, a major negative effect has been assessed against **SA Objective 14**.

C.1.6 Land adjoining Hinckley Waste Water Treatment Works (WWTW), Brookfield Road (LPR44)

This site is located in the settlement of Burbage West, and is proposed as 10.64 ha of employment land.

Site ref: LPR44	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	+	--	--	--	?	+	?	-	0	++	0	++	-	?

The proposed site is located within the settlement boundary, and is located in the footprint of an existing sewage works. Due to the existing development on site, and its location within the settlement boundary surrounding other employment sites, a minor positive effect has been assessed against **SA Objective 1**.

There is an area of deciduous woodland priority habitat located within the site area. Due to its presence on site, there is potential for direct harm to this ecological receptor. As a result, a major adverse effect has been assessed against **SA Objective 2**.

Sketchley Brook is located on the northern margin of the site, which is also identified as a Water Framework Directive (WFD) water body. The site is not located within SPZ 1-3. Due to the location of the watercourse onsite and its sensitivity, a major adverse effect has been assessed against **SA Objective 3** due to potential direct impact to surface water quality.

The proposed site is located within Flood Zones 2 and 3, and has several areas of high, medium and low risk of surface water flooding. As a result, a major adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is not located within 200m of a main road, therefore site users are expected to experience good baseline air quality and a minor positive effect has been assessed against **SA Objective 6**.

The site is not expected to deliver any dwellings, and the potential emissions generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7**.

There is one Conservation Area (Ashby-de-la-Zouch Canal) located within 300m of the proposed site. Due to the proximity of the site to the Conservation Area, a minor adverse effect has been assessed against **SA Objective 8**.

As this site is identified for employment land, it is not anticipated that any community facilities will be provided. Therefore, a neutral impact in relation to social deprivation is expected (**SA Objective 9**).

The proposed site is located within the 5km target distance to a hospital and has several community facilities within 800m. There is a footpath several hundred metres to the east of the site and Brookfield Trail to the north, with some areas of open greenspace. Based on the above, a major positive effect has been assessed against **SA Objective 10**.

As the proposed site is not expected to deliver any dwellings, a neutral score has been assessed against **SA Objective 11**.

The proposed site is located in an existing employment area and is allocated on the basis of providing additional floorspace. Therefore, a major positive score has been assessed against **SA Objective 12**.

The closest train station to the proposed allocation is over 800m, and there are limited facilities located within proximity to the site. The site is not located within decile 3 or below for geographical barriers to services. As a result, a minor negative effect has been assessed against **SA Objective 13**.

The site is not expected to deliver any dwellings, and the potential waste generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 14**.

C.1.7 Earl Shilton Sustainable Urban Extension (SUE) (AS237)

This site is located in Earl Shilton South, and is proposed to deliver a mixed use allocation. The overall site area is 74.07ha with the expectation of delivering 1,581 dwellings and 5.3ha of employment floorspace.

Site ref: AS237	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	0	--	-	?	-	--	-	0	++	++	++	+	--

The proposed site is located outside of the settlement limits of Earl Shilton and is partially located within existing development including Earl Shilton Sewage Treatment Works. The majority of the site is located on greenfield land. Due to the size of the site, its location outside the settlement limits and mostly greenfield land, a major adverse effect has been assessed against **SA Objective 1**.

There are no priority habitat located within the site boundary or within 100m. There are also no national or international ecological designations within proximity to the site. As a result, a neutral effect has been assessed against **SA Objective 2**.

A WFD water body Thurlaston Brook from Source to River Soar runs from west to east across the site. The site is not located within SPZ 1-3. As a result of the sensitivity of the watercourse located on site, a major adverse effect has been assessed against **SA Objective 3**.

The site is not located in areas of Flood Zones 2 or 3, however, there are areas of low, medium and high surface water flood risk which does not constitute over 25% of the site area. As a result, a minor adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The southernmost margin of the site bounds the A47, which is a main road with notable traffic volumes and emissions output, therefore worse baseline air quality can be expected, so a minor adverse effect has been assessed against **SA Objective 6**.

The development of the site is expected to result in an additional 3.3% of emissions relative to the borough. As a result, a major adverse effect has been assessed against **SA Objective 7**.

There are several listed buildings within 300m of the proposed allocation, including 73, High Street and 71, High Street. The development of the site may result in adverse effects to the setting of the heritage receptors, as a result, a minor adverse effect has been assessed against **SA Objective 8**.

According to the site Masterplan, the site makes no provision for any community facilities. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There is one hospital located within 5km of the proposed allocation. The site is also crossed by numerous footpaths and has multiple areas of greenspace within proximity. Earl Shilton Cricket Club and Wood Street Park are located within 800m of the proposed site. As a result, a major positive score has been assessed against **SA Objective 10**.

As the site includes the provision for over 100 dwellings, a major beneficial score has been assessed against **SA Objective 11**.

There are numerous employment areas located within the target distance of the site, and the site is expected to deliver 5.3ha of additional employment floorspace. As a result, a major positive score has been assessed against **SA Objective 12**.

The nearest train station from the proposed site is in Hinckley, located approximately 5km away. There are several educational facilities located within 800m of the site including Weavers Close Primary School and Townlands C of E Primary Academy. There is also a small supermarket located within walking distance of the site. As a result, a minor positive effect has been assessed against **SA Objective 13**.

Based on the estimated dwellings, the site is expected to increase household waste generation in the borough by 3.3% as a minimum, however, any additional waste generated by the employment floorspace provided cannot be predicted. Therefore, a major adverse effect has been assessed against **SA Objective 14**.

C.1.8 Land South of Thurlaston Lane and East of the A47 (LPR216) and Land South East of the A47 (LPR200)

This site is located within the Earl Shilton South settlement. The sites are 109.81 ha (LPR200) and 20.51 ha (LPR216) and the sites have a joint capacity for 2,513 homes.

Site ref: LPR200/LPR216	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	--	--	--	?	-	--	-	++	++	++	+	-	--

The site is not located within the settlement boundary and this is a large open greenfield site. However, there are no footpaths or bridleways within proximity to the site. Therefore, a minor negative impact on the landscape is expected (**SA Objective 1**).

The southern area of the LPR200 borders an area of good quality semi-improved grassland priority habitat. Due to the close proximity to this habitat and size of the site, a significant negative impact to biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. However, the LPR200 site contains a WFD water body that runs directly through the site. This is the Thurlaston Brook from Source to River Soar. For this reason, development may result in pollution and it is considered that water quality would experience significant negative impacts (**SA Objective 3**).

The southern area of site LPR200 is located within Flood Zone 3. There is also some high risk of surface water flooding on the site, therefore a significant negative impact on flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The southern boundary of the site is less than 25m from the M69 motorway. This is a road with notable traffic volumes and emissions output, therefore site users are expected to experience worse baseline air quality. For this reason, minor negative impacts to air quality are expected on this site (**SA Objective 6**).

The site is expected to contribute around 5.2% to the borough emissions output based on its capacity. Therefore, a significant negative impact on climate change is expected (**SA Objective 7**).

There is one listed building within 300m of the site, which is south of the southern boundary. This is Wortley Cottages in Elmsethorpe, just under 300m from the site. Therefore, the site can be expected to have minor negative impacts on the historic environment (**SA Objective 8**), particularly to setting due to the size of the site.

According to the site Masterplan, the site makes provision for sports pitches and a club house on the site, a community hub, an ecology park and allotments and community orchard on the site. For this reason, a significant positive contribution can be expected to reduce social deprivation (**SA Objective 9**).

The site is located within 5km of one hospital. There is an area of open green space within the site boundary, and numerous within 800m. There are also footpaths nearby, the closest being 164m away. Therefore, the site is expected to have a significant positive impact on creating healthy and active lifestyles (**SA Objective 10**).

The site makes provision for over 2,000 homes and therefore can be expected to contribute significantly to the borough housing need. For this reason, it is expected that the site would have a major positive impact on housing (**SA Objective 11**).

The site is located within the 5km of four employment areas, with the closest being 3,000m away. However, the site makes no provision for employment space. Therefore, a minor positive impact is expected on the economy and employment (**SA Objective 12**).

The site is located with 800m of no community facilities and no train stations. The site is located within decile 5 for geographical barriers to service. Therefore, the site is expected to have a minor negative impact on access to public services (**SA Objective 13**).

Due to the site dwelling capacity, it is expected that the site would contribute 5.2% to the borough waste output. For this reason, a significant negative impact is expected on waste (**SA Objective 14**).

C.1.9 Land North of Barton Road (AS455 phase 2)

This site is located in Barlestone and is expected to deliver 128 dwellings in a site area of 8.02ha.

Site ref: AS455	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	-	0	0	?	+	++	+	+	-

The proposed allocation is located outside of the existing settlement boundary of Barlestone. The site is comprised of greenfield land, and does not intersect with any footpaths, bridleways or National Cycle Networks (NCNs). As a result, a minor adverse effect has been assessed against **SA Objective 1** as a result of likely impacts on landscape character.

There are no ecological receptors located within the site area. There is a small area of deciduous woodland priority habitat located approximately 160m from the site. There are no national or international ecological designations located within the wider buffer area. As a result, a neutral effect has been assessed against **SA Objective 2**.

There are no watercourses present on site and the site is not located in SPZ 1-3, as a result, a neutral effect has been assessed against **SA Objective 3**.

The site is not located in Flood Zones 2 and 3, however, there are areas of high, medium and low surface water flood risk in the site area. As a result, a minor adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located within 200m of the A447, a road with notable traffic volumes and emissions output. As a result, site users can be expected to experience worse baseline air quality and therefore, a minor adverse effect has been assessed against **SA Objective 6**.

The delivery of the proposed allocation is expected to result in an additional 0.3% of emissions across the borough. As a result, a neutral effect has been assessed against **SA Objective 7**.

There are no heritage assets within the site or within 300m, therefore, a neutral effect has been assessed against **SA Objective 8**.

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There are no hospitals located in the target distance of the proposed site. There are, however, multiple areas of greenspace located within proximity of the site including Barlestone Bowls Club and Community Centre. Therefore, a minor positive effect has been assessed against **SA Objective 10**.

As the proposed site is expected to deliver over 100 dwellings, a major beneficial effect has been assessed against **SA Objective 11**.

There are numerous employment areas located within a 5km radius of the site, therefore a minor positive effect has been assessed against **SA Objective 12**.

The closest train station is located over 3.5km away from the proposed site. Barlestone C of E Primary School is located several hundred metres away from the site, there is also a handful of shops and services located on Main Street. As a result, a minor positive effect has been assessed against **SA Objective 13**.

The delivery of the site is expected to result in an additional 0.3% of household waste generated across the borough. As a result, a minor adverse effect is assessed against **SA Objective 14**.

C.1.10 Land South of Markfield Road (LPR107)

This site is located in Ratby and is expected to deliver 470 dwellings. The site area is approximately 32.39ha.

Site ref: LPR107	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	--	--	++	+	++	+	+	--

The proposed site is located outside of the existing settlement boundary of Ratby. The site is not located in proximity of a country park, and has multiple footpaths which cross the site. As a result, a minor adverse effect has been assessed against **SA Objective 1**, due to potential impacts on landscape character and visual amenity of footpath users.

There are no ecological receptors located within the site area, and there are no designations located within 100m. Therefore, a neutral effect has been assessed against **SA Objective 2**.

There are no watercourses located on site, and the site is not located within SPZ 1-3. Therefore, a neutral effect has been assessed against **SA Objective 3**.

A very small portion of the site is located in Flood Zone 2, and there are areas within the site at high, medium and low risk of surface water flood risk. As a result, a minor adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed allocation is not located within 200m of a main road, so site users can be expected to experience good baseline air quality and therefore a minor positive effect is assessed against **SA Objective 6**.

Based on the number of dwellings expected to be delivered from the site, the site is predicted to contribute an additional 1% of emissions across the borough. As a result, a major adverse effect has been assessed against **SA Objective 7**.

There are three Listed Buildings located within 300m of the site, including the Grade II listed War Memorial, and Orchard Cottage and the Grade II* listed Church of St Philip and St

James. The site is also partially within the Ratby Conservation Area. As a result, a major adverse effect has been assessed against **SA Objective 8**.

According to the site Masterplan, the site makes provision for a community hub, primary school and care home as well as the residential development proposed within this site. For this reason, a significant positive contribution to reducing social deprivation can be expected (**SA Objective 9**).

There are no hospitals located with the target distance of the site. There are numerous footpaths, bridleways and cycle routes located within the site and its immediate proximity. Several open greenspaces surround the site, including a more formalised area at Ferndale Park and Ratby Sports Club. As a result, a minor positive effect has been assessed against **SA Objective 10**.

The proposed site is expected to deliver 470 dwellings, therefore a major positive effect has been assessed against **SA Objective 11**.

The proposed site is located within proximity to several employment sites, therefore a minor positive effect is assessed against **SA Objective 12**.

The proposed site is not located within 800m of a train station, however, there is a supermarket and primary school located within this distance. There are also numerous footpaths, and greenspaces within proximity to the site as described above. Therefore, a minor positive effect has been assessed against **SA Objective 13**.

The proposed site is expected to result in an additional 1% of household waste generated across the borough. As a result, a major negative effect has been assessed against **SA Objective 14**.

C.1.11 Land South of Station Road (Phase 2) (LPR139)

This is a residential development site located within the Market Bosworth settlement. It is 9.61 ha and has capacity for 200 dwellings.

Site ref: LPR139	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	-	-	+	0	-	0	+	++	+	++	-

The site is located adjacent, but outside of the settlement boundary of Market Bosworth. There is also a footpath within the site, and pedestrians using this footpath can be expected to experience negative impacts due to obstruction of the view. This is also a greenfield site, and therefore a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

An area of deciduous woodland priority habitat bounds the site to the east. There are no watercourses within the site that put ecological receptors at risk of pollution from hydrological connections. Therefore, a minor negative impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ or in proximity to any watercourses and WFD water bodies that could be impacted by development. Therefore, the site receives a neutral score for its impact to water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. The site contains a small area of high risk for surface water flooding and therefore the site receives a minor negative score for flood risk (**SA Objective 4**).

This area of land is an open greenfield site that has not been previously developed. The land is also classified as Grade 3 agricultural land, meaning this is considered good quality land that should be preserved from development. Therefore, the site receives a minor negative score for its impacts to land quality and soils (**SA Objective 5**).

The site is not located within an Air Quality Management Area (AQMA) and is not within 200m of any main roads. Therefore, site users are expected to experience good baseline air quality and the site scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, a 0.4% increase to borough wide carbon emissions can be expected. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is located approximately 230m east of the Ashby-de-la-Zouch Canal, which is designated as a Conservation Area. Due to impacts to setting during construction, the site receives a minor negative score for impacts to the historic environment (**SA Objective 8**).

According to the site Masterplan, there is no provision for development of community facilities on the site. Therefore, a neutral impact to reducing social deprivation is expected (**SA Objective 9**).

The site is not located within 5,000m of a hospital. However, there are many areas of open green space within proximity to the site, the closest being 360m north. There is also a play area and water park within 800m of the site that can be used for recreational exercise and leisure activities. Therefore, the site receives a minor positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 200 dwellings. Therefore, a significant positive score is predicted for housing (**SA Objective 11**).

The site is located less than 250m from an employment site, however, does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

Market Bosworth train station is located 450m north-west of the site, meaning this is a sustainably accessible location. There are three schools within 500m of the site; St Pete's C of E Primary Academy, The Market Bosworth School and the Duke Grammar School. There are also multiple places of worship within the town, and the Market Bosworth neighbourhood centre is 600m from the site. Therefore, the site receives a significant positive score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 0.4% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.1.12 Land East of Ratby Lane and South of Jacqueline Road (LPR70)

This site is located within the settlement of Markfield. It is 5.28 ha in size and has capacity for 135 dwellings.

Site ref: LPR70	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	0	0	-	--	-	0	0	0	+	++	+	+	-

The site is located adjacent, but outside of the settlement boundary of Markfield. A footpath also runs adjacent to the south-western boundary of the site, which could also experience minor negative landscape impacts. This is also a greenfield site, and therefore a significant negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors in proximity of the site or expected to be impacted by the site allocation. Therefore, a neutral impact is expected on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. There are also no watercourses within the site, or WFD water bodies. For this reason, the site is predicted to have a neutral impact on water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There is a small area of high surface water flood risk within the site boundary, and therefore a minor negative impact on flood risk is expected (**SA Objective 4**).

The site is located within the area of Charnwood Forest. This is a unique geological landscape that applied, but is yet to be confirmed as a UNESCO Global Geopark. Construction of the site has the potential to impact the geological value of the site. The site is on a greenfield site that is classified as Grade 3 agricultural land, which is considered to be of good quality for agricultural use. Land such as this should be preserved from development, particularly considering its geological value, and therefore a significant negative impact is expected on land quality and soils (**SA Objective 5**).

The site is not located within an AQMA. There are no main roads within the site boundary, however, three are located within 200m of the site. For this reason, site users are expected

to experience worse baseline air quality and the site is expected to have minor negative impacts on air quality (**SA Objective 6**).

Due to the site dwelling capacity, an increase of 0.28% could be expected to the borough emissions. For this reason, a neutral impact is expected on climate change (**SA Objective 7**).

There are no heritage receptors within 300m of the site. For this reason, a neutral impact is predicted on the historic environment (**SA Objective 8**).

According to the site Masterplan, the site makes no provision for community facilities, schools or teaching facilities on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The closest area of green space to the site is 145m away. There are five areas of green space within 800m of the site. There is also a footpath within the site boundary. However, there are no hospitals within 5km of the site. Therefore, a minor positive impact is predicted on healthy and active lifestyles (**SA Objective 10**).

The site has capacity to contribute 135 dwellings to the borough housing need. For this reason, a significant positive impact is predicted on housing (**SA Objective 11**).

The site is within 5km of 12 employment areas in the borough. The closest being 1,400m away. However, the site is not proposed to contribute any employment area if developed. Therefore, a minor positive impact is expected on the economy and employment (**SA Objective 12**).

The site is not within 800m of a train station. There is a village store, primary school, library and mosque within 800m of the site. Therefore, a minor positive impact is predicted due to its access to public services (**SA Objective 13**).

Due to the site dwelling capacity, the site has the potential to contribute 0.28% to the borough waste output. Therefore, a minor negative impact is expected on waste (**SA Objective 14**).

C.1.13 Land South of London Road (Site A) (LPR94 A)

This site is located within the settlement of Markfield. It is 9.53 ha and has capacity for 170 dwellings.

Site ref: LPR94 A	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	O	O	+	--	-	O	O	O	+	++	+	+	-

The site is located outside of the settlement boundary, with only a 40m boundary connecting the site to this boundary. There is 250m of footpath that falls within the site boundary, and users of this footpath can be expected to experience negative impacts to the view. Therefore, a significant negative impact is expected on the landscape (**SA Objective 1**).

There are no ecological receptors within proximity of the site, and therefore a neutral impact is expected on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. There are also no watercourses or WFD water bodies that have potential to be impacted by the site. Therefore, a neutral impact is expected on water quality (**SA Objective 3**).

The site is not located within any Flood Zones and there are no areas of high risk of surface water flooding within the site. Therefore, a minor positive impact is predicted on flood risk (**SA Objective 4**).

The site is located within the area of Charnwood Forest. This is a unique geological landscape that applied but is yet to be confirmed as a UNESCO Global Geopark. Construction of the site has the potential to impact the geological value of the site. The site is on a greenfield site that is classified as Grade 3 agricultural land, which is considered to be of good quality for agricultural use. Land such as this should be preserved from development, particularly considering its geological value, and therefore a significant negative impact is expected on land quality and soils (**SA Objective 5**).

The site is not located within an AQMA, however, there are three main roads within 200m of the site. Therefore, site users are expected to experience good baseline air quality, and as a result a minor negative impact is predicted (**SA Objective 6**).

Due to the site dwelling capacity, it is expected that the site would contribute 0.35% to the borough emissions output. Therefore, a neutral impact is expected on climate change (**SA Objective 7**).

The site is not located in the proximity of any heritage receptors, and therefore a neutral impact is expected on the historic environment (**SA Objective 8**).

According to site Masterplans, the site makes no provision for the development of community facilities within the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is not located within 5km of any hospitals. However, there are five areas of green space within 800m of the site, the closest being 145m away, but no NCNs or footpaths. Therefore, a minor positive impact is expected on healthy and active lifestyles as a result of the site allocation (**SA Objective 10**).

The site allocation proposes a contribution of 170 dwellings to the borough housing need, and therefore a significant positive impact is expected on housing (**SA Objective 11**).

The site is located within 5km of 12 employment areas in the borough, the closest being 1.4km away. Therefore, a minor positive impact is predicted on the economy and access to employment (**SA Objective 12**).

The site is not located within 800m of a train station. There are four community facilities within 800m of the site, these being Mercenfeld Primary School, Markfield Library, Markfield Post Office, and St Michael's Church. Therefore, a minor positive impact is predicted on access to public services (**SA Objective 13**).

Due to the site dwelling capacity, it is expected that development would contribute 0.35% to the borough waste output. For this reason, a minor negative impact is predicted on waste (**SA Objective 14**).

C.1.14 Land at Cliffe Hill Farm (Junction 22) (LPR95)

This site is located within the Markfield settlement. This is an employment site is 28.35 ha, that proposes 28 ha of employment area.

Site ref: LPR95	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	-	?	0	0	++	0	++	-	?

The site is not located within the settlement boundary. There is 78m of footpath that falls within the site boundary, and users of this footpath can be expected to experience negative impacts to the view. Therefore, a minor negative impact is expected on the landscape (**SA Objective 1**).

The site is not located within the proximity of any ecological receptors. Therefore, a neutral impact is expected on biodiversity (**SA Objective 2**).

The site is not located within an SPZ. There are also no watercourses or WFD water bodies that are expected to experience impacts. Therefore, a neutral impact is predicted on water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there is an area of high surface water flood risk in the centre of the site. Therefore, the site receives a minor negative impact flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA. There are 14 main roads within 200m of the site, including the Markfield Bypass and M1 that bounds the site only 14m away. These are roads with notable traffic volumes and therefore, high emissions output leading to a worse baseline air quality for site users. Therefore, a minor negative impact is predicted on air quality (**SA Objective 6**).

Due to the site being allocated for employment, and therefore its specific use and industry being unknown, it is not possible to predict impacts to climate change (**SA Objective 7**).

There are no heritage receptors within proximity of the site that have potential for impacts, therefore neutral impacts are predicted on the historic environment (**SA Objective 8**).

According to the site Masterplan, the site does not make provision for any community facilities on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is within 5km of one hospital and three areas of green space within 800m of the site. Therefore, the site can be expected to have a significant positive impact on healthy and active lifestyles (**SA Objective 10**).

The site is allocated for employment and makes no provision for housing contribution. Therefore, a neutral impact is expected on housing (**SA Objective 11**).

The site is located within 5km of eight employment areas. Moreover, the site allocation proposes 28 ha of new employment space. Therefore, a significant positive contribution can be expected on the economy and employment (**SA Objective 12**).

There are no train stations within 800m of the site, and there are also no community facilities within this range. However, the site is not located within an area of high deprivation due to geographical barriers under the IMD, therefore a minor negative score is predicted for access to public services (**SA Objective 13**).

Due to the site being allocated for employment, and therefore its specific use and industry being unknown, it is not possible to predict impacts to waste output (**SA Objective 14**).

C.1.15 New Settlement: Lindley Meadows (LPR235 A)

This site would constitute the formation of a new settlement, known as Lindley Meadows, but is currently located closest to the Fenny Drayton settlement. The site area is 241.7 ha and has capacity for a minimum of 3,000 homes.

Site ref: LPR235 A	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	--	-	-	?	-	--	-	+	++	++	+	-	--

The site is not located within a currently designated settlement boundary and would have an adverse effect on the landscape due to large scale development in an open greenfield area. A footpath is also located within the site boundary and users of this path would experience adverse effects to the view. Due to the scale and expanse of this development on a greenfield site, the allocation is expected to have significant negative impacts on the landscape (**SA Objective 1**).

There are a number of priority habitat areas within the site boundary. These are primarily deciduous woodland with one traditional orchard area of 0.16 ha. Therefore, a significant negative impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within any SPZs. There is a watercourse within the site that may experience pollution if the site were to be developed. Therefore, a minor negative impact is predicted to water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are areas of high risk of surface water flooding within the site. Therefore, a minor negative impact is predicted on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA. There are four main roads within 200m of the site, therefore the site users may be subject to worse baseline air quality due to traffic volumes and vehicle emissions. As a result, a minor adverse effect is expected on air quality (**SA Objective 6**).

Due to the dwelling capacity of the site, it is predicted that development would increase borough carbon emissions by 6.3%. As a result, a significant negative effect is expected on climate change for the borough (**SA Objective 7**).

There are three listed buildings within 300m of the site, the closest being the George Fox Monument, 150m away. There is also The Firs (193m away) and Church of St Michael (223m away). The site is also located approximately 250m from Bosworth Battlefield. Therefore, a minor adverse effect is predicted on the historic environment (**SA Objective 8**).

The site Masterplan outlines plans for a primary school and secondary school opposite one another in a central area of the site. This will be opportunities to Lindley Meadows Park, with a woodland and Country Park in close proximity. As a result, a minor positive impact on reducing social deprivation is expected (**SA Objective 9**).

The site is located within 5km of one hospital. There are four areas of green space within 800m of the site, the closest being 178m away. There are also four NCN routes within 800m of the site. Therefore, a significant positive impact is expected on healthy and active lifestyles (**SA Objective 10**).

Due to the significant provision of housing this site can potentially provide, a significant positive impact to housing need is expected (**SA Objective 11**).

There is one employment area within 5km of the site. Therefore, a minor positive impact is predicted on the economy and employment (**SA Objective 12**).

The site is not located within 800m of a train station. There is one community facility within 800m of the site, the St Michaels and All Angels church 223m away. Due to the lack of transport options, schools and shops, the site is expected to have a minor negative impact on access to public services (**SA Objective 13**).

Due to the site dwelling capacity, the site is expected to contribute 6.3% to the borough waste output. Therefore, a significant negative impact to borough waste is expected (**SA Objective 14**).

C.1.16 Land South of New Barn Farm, Kirkby Road (LPR185)

This site is located within the Barwell settlement. It is 3.67 ha in size and has capacity for 60 homes.

Site ref: LPR185	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	+	?	+	0	0	+	++	+	+	-	-

The site is not located within a designated settlement boundary. There is also a footpath within the site, and users of this would experience minor negative impacts to the landscape if the site were developed. The site is primarily greenfield. As a result, the site can be expected to have a minor negative impact on the landscape (**SA Objective 1**).

The site is not within the proximity of any ecological receptors. Therefore, a neutral impact is expected on biodiversity (**SA Objective 2**).

The site is not located within an SPZ. There are also no watercourses or WFD water bodies within proximity of the site. Therefore, neutral impacts to water quality are expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are also no areas of high surface water flood risk within the site. Therefore, a minor positive impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are no main roads within 200m of the site. As a result, site users can be expected to experience good baseline air quality and therefore, a minor positive impact is expected on improving air quality (**SA Objective 6**).

Due to the site dwelling capacity, it is expected that the site could contribute 0.12% to the borough carbon emissions. Therefore, a neutral impact is expected on climate change (**SA Objective 7**).

There are no heritage assets within proximity of the site. Therefore, neutral impacts on the historic environment are expected (**SA Objective 8**).

According to the site Masterplan, the site makes provision for a Children's play area (LEAP) to be incorporated into the site development. For this reason, a minor positive impact on reducing social deprivation is expected (**SA Objective 9**).

The site is located within 5km of one hospital, and there are 14 areas of green space within 800m of the site. Therefore, the site is expected to have a significant positive impact on encouraging healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 60 dwellings that can contribute to the borough housing need. Therefore, a minor positive impact is expected on housing (**SA Objective 11**).

There are 28 employment areas within 5km of the site. Therefore, a minor positive impact is predicted on the economy and employment (**SA Objective 12**).

There is no train station within 800m of the site, and no community facilities within 800m of the site. However, the site is located within decile 5 of areas with geographical barriers to services, and therefore minor negative impacts are predicted to access to public services (**SA Objective 13**).

Due to the site capacity, it is expected the site could contribute 0.13% to the borough waste output. Therefore, the site is expected to have minor negative impacts on waste (**SA Objective 14**).

C.1.17 Land East of Hinckley Park (LPR259)

This site is located within the Burbage Smockington settlement. The site is 35.82 ha and has capacity for 35.35 ha of employment space.

Site ref: LPR259	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	--	-	--	?	+	?	-	0	+	0	++	-	?

The site is located outside of any settlement boundaries. It is also located on greenfield land. There are no footpaths or cycle networks located within the site that may experience impacts to views. Therefore, a minor negative impact to the landscape is predicted (**SA Objective 1**).

There is an area of priority habitat deciduous woodland adjacent to and partially within the site, covering 3 ha. Therefore, significant negative impacts to biodiversity are expected (**SA Objective 2**).

The site is not located within an SPZ. However, a watercourse is located within the site, which may be vulnerable to pollution if the site were to be developed. Therefore, minor negative impacts to water quality can be expected (**SA Objective 3**).

The northern edge of the site is located within Flood Zone 2 and 3. There is also a small area of the site that is covered with high surface water flood risk. Therefore, significant negative impacts to flood risk can be expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. As a result, the area is likely to experience lower traffic volumes and vehicle emissions and potentially better baseline air quality. As a result, a minor positive impact to air quality can be expected (**SA Objective 6**).

Due to the site being allocated for employment, and therefore its specific use and industry being unknown, it is not possible to predict impacts to climate change (**SA Objective 7**).

There is one listed building located within proximity of the site, which is a Milepost approximately 12m away from the site boundary. A scheduled monument is located 263m from the site, an area of Heritage at Risk 261m from the site. This is the Roman town at High Cross in Warwickshire. Therefore, minor negative impacts to the historic environment can be expected (**SA Objective 8**).

According to the site Masterplan, the site makes no provision for any community facilities on the site. For this reason, a neutral impact on reducing social deprivation can be expected (**SA Objective 9**).

The site is not located within 5km of a hospital. There are no areas of open green space within 800m of the site, but eight footpaths within 800m. For this reason, a minor positive score is awarded for healthy and active lifestyles (**SA Objective 10**).

The site does not make provision for any housing. For this reason, a neutral impact is expected on housing (**SA Objective 11**).

The site is located within 5km of 38 employment areas. The site also makes provision for an additional 35.35 ha of employment space. For this reason, the site can be expected to have a significant positive impact on the economy and employment (**SA Objective 12**).

The site is not located within 800m of a train station, and there are no community facilities within 800m. However, the site is located within decile 8 (top 20%) of sites with geographical barriers to accessing services, so is not considered limited under the IMD. Therefore, a minor negative score is awarded for access to public services (**SA Objective 13**).

Due to the site being allocated for employment, and therefore its specific use and industry being unknown, it is not possible to predict impacts to waste output (**SA Objective 14**).

C.1.18 Land South of Soar Brook (LPR16 A)

This site is located within the settlement of Burbage Smockington. The site makes provision for 117.38 ha of employment space.

Site ref: LPR16 A	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	--	--	?	+	?	--	++	-	0	++	-	?

The site is not located within the settlement boundary. There is a footpath within the site boundary and users of this this may experience negative impacts to the view if the site were to be developed. The site is also greenfield land; therefore, development would have minor negative impacts to the landscape (**SA Objective 1**).

There is an area of priority habitat deciduous woodland, an area of good quality semi improved grassland priority habitat and an area of coastal and floodplain grazing marsh within the site boundary. Due to this, development could cause significant negative impacts on biodiversity (**SA Objective 2**).

The site is not located within an SPZ. There is a watercourse within the site, and also a WFD water body within the site (Soar Brook from Source to River Soar). For this reason, risk of pollution to water is increased, and therefore significant negative impacts are expected on water quality (**SA Objective 3**).

Some areas of the site are located within Flood Zone 3, surrounding Soar Brook. There are also some areas of high risk of surface water flooding within the site. Therefore, the site is predicted to have significant negative impacts on reducing flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. Therefore, it can be expected that due to limited traffic volumes, site users are likely to experience good baseline air quality. As a result, the site receives a minor positive score for its impacts to air quality (**SA Objective 6**).

Due to the site being allocated for employment, and therefore its specific use and industry being unknown, it is not possible to predict impacts to climate change (**SA Objective 7**).

There is a listed building approximately 7m from the site boundary, known as the Milepost at NGR. The Milestone at Smockington Junction listed building is located 91m from the site boundary. Due to the proximity of the Milepost to the site boundary, a significant negative impact on the historic environment is expected (**SA Objective 8**).

A Masterplan document has been produced for the site. The development of the site was proposed as early as 2016, and IMP have been working in partnership since then to deliver social value for the site. This has included a Local Employment and Training Strategy (LETS) to secure opportunities during construction that reduce local unemployment, raise skill levels and facilities learning and development. The Hinckley Park Community Fund was set up in 2023 and funded £100,000 for delivering community projects. As well as this, there has been millions of pounds of investment within 30 miles of the Phase 3 site, and 201 hours of volunteering in local projects. As a result, a significant positive impact on reducing local deprivation is expected as a result of the site development (**SA Objective 9**).

There are no areas of designated open green space within 800m of the site, or any footpaths or NCNs. The site is also not located within 5km of a hospital. For this reason, a minor negative impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes no provision for dwellings on site, and therefore a neutral impact on housing is expected (**SA Objective 11**).

The site is located within 5km of 35 employment areas. The site also makes provision for 117 ha of employment space. The site Masterplan also outlines training and skills development that has occurred within the local area as a result of social value opportunities from the site, and 105 FTE jobs are to be produced per annum over the 6.5 year build period, within Hinckley and Bosworth. The site is expected to create up to 3,570 net additional employment opportunities. Therefore, a significant positive impact on the economy and employment is expected (**SA Objective 12**).

The site is not located within 800m of any community facilities. However, the site is listed as decile 8 for geographical barriers to services, meaning the site fall within an area that is in the top 20% of access to services and facilities. For this reason, a minor negative impact on access to public services is expected (**SA Objective 13**).

Due to the site being allocated for employment, and therefore its specific use and industry being unknown, it is not possible to predict impacts to waste output (**SA Objective 14**).

C.1.19 Land at Start Farm (LPR241)

This site is located within the Burbage Smockington settlement. It is an employment site that makes provision for 7.1 ha of employment space.

Site ref: LPR241	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	-	?	--	?	0	0	+	0	++	-	?

The site is located outside of the settlement boundary. There are no footpaths or bridleways within the site. Therefore, the landscape is expected to experience minor negative impacts from this allocation (**SA Objective 1**).

There is an area of priority habitat deciduous woodland 12m from the site boundary. There are four more areas of priority habitat within 100m of the site. For this reason, minor negative impacts to biodiversity are expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity of the site that may be impacted by development. Therefore, a neutral impact is expected on water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are some areas of high risk of surface water flooding within the site. Therefore, the site is expected to have minor negative impacts on reducing flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located directly adjacent to the M69 and A5 road networks. These can be expected to experience high traffic volumes and vehicle emissions, therefore leading to reduced air quality. For this reason, a significant negative impact on air quality is expected (**SA Objective 6**).

Due to the site being allocated for employment, and therefore its specific use and industry being unknown, it is not possible to predict impacts to climate change (**SA Objective 7**).

There are no heritage receptors within 300m of the site. Therefore, a neutral impact on the historic environment is expected as a result of the development (**SA Objective 8**).

According to the site Masterplan, the site makes no provision for community facilities on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are no hospitals within 5km of the site. There are four areas of green space, and 11 footpaths within 800m of the site. The site is also located within 800m of the Britannia Road Recreation Ground. Therefore, the site is expected to have minor positive impacts on encouraging healthy and active lifestyles (**SA Objective 10**).

The site does not make provision for housing on site, therefore a neutral impact on housing is expected (**SA Objective 11**).

There are 43 employment areas within 5km of the site. The site also makes provision for 7.1 ha of new employment space. For this reason, a significant positive impact on the economy and employment is predicted (**SA Objective 12**).

The site is not located within 800m of any community facilities. However, the site is located in decile 6 of the IMD for geographical barriers to services, and is therefore not considered to be in the bottom 30% with access to services. For this reason, the site scores a minor negative for its access to public services (**SA Objective 13**).

Due to the site being allocated for employment, and therefore its specific use and industry being unknown, it is not possible to predict impacts to waste output (**SA Objective 14**).

C.1.20 Land West of Station Road (LPR221)

This site is located in the settlement of Bagworth. The allocation is expected to deliver approximately 46 dwellings on a site area of 2.21ha.

Site ref: LPR221	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	-	+	0	0	0	++	+	+	-	0

The proposed allocation is located adjacent, but outside the settlement boundary of Bagworth and is on greenfield land. Therefore, a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations hydrologically connected to the proposed site within 1km. As a result, a neutral effect has been assessed against **SA Objective 2**.

There are no watercourses located on the site, or within 10m. The site is not located within a SPZ. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The site is not located within Flood Zones 1, 2 or 3. However, there is an area of low, medium and high risk of surface water flooding. The area of high risk surface water flood risk covers just below the 25% threshold of the site area. As a result, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land. However, the proposed allocation is located within Grade 3 agricultural land. Therefore, the development of the site may result in the loss of BMV soils. This is below the threshold for consultation with Natural England. However, this would still result in a minor negative effect on **SA Objective 5**.

There are no main roads within 200m of the site. As a result, site users can be expected to experience better baseline air quality and therefore, a minor positive impact is expected on improving air quality (**SA Objective 6**).

Due to site dwelling capacity, it is expected that the site could contribute 0.1% to the borough carbon emissions. Therefore, a neutral impact is expected on climate change (**SA Objective 7**).

There are no heritage receptors within proximity of the site that have potential for impacts, therefore neutral impacts are predicted on the historic environment (**SA Objective 8**).

According to the site Masterplan, the site makes no provision for community facilities. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There is one hospital within 5km of the site, and there are six areas of green spaces within 800m of the site. There are also 16 footpaths and five NCN paths within 800m of the site. Therefore, the site is expected to have a significant positive impact on encouraging healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 46 dwellings that can contribute to the borough housing need. Therefore, a minor positive impact is expected on housing (**SA Objective 11**).

There are eight employment areas within 5km of the site. Therefore, a minor positive impact is predicted on the economy and employment (**SA Objective 12**).

The site is not within 800m of any community facilities, supermarkets, or train stations. Furthermore, the site is located within LSOA of the most 30% deprived for geographical barriers (decile 1). As such, a major adverse impact is expected for increasing access to public services (**SA Objective 13**).

Due to site capacity, it is expected the site could contribute 0.096% to the borough waste output, below the 0.1% threshold resulting in a negative impact. As such, it is expected to have a neutral impact on waste (**SA Objective 14**).

C.1.21 Land off Barns Way and North of Leicester Lane (LPR86)

This site is located in the settlement of Desford. The allocation is expected to deliver approximately 70 dwellings within a site area of 3.78ha.

Site ref: LPR86	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	-	0	+	+	+	+	-

The proposed allocation is located outside the settlement boundary of Desford and is considered greenfield land. However, there are no footpaths or NCN paths within the site and it is not within 10m of a Green Wedge or Country Park. As such, a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations within or hydrologically connected to the proposed site within 1km. As a result, a neutral effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m. The site is not located within a SPZ. Therefore, a neutral effect has been assessed against the **SA Objective 3** as there are minimal pathways for pollution to impact ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3. However, there are very small areas of low, medium and high risk of surface water flooding. As this area does not constitute more than 25% of the site area, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located over 200m away from a main road. As a result, site users are expected to experience good baseline air quality and therefore, a minor positive effect has been assessed on **SA Objective 6**.

Based on the number of dwellings delivered by the site, its development may result in an increase of annual borough emissions by 0.15%. As a result, a neutral effect has been assessed against **SA Objective 7**.

There is one listed building within 300m of the proposed development (a steel sculpture that is Grade II listed called 3B Series No 2). As such, a minor negative effect is assessed against **SA Objective 8**.

According to the site Masterplan, the site makes no provision for community facilities. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are no hospitals within 5km. However, it is adjacent to a green space, and there are footpaths within 800m of the site. As such, a minor positive effect is assessed against healthy and active lifestyles (**SA Objective 10**).

The site makes provisions for 70 dwellings on the site, contributing a positive impact on housing (**SA Objective 11**).

The site is within 5km of 13 employment areas, constituting a minor positive effect on the economy and employment (**SA Objective 12**).

The site is not within 5km of a train station, but does have five community facilities within an 800m radius. There are no supermarkets within an 800m radius. Taken as a whole, the site would have a minor positive effect on access to public services (**SA Objective 13**).

Due to the site dwelling capacity, the site is expected to contribute 0.15% to the borough waste output. Therefore, a minor negative impact to borough waste is expected (**SA Objective 14**).

C.1.22 Land South of Desford (LPR151 A)

This site is located in the settlement of Desford. The allocation is expected to deliver approximately 550 dwellings within a site area of 42.1ha.

Site ref: LPR151 A	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	-	0	-	?	+	--	-	++	+	++	+	+	--

The proposed allocation is located outside of the settlement boundary on greenfield land. Three footpaths go through the site meaning there is potential for adverse visual impacts on transient users of the site using the footpaths. Additionally, as the site is located outside the settlement boundary and of significant size (over 500 dwellings), it is expected to have potential adverse effects on the landscape character. As a result, a major adverse effect has been assessed against **SA Objective 1**.

There are no ecological receptors within the site, but there is one priority habitat within 100m. There are no international or national ecological designations hydrologically connected to the proposed site within 1km. As a result, a minor negative effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m. The site is not located within a SPZ. Therefore, a neutral effect has been assessed against the **SA Objective 3** as there are minimal pathways for pollution to impact ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3. However, there are very small areas of low, medium and high risk of surface water flooding. As this area does not constitute more than 25% of the site area, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located over 200m away from a main road. As a result, site users are expected to experience better baseline air quality and therefore, a minor positive effect has been assessed on **SA Objective 6**.

Based on the number of dwellings delivered by the site, its development may result in an increase of annual borough emissions by 1.15%. As a result, a major adverse effect has been assessed against **SA Objective 7**.

There are two listed buildings within 300m of the proposed development (a steel sculpture that is Grade II listed called 3B Series No 2, and a Grade II listed pigeoncote at no.32 High Street). It is also within 300m of Desford Conservation Area. As such, a minor negative effect is assessed against **SA Objective 8**.

According to the site Masterplan, the site makes provision for a medical practice, play areas, changing facilities and parking and sports facilities. For this reason, significant positive impact on reducing social deprivation can be expected (**SA Objective 9**).

There are no hospitals within 5km. However, it is adjacent to a green space, and there are footpaths within 800m of the site. As such, a minor positive effect is assessed against healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 550 dwellings that can contribute to the borough housing need. Therefore, a major positive impact is expected on housing (**SA Objective 11**).

The site is within 5km of 13 employment areas, constituting a minor positive effect on the economy and employment (**SA Objective 12**).

The site is not within 5km of a train station, but does have eight community facilities within an 800m radius. There are no supermarkets within an 800m radius. Taken as a whole, the site would have a minor positive effect on access to public services (**SA Objective 13**).

Due to the site dwelling capacity, the site is expected to contribute 1.15% to the borough waste output. Therefore, a major negative impact to borough waste is expected (**SA Objective 14**).

C.1.23 Land North West of Old Farm Lane and South of Bosworth Lane (LPR207)

This site is located in the settlement of Newbold Verdon. The allocation is expected to deliver approximately 200 dwellings within a site area of 8.75ha.

Site ref: LPR207	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	-	++	+	++	+	+	-

The vast majority of the allocation is located outside the settlement boundary and is considered greenfield land. There is a footpath located within the site boundary, meaning there could be adverse visual impacts on transient users of the site using the footpath. As such, a minor negative effect is assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations hydrologically connected to the proposed site within 1km. As a result, a neutral effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m. The site is not located within a SPZ. Therefore, a neutral effect has been assessed against the **SA Objective 3** as there are minimal pathways for pollution to impact ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3. However, there are very small areas of low, medium and high risk of surface water flooding. As this area does not constitute more than 25% of the site area, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located over 200m away from a main road. As a result, site users are expected to experience good baseline air quality and therefore, a minor positive effect has been assessed on **SA Objective 6**.

Based on the number of dwellings delivered by the site, its development may result in an increase of annual borough emissions by 0.42%. As a result, a neutral effect has been assessed against **SA Objective 7**.

There are six listed buildings and a scheduled monument within 300m of the proposed development. It is also within 300m of Newbold Verdon Conservation Area. As such, a minor negative effect is assessed against **SA Objective 8**.

According to the site Masterplan, the site makes provision for a community hub and land for a school expansion, as well as some play areas. For this reason, a significant positive contribution to reducing social deprivation is expected (**SA Objective 9**).

There are no hospitals within 5km. However, there are multiple green spaces and footpaths within 800m of the site. As such, a minor positive effect is assessed against healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 200 dwellings that can contribute to the borough housing need. Therefore, a major positive impact is expected on housing (**SA Objective 11**).

The site is within 5km of 14 employment areas, constituting a minor positive effect on the economy and employment (**SA Objective 12**).

The site is not within 5km of a train station, but does have eight community facilities within an 800m radius. There are no supermarkets within an 800m radius. Taken as a whole, the site would have a minor positive effect on access to public services (**SA Objective 13**).

Due to the site dwelling capacity, the site is expected to contribute 0.42% to the borough waste output. Therefore, a minor negative impact to borough waste is expected (**SA Objective 14**).

C.1.24 Land South of Arnolds Crescent (LPR190)

This site is located in the settlement of Newbold Verdon. The allocation is expected to deliver approximately 135 dwellings within a site area of 6.61ha.

Site ref: LPR190	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	-	-	?	+	0	-	0	+	++	+	+	-

The proposed allocation is located outside of the settlement boundary of Newbold Verson and is considered greenfield land. There are no footpaths or NCN paths within the site, and it is not within 10m of a Green Wedge or Country Park, so the impact assessed against **SA Objective 1** is minor adverse.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. The site is not hydrologically connected to any nationally or internationally designated ecological receptors within 1km. As a result, a neutral effect has been assessed on **SA Objective 2**.

The site is not located within an SPZ. However, there is a WFD water body (Thurlaston Brook from Source to River Soar) located within the site. For this reason, risk of pollution to water is increased, and therefore significant negative impacts are expected on water quality (**SA Objective 3**).

The proposed allocation is not located within Flood Zones 2 or 3. However, there are areas of low, medium and high risk of surface water flooding. As this area does not constitute more than 25% of the site area, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located over 200m away from a main road. As a result, site users are expected to experience good baseline air quality and therefore, a minor positive effect has been assessed on **SA Objective 6**.

Based on the number of dwellings delivered by the site, its development may result in an increase of annual borough emissions by 0.3%. As a result, a neutral effect has been assessed against **SA Objective 7**.

There are no listed buildings or scheduled monuments within 300m of the proposed development. However, the site is within 300m of Newbold Verdon Conservation Area. As such, a minor negative effect is assessed against **SA Objective 8**.

According to the site Masterplan, the site makes no provision for community facilities. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are no hospitals within 5km. However, there are multiple green spaces and footpaths within 800m of the site, including playing fields adjacent to the site. As such, a minor positive effect is assessed against healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 135 dwellings that can contribute to the borough housing need. Therefore, a major positive impact is expected on housing (**SA Objective 11**).

The site is within 5km of nine employment areas, but makes no provision for employment space, therefore constituting a minor positive effect on the economy and employment (**SA Objective 12**).

The site is not within 5km of a train station but does have seven community facilities within an 800m radius. There are no supermarkets within an 800m radius. Taken as a whole, the site would have a minor positive effect on access to public services (**SA Objective 13**).

Due to the site dwelling capacity, the site is expected to contribute 0.28% to the borough waste output. Therefore, a minor negative impact to borough waste is expected (**SA Objective 14**).

C.1.25 Land South of Sacheverell Way (LPR146 A & B)

This site is located in the settlement of Groby. The allocation is for 180 dwellings within a site area of 12.53ha.

Site ref: LPR146 A & B	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	-	-	?	+	0	0	0	+	++	+	+	-

The proposed allocation is located outside the settlement boundary of Groby and is on greenfield land, and a footpath goes through the site. Therefore, there is the potential for adverse visual impacts on transient users of the site utilising the footpath. Additionally, as the site is located outside of the settlement boundary and of significant size, it is expected to potential adverse effects on the landscape character. As a result, a major adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations hydrologically connected to the proposed site within 1km. As a result, a neutral effect has been assessed against **SA Objective 2**.

There is a watercourse located on the site. However, the site is not within a Source Protection Zone or close to a WFD water body. As such, a minor negative impact is assessed on **SA Objective 3** due to possible water pollution to the water body from site development.

The site is not located within Flood Zones 1, 2 or 3. However, there is an area of low, medium and high risk of surface water flooding. The area of high-risk surface water flood risk covers below the 25% threshold of the site area. As a result, a minor adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located over 200m away from a main road. As a result, site users are expected to experience good baseline air quality and therefore, a minor positive effect has been assessed on **SA Objective 6**.

Based on the number of dwellings delivered by the site, its development may result in an increase of annual borough emissions by 0.4%. As a result, a neutral effect has been assessed against **SA Objective 7**.

There are no heritage receptors within proximity of the site that have potential for impacts. Therefore, neutral impacts are predicted on the historic environment (**SA Objective 8**).

According to the site Masterplan, the site makes no provision for community facilities. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are no hospitals within 5km. However, there are multiple green spaces and footpaths within 800m of the site, as well as footpaths and no NCN paths. As such, a minor positive effect is assessed against healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 180 dwellings that can contribute to the borough housing need. Therefore, a major positive impact is expected on housing (**SA Objective 11**).

The site is within 5km of 10 employment areas, constituting a minor positive effect on the economy and employment (**SA Objective 12**).

The site is not within 5km of a train station, but does have three community facilities within an 800m radius. There are no supermarkets within an 800m radius. Taken as a whole, the site would have a minor positive effect on access to public services (**SA Objective 13**).

Due to the site dwelling capacity, the site is expected to contribute 0.38% to the borough waste output. Therefore, a minor negative impact to borough waste is expected (**SA Objective 14**).

C.1.26 Land North of Glenfield (Parcel A) (LPR134 A)

This site is located in the settlement of Groby. The site is 10.64ha and has the capacity for 10.64ha of employment floorspace.

Site ref: LPR134 A	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	-	?	0	0	+	0	++	+	?

The site is located outside of any settlement boundaries, and it is located on greenfield land. There are no footpaths or cycle networks located within the site. The site is located within the Rothley Brook Meadow Green Wedge. The development has the potential to impact on the character and visual amenity of the area. Therefore, a minor negative effect has been assessed against landscape (**SA Objective 1**).

There is no priority habitats or ancient woodlands within 100m of the site and the site is not within 1km of ecologically designated areas. Therefore, a neutral effect has been assessed against biodiversity (**SA Objective 2**).

The site is not located within any SPZs, there are no watercourses within 10m of the site and there are no WFD water bodies within 200m of the site. Therefore, a neutral effect has been assessed against water quality (**SA Objective 3**).

The site is located entirely within Flood Zone 1. There is a small area of the east of the site which is covered by low, medium and high flood risk. Therefore, minor negative impacts to flood risk can be expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located adjacent to the A46, Leicester Western Bypass. Therefore, the site is likely to experience higher traffic volumes and vehicle emissions. As a result, site users are expected to experience worse baseline air quality and therefore, a minor negative effect has been assessed against air quality (**SA Objective 6**).

The site is not expected to deliver any dwellings, and the potential emissions generated from the employment site are unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7**.

There are no historic environment receptors within 300m of the site. Therefore, a neutral effect has been assessed against the historic environment (**SA Objective 8**).

The site Masterplan does not make provision for any community facilities. Therefore, a neutral effect has been assessed against **SA Objective 9**.

The site is not located within 5km of a hospital. There are nine areas of open green space and 12 footpaths located within 800m of the site. For these reasons, a minor positive effect has been assessed against healthy and active lifestyles (**SA Objective 10**).

The site does not make provision for any housing as it is identified as an employment site. For this reason, a neutral effect has been assessed against housing (**SA Objective 11**).

The site is within 5km of 10 employment areas. The site makes the provision for an additional 10.64ha employment floorspace. For this reason, a major positive effect has been assessed against employment (**SA Objective 12**).

The site is not located within 800m of a train station. However, there is a small supermarket and two primary schools within 800m of the site. Therefore, a minor positive effect has been assessed against public services (**SA Objective 13**).

The site is not expected to deliver any dwellings, and the potential waste generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against waste (**SA Objective 14**).

C.1.27 Land South of London Road and West of Ratby Lane (Site B) (LPR94 B)

This site is located within the Markfield settlement. The site is 5.64ha and has capacity for 95 dwellings.

Site ref: LPR94 B	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	-	+	0	0	++	+	+	+	+	-

The site is located outside of any settlement boundaries. It is also located on Grade 3 greenfield land. There are no footpaths, bridleways or cycle networks passing through the site. The site is not located within 10m of the Green Wedge or a Country Park. For these reasons, a minor negative effect has been assessed against the landscape (**SA Objective 1**).

There are no priority habitats or ancient woodland within 100m of the site. Therefore, a neutral effect has been assessed against biodiversity (**SA Objective 2**).

The site is not located within a SPZ, or within proximity of any watercourses. Therefore, a neutral effect has been assessed against water quality (**SA Objective 3**).

The site is located entirely within Flood Zone 1. However, there are some areas of low, medium and high risk of surface water flooding along in the south and east of the site. This risk covers less than 0.05ha of the site and therefore, a minor negative effect has been assessed against flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land. The site is located within Charnwood Forest, a site of geological importance. The site is also located on grade 3 greenfield land. Given the potential loss of high quality agricultural and its location within Charnwood Forest, a minor negative impact is expected (**SA Objective 5**).

The site is not located within 200m of any main roads. As a result, site users can be expected to experience worse baseline air quality and therefore, a minor positive effect has been assessed against air quality (**SA Objective 6**).

The site makes provision for 95 dwellings which is expected to increase borough emissions by 0.2%. This value is low and deemed negligible. Therefore, a neutral effect has been assessed against climate change (**SA Objective 7**).

The site is not within 300m of any historic environment receptors. Therefore, a neutral effect has been assessed against the historic environment (**SA Objective 8**).

The site Masterplan includes the provision of approximately half the site for retail and community use. Therefore, a major positive effect has been assessed against **SA Objective 9**.

The nearest Open Green Space is located 110m from the site, with a total of six Open Green Spaces within 800m of the site. There are numerous footpaths within 800m of the site, including public park and gardens and a sport pitch. However, the site is not located within 800m of a hospital. For these reasons, a minor positive effect has been assessed against healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 95 dwellings. Therefore, a minor positive effect has been assessed against housing (**SA Objective 11**).

The site makes provision for 95 dwellings. There are 15 employment areas within 5km of the site, with the nearest 1.3km from the site. As result, a minor positive effect has been assessed against employment (**SA Objective 12**).

There are no train stations within 800m of the site. However, the site is within 800m of six community facilities, including Markfield Conference Centre, Mercenfeld Primary School and Markfield Medical Centre. For these reasons, a minor positive effect has been assessed against public services (**SA Objective 13**).

The site makes provision for 95 dwellings, which is expected to increase household waste generation in the borough by 0.2%. Therefore, a minor negative effect has been assessed against waste (**SA Objective 14**).

C.1.28 Land between the A5 and Northwood Farm, Wood Lane (LPR181)

This site is located in Markfield. The site area is 4.69ha and is expected to yield approximately 70 dwellings.

Site ref: LPR181	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	-	-	+	0	-	0	+	+	+/-	+	-

A small area of the site is located within the Higham on the Hill settlement boundary (0.01%), although the majority of the site is located outside. The site is greenfield. There is a NCN path running adjacent to the site along Wood Lane. Development of the site could have negative impacts on the landscape character and visual amenity of nearby cycle path users. Therefore, a minor negative effect has been assessed against the landscape (**SA Objective 1**).

There is an area of deciduous woodland priority habitat adjacent to the site, which encroaches on 0.08% of the site. Therefore, a minor negative effect has been assessed against biodiversity as a result of development of the site (**SA Objective 2**).

The site is not located within an SPZ and there are no water bodies within the site. Therefore, a neutral effect has been assessed against water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are two small areas of the site at low and high risk of surface water flooding. These areas do not comprise more than 25% of the site area and therefore, a minor negative effect has been assessed against flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land. The site is located on Grade 3 agricultural land. However, the site is only 4.69ha in area. Given the potential loss of high quality agricultural land a minor negative impact is expected (**SA Objective 5**).

The site is not located within 200m of any roads in the major road network. As a result, site users are expected to experience good baseline air quality and therefore a minor positive effect has been assessed against air quality (**SA Objective 6**).

The development of the site would result in an increase of only 0.1% of borough wide emissions annually. Therefore, a neutral effect has been assessed against climate change (**SA Objective 7**).

There are no historic environment receptors within the site. The nearest Conservation Area is 248m from the site. Due to the proximity of the site to the Conservation Area, and potential for impacts to setting, a minor negative impact is predicted on the historic environment (**SA Objective 8**).

The site Masterplan does not make provision for community facilities. Therefore, a neutral effect has been assessed against **SA Objective 9**.

There are six open green spaces within 800m of the site, including King George's Field which is located approximately 180m from the site. There are 16 footpaths within 800m of the site and a cycle network adjacent to the site. The site is not located within 5km of a hospital. For these reasons, a minor positive effect has been assessed against healthy lifestyles (**SA Objective 10**).

The proposed allocation makes the provision for 70 dwellings and therefore, a minor positive effect has been assessed against housing (**SA Objective 11**).

There is an industrial estate which partially covers the site, and therefore development of the site would result in a loss of this employment space. However, within 20m of the site is the MIRA existing employment site. Therefore, a mixed positive and negative effect has been assessed against employment (**SA Objective 12**).

There are no train stations located within 800m of the site. However, there are four community facilities located within 800m of the site, including the Oddfellows Arms pub, Higham on the Hill Methodist Church and a primary school. Therefore, a minor positive effect has been assessed against public services (**SA Objective 13**).

The site is expected to deliver 70 dwellings which are expected to contribute an additional 0.1% to household waste across the borough. Therefore, a minor negative effect has been assessed against waste (**SA Objective 14**).

C.1.29 Land off Warwick Close, St Peters Drive and Sharp's Close (AS33)

This site is located in the settlement of Thornton. The allocation is expected to deliver 60 dwellings, within a site area of 2.09 ha.

Site ref: AS33	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	-	0	?	+	0	-	0	+	+	+	+	-

The proposed allocation is located outside the settlement boundary of Thornton and is a greenfield site. However, it is directly adjacent to the settlement boundary. There is one footpath located within the site boundary, meaning that there is the potential for adverse visual impacts on transient users of the site that utilise the footpath. Despite being outside the Thornton settlement boundary, the proposed site will be directly adjacent to an existing area of housing, therefore extending the current landscape character. As a result, the site is anticipated to have a minor negative effect on landscape (**SA Objective 1**).

There are no priority habitats within the site, or within 100m of the site boundary. There are also no international or national designations within 200m, or European designations within 500m of the site boundary. The site is also not hydrologically connected to any designation or ecological receptor within 1km of the site. Therefore, the site is anticipated to have a neutral effect on biodiversity, flora and fauna (**SA Objective 2**).

The proposed site is not within a SPZ. The site is not within 10m of a watercourse however, there is a WFD water body within 200m of the site boundary. Therefore, the site is anticipated to have a minor negative effect on water quality (**SA Objective 3**).

The proposed site is not located within Flood Zone 2 or 3. However, there are three areas of low risk of surface water flooding, these do not constitute more than 25% of the site area. Therefore, the site is anticipated to have a neutral effect on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located over 200m away from a main road. As a result, site users can be expected to experience better baseline air quality and therefore, the site is anticipated to have a minor positive effect on air quality (**SA Objective 6**).

The proposed allocation expected from the development of the site is anticipated to increase carbon emission across the borough by 0.1%. Therefore, the site is anticipated to have a neutral effect on climate change (**SA Objective 7**).

The proposed site is within 300m of a listed building, Grade I listed Church of St Peter. The listed building is separated from the site by a road and several other residential properties. Therefore, the site is anticipated to have a minor negative effect on the historic environment (**SA Objective 8**).

According to the site Masterplan, there are no proposals for community facilities, schools or teaching facilities on the site. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The proposed site is not within 5km of a hospital. The site is within 800m of six Open Green Spaces. There is also a NCN route and several footpaths within 800m of the site boundary. Therefore, the site is anticipated to have a minor positive effect on healthy and active lifestyles (**SA Objective 10**).

The proposed site development makes allocation for 60 dwellings. Therefore, the site is anticipated to have a minor positive effect on housing (**SA Objective 11**).

The proposed site is within 5km of several employment areas. Therefore, the site is anticipated to have a minor positive effect on employment (**SA Objective 12**).

The proposed site is not within 800m a train station, it is however within 800m of three community facilities, one of which is Thornton Primary School. Therefore, the site is anticipated to have a minor positive effect on public services (**SA Objective 13**).

Based on the number of dwellings delivered by the allocation, the proposed site is anticipated to contribute an additional 0.1% of householder waste annually within the borough. Therefore, the site is anticipated to have a minor negative effect on waste (**SA Objective 14**).

C.1.30 Land at Wiggs Farm, Bagworth (LPR243)

This site is located within the Bagworth settlement and is an employment site of 14.64 ha.

Site ref: LPR243	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	+	?	+	?	0	0	+	0	++	--	?

The site is located outside of the settlement boundary. There is a NCN route that bounds the site, and numerous footpaths within 100m. For this reason, a minor negative impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity of the site that could be impacted, therefore a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity of the site to experience impacts. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are also no areas of surface water flood risk within the site. For this reason, a minor positive impact on reducing flood risk can be expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. For this reason, it can be expected that lower traffic volumes and less vehicle emissions will occur in this area and better baseline air quality for site users. Therefore, a minor positive impact on improving air quality can be expected (**SA Objective 6**).

The site is not expected to deliver any dwellings, and the potential emissions generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7**.

There are no heritage environment receptors within proximity to be impacted by the site development. Therefore, a neutral impact on the historic environment is expected (**SA Objective 8**).

According to the site Masterplan, the site will consist predominantly of employment space and staff facilities. As a result, there are no community facilities, school or training facilities proposed here. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is not located within 5km of any borough hospitals. However, the site is located within 800m of numerous areas of open green space, with the closest being approximately 200m from the site. For this reason, a minor positive impact on encouraging healthy and active lifestyles can be expected (**SA Objective 10**).

The site does not propose any contribution of housing development to the local housing supply. Therefore, a neutral impact on affordable housing can be expected (**SA Objective 11**).

The site proposes development of an employment area totalling 14.64 ha. The site is also located within 5km of numerous employment areas, with the closest being less than 500m from the site. For this reason, a significant positive impact on the economy and employment (**SA Objective 12**).

The site is not located within 800m of any community facilities. This includes schools, supermarkets and community centres. There is also no train station within 800m of the site. The site is located in decile 1 of geographical barriers to services. For this reason, a significant negative impact on access to public services can be expected (**SA Objective 13**).

The site is not expected to deliver any dwellings, and the potential waste generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 14**.

C.2 Reasonable Alternatives

C.2.1 New Settlement: Land off Atherstone Road (A444) and Ashby Road (B4116), 'Norton Heath' (LPR231)

This site is located in Norton Juxta Twycross and is proposed to deliver a mixed use allocation. The overall site areas is 536ha with the expectation of delivering 7,500 dwellings and 19-20ha of employment floorspace.

Site ref: LPR181	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	-	--	-	-	-	--	-	++	+	++	++	+	--

The site is located outside, but immediately adjacent to, the Norton Juxta Twycross settlement boundary. The majority of the site is greenfield, with some existing developments scattered across the site. There are numerous footpaths, a cycle network and bridleway within the site. Due to the size of the site, its location outside of the settlement boundary, it being primarily greenfield land and the potential impact to visual amenity of public rights of way users, a major negative effect has been assessed against the landscape (**SA Objective 1**).

There are no priority habitats or ecological designations within 100m of the site. However, there is an ancient woodland approximately 25m south-east of the site. The site is also within 5km of the nearest European site (River Mease SAC), and it falls within the Natural England SSSI Impact Risk Zone and Nutrient Neutrality Zone for the River Mease SSSI. Potential impact pathways may include hydrological impacts, along with potential air quality and recreational disturbance impacts. Therefore, a minor negative effect has been assessed against biodiversity (**SA Objective 2**).

The north-east of the site (1.3% of the site) is covered by a SPZ 3. The River Mease from Source to Gilwiskaw Brook, a WFD designated water body, passes through the site. Another section of the River Mease watercourse also passes adjacent to the north-east of the site. For these reasons, and the potential impact the development will have on the waterbodies, a major negative effect has been assessed against water quality (**SA Objective 3**).

There is a significant risk of surface water flooding across the site, in particular along the path of the River Mease from Source to Gilwiskaw Brook WFD water body. The north-east of the site is covered by an area of Flood Zone 2 and 3, this constitutes less than 25% of the site. Although the surface water flood risk covers less than 25% of the site, it remains widespread and significant across the site. Therefore, a minor negative effect has been assessed against flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land. The site is not located within Charnwood Forest. However, the entire 536ha site is situated in Grade 2 and 3 agricultural land. Given the potential loss of high quality agricultural land a minor negative impact is expected (**SA Objective 5**).

The site is not within 200m of any motorways. However, the A444 passes through the site. This is a notable road with potential for higher traffic volumes, so site users can be expected to experience worse baseline air quality. Therefore, a minor negative effect has been assessed against air quality (**SA Objective 6**).

The potential emissions generated from the employment site is unknown at this stage. However, the development of the 7,500 dwellings on the site is expected to result in an increase of 15.6% to borough wide emissions. As a result, a major negative effect has been assessed against climate change (**SA Objective 7**).

There are five listed buildings within 300m of the site and the Ashby Canal Conservation Area is within 200m of the site. Given the size of the site and the proposed development, it is not expected to be sympathetic or contribute to the historic setting of these historic receptors. As a result, a minor negative effect has been assessed against the historic environment (**SA Objective 8**).

The site Masterplan makes the provision for primary schools and secondary schools, several local centres/high streets as well as several employment zones. Therefore, a major positive impact has been assessed against **SA Objective 9**.

There are four green spaces within 800m of the site, including a play space and the Holy Trinity Church religious grounds. There are numerous footpaths, a cycle network and a section of bridleway within the site. However, there is no hospital within 5km of the site. As a result, a minor positive effect has been assessed against healthy lifestyles (**SA Objective 10**).

The site makes provision for 7,500 dwellings. Therefore, a major positive effect has been assessed against housing (**SA Objective 11**).

The site proposes 19-20ha of employment floorspace, and the site is within 5km of two employment areas. Therefore, a major positive effect has been assessed against employment (**SA Objective 12**).

The site is within 800m of community facilities including Norton Juxta Twycross Village Hall and The Holy Trinity Church. However, the site is not within 800m of a supermarket or train station. As a result, a minor positive effect has been assessed against public services (**SA Objective 13**).

Based on the estimated dwellings, the site is expected to increase household waste generation in the borough by 15.7% as a minimum, however, the additional waste generated by the employment floorspace provided cannot be predicted. Therefore, a significant negative effect has been assessed against waste (**SA Objective 14**).

C.2.2 Laurel Farm, Land south of Leicester Road (AS705)

This site is located in Groby. The site is 1.8ha and is proposed to deliver 45 dwellings.

Site ref: AS705	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	-	-	0	0	?	+	+	+	+	-

There are no footpaths, bridleways or cycle networks passing through the site. However, the site is located on greenfield land. Additionally, the site is outside the Groby settlement boundary and within 10m of the Green Wedge. The development has the potential to impact the landscape and visual amenity of the area. Due to the site proximity to the Green Wedge, a significant negative effect has been assessed against the landscape (**SA Objective 1**).

The site is not located within 100m of any ecologically designated areas, priority habitats or ancient woodlands. Therefore, a neutral effect has been assessed against biodiversity (**SA Objective 2**).

The site is not located within an SPZ or within 200m of any watercourses or WFD water bodies. Therefore, a neutral effect has been assessed against water quality (**SA Objective 3**).

The site is entirely within Flood Zone 1. However, approximately 20% of the site is at medium or high risk of surface water flooding. Therefore, a minor negative effect has been assessed against flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land. The site is not located within Charnwood Forest or within 10m of a historic or current waste site. However, the entire 1.8ha site is within grade 3 agricultural land. Given the potential loss of high quality agricultural land a minor negative impact is expected (**SA Objective 5**).

The site is located within 100m of the A46. As a result, site users can be expected to experience worse baseline air quality and therefore, a minor negative effect has been assessed against air quality (**SA Objective 6**).

The development of the site is expected to result in a 0.1% increase to the emissions in the borough. Therefore, a neutral effect has been assessed against climate change (**SA Objective 7**).

There are no historic receptors in proximity of the site. Therefore, a neutral effect has been assessed against impacts to the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is not within 5km of a hospital. However, there are open green spaces and numerous footpaths within 800m of the site. The site will improve accessibility to these green spaces and therefore, a minor positive effect has been assessed against healthy lifestyles (**SA Objective 10**).

The housing makes provision for a proposed 45 dwellings and therefore, a minor positive effect has been assessed against housing (**SA Objective 11**).

There are nine existing employment areas within 5km of the site, including the Groby Trading Estate. The site will not result in the loss of employment areas. For these reasons, a minor positive effect has been assessed against employment (**SA Objective 12**).

There are no train stations within 800m of the site. However, there are community facilities within 800m of the site including Lady Jane Grey Primary School and Groby Village Hall, as well as a Co-Op supermarket. Therefore, a minor positive effect has been assessed against the public services (**SA Objective 13**).

The development of the site is expected to increase household waste generation in the borough by 0.1%. Therefore, a minor negative effect has been assessed against waste (**SA Objective 14**).

C.2.3 Land to the North of Main Road (AS616)

This site is located in the settlement of Sheepy Magna. The site is expected to deliver approximately 18 dwellings, within a site area of 0.65 ha.

Site ref: AS616	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	0	?	+	+	+	+	0

The proposed site is not located within the Sheepy Magna settlement boundary, it is however, directly adjacent to the boundary. The site is considered greenfield land. There are no footpaths or NCN within the site. As a result, the site is anticipated to have a major adverse effect on landscape (**SA Objective 1**).

There are no priority habitats located within the site boundary or within 100m of the site. There are also no international or national ecological designations within 100m of the site, or European designations within 500m of the site. The site is also not hydrologically connected to any designation within 1km. Therefore, the site is anticipated to have a neutral effect on biodiversity, flora and fauna (**SA Objective 2**).

There are no watercourses located within the site, or within 10m of the site boundary. This site is not located within a SPZ. There are also no WFD water bodies within 200m of the site boundary. Therefore, the site is anticipated to have a neutral effect on water quality and quantity (**SA Objective 3**).

The proposed site is not within Flood Zone 2 or 3. However, there is an area of high risk of surface water flooding. This area does not constitute over 25% of the site area. Therefore, the site is anticipated to have minor negative effect on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located over 200m from a main road. As a result, site users can be expected to experience better baseline air quality due to lower traffic volumes and therefore, the site is anticipated to have a minor positive impact on air quality (**SA Objective 6**).

The proposed site is expected to contribute an additional 0.04% to total borough emissions. Therefore, the site is anticipated to have a neutral effect on climate change (**SA Objective 7**).

The proposed site is not within 300m of a historic receptor. There is no existing infrastructure on site. As such, the development of the site will not have to be in keeping with a historic setting and the site is anticipated to have a neutral effect on the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The proposed site is within 800m of an area of Open Green Space. There are also several footpaths within 800m of the site. The site is not within 5km of a hospital. Therefore, the site is anticipated to have a minor positive effect on healthy and active lifestyles (**SA Objective 10**).

The proposed site makes provision for 18 dwellings. Therefore, the site is anticipated to have a minor positive effect on housing (**SA Objective 11**).

The proposed site is within 5km of an employment area. Therefore, the site is anticipated to have a minor positive effect on employment (**SA Objective 12**).

There are three community facilities within 800m of the proposed site. There is a Memorial Hall, The Black Horse Pub and Sheepy Magna Church of England Primary School. The site is not within 800m of a train station. Therefore, the site is anticipated to have a minor positive effect on public services (**SA Objective 13**).

Based on the number of dwellings delivered by the site, the development of the proposed site is expected to contribute an additional 0.04% of householder waste annually across the borough. Therefore, the site is anticipated to have a neutral effect on waste (**SA Objective 14**).

C.2.4 Land to the South of Main Road (AS618)

This site is located in the settlement of Sheepy Magna. The allocation is expected to deliver approximately 59-75 dwellings, within a site area of 2.96 ha.

Site ref: AS618	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	-	0	+	+	+	+	-

The proposed site is located outside of the settlement boundary of Sheepy Magna, it is however, directly adjacent to the boundary. There is no footpath or NCN route within the site. The proposed site is located on greenfield land. Therefore, it is anticipated that the site will provide a minor negative impact to the landscape (**SA Objective 1**).

There are no priority habitats located within the site or within 100m of the site boundary. There are also no international or national ecological designations within 200m or any European ecological designations within 500m of the site. The site is not hydrologically connected to any designated ecological receptors within 1km. Therefore, the site is anticipated to have a neutral effect on biodiversity, flora and fauna (**SA Objective 2**).

There is no watercourse within 10m of the site or WFD water body within 200m of the site. The site is also not located within a SPZ. Therefore, the site is anticipated to have a neutral effect on water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are areas of low, medium and high risk of surface water flooding with the site. These areas do not constitute more than 25% of the site area. Therefore, the development of the site is anticipated to have a minor negative effect on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located over 200m from a main road. As a result, site users can be expected to experience better baseline air quality and therefore, the site is anticipated to have a minor positive effect on air quality (**SA Objective 6**).

The proposed site development of 59-75 dwellings is expected to increase carbon emissions within the borough by between 0.1-0.15%. Therefore, the site is anticipated to have a neutral effect on climate change (**SA Objective 7**).

The site is within 300m of a listed building, Grade II listed Elms Farmhouse. The building is surrounded by other existing farm buildings and is separated from the proposed site by a field. Therefore, the site is anticipated to have a minor negative effect on the historic environment (**SA Objective 8**).

According to the site Masterplan, at this stage there appear to be no proposals for any community facilities, schools or training facilities on the site allocation. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is not within 5km of a hospital. The site is within 800m of Open Green Space and there are several footpaths within 800m of the site. Therefore, the site is anticipated to have a minor positive effect on health and active lifestyles (**SA Objective 10**).

The proposed site is expected to make allocation for approximately 59-75 dwellings. Therefore, the site is anticipated to have a minor positive effect on borough housing need (**SA Objective 11**).

The site is within 5km of an employment area. Therefore, the site is anticipated to have a minor positive effect on employment (**SA Objective 12**).

The site is within 800m of community facilities. There is a Memorial Hall, The Black Horse Pub and Sheepy Magna Church of England Primary School. The site is not within 800m of a train station. Therefore, the site is anticipated to have a minor positive effect on public services (**SA Objective 13**).

Based on the proposed number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 0.12-0.16% of householder waste annually across the borough. Therefore, it is anticipated that the site will have a minor negative effect on waste (**SA Objective 14**).

C.2.5 Land at Thornton Nurseries, South of Reservoir Road (AS36)

This site is located within the settlement of Thornton. The allocation is expected to deliver approximately 21-23 dwellings, within a site area of 0.85 ha.

Site ref: AS36	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	-	0	?	+	0	-	?	+	+	+	+	0

The proposed allocation is located outside of the Thornton boundary within a previously developed site. However, the proposed site is directly adjacent to the settlement boundary. There are no footpaths or NCN routes within the site, there is however a NCN route that runs adjacent to the site boundary. Therefore, the site is anticipated to have a minor negative effect on the landscape (**SA Objective 1**).

There are no priority habitats within the proposed site or within 100m of the site boundary. There are also no international or national ecological designations within 200m or European designations within 500m of the site. The site is also not hydrologically connected to any designation within 1km of the site. Therefore, the site is anticipated to have a neutral effect on biodiversity, flora and fauna (**SA Objective 2**).

The proposed site is not within a SPZ. However, there is a watercourse and WFD water body within 10m of the site. Therefore, the site is anticipated to have a major adverse effect on water quality (**SA Objective 3**).

The proposed site is not within Flood Zone 2 or 3. However, there is an area of low risk of surface water flooding within the site, this constitutes less than 25% of the site area. Therefore, the site is anticipated to have a neutral effect on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located over 200m away from a main road. As a result, site users can be expected to experience better baseline air quality and therefore, the site is anticipated to have a minor positive effect on air quality (**SA Objective 6**).

The proposed dwellings expected from the development of the site is anticipated to provide an increase of less than 0.5% emissions across the borough. Therefore, the site is anticipated to have a neutral effect on climate change (**SA Objective 7**).

There is one listed building within 300m of the proposed site, the Grade I listed Church of St Peter. The listed building is separated from the proposed site by a road and other residential housing. Therefore, the site is anticipated to have a minor negative effect on the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The proposed site is not within 5km of a hospital. However, there are six Open Green Space sites, several footpaths and a NCN route within 800m of the site boundary. Therefore, the site is anticipated to have a minor positive effect on healthy and active lifestyles (**SA Objective 10**).

The proposed site development makes allocation for between 21-23 dwellings. Therefore, the site is anticipated to have a minor positive impact on housing (**SA Objective 11**).

The proposed site is within 5km of several employment areas. Therefore, the site is anticipated to have a minor positive impact on employment (**SA Objective 12**).

The proposed site is within 800m of three community facilities, one of which is Thornton Primary School. The site is not within 800m of a train station. Therefore, the site is anticipated to have a minor positive effect on public services (**Objective 13**).

The proposed site allocation will contribute less than an additional 0.1% of householder waste annually within the borough. Therefore, the site is anticipated to have a neutral effect on waste (**SA Objective 14**).

C.2.6 Land at Manor Farm, Main Street (AS22)

This is a residential development site located within the Thornton Settlement. It is 0.6 ha and has capacity for 17 dwellings.

Site ref: AS22	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	-	0	?	+	0	-	?	-	+	+	+	0

The site is located within the settlement boundary of Thornton. The site is a greenfield site, and therefore if the site were developed a minor negative impact can be expected on the landscape (**SA Objective 1**).

There are no designated sites, priority habitats or ancient woodland within 500m of the site. There are two watercourses, one 300m to the east and one 285m to the west of the site. Neither watercourse is hydrologically connected to a designated ecological receptor that is within 1km of the site. Therefore, there is a neutral impact predicted for biodiversity (**SA Objective 2**).

The site is not located within a Groundwater SPZ. There is a WFD water body 194m south-west of the site. Therefore, the development of this site could have a minor negative impact on water quality (**SA Objective 3**).

The site is not located within flood zone 2 or flood zone 3. The site does have an area of low risk of surface water flooding; this does not constitute over 25%. Development of the site has a neutral impact for flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located over 200m away from a main road. As a result, site users can be expected to experience better baseline air quality and therefore, the site is predicted to have minor positive impact on air quality (**SA Objective 6**).

Due to the site capacity for 17 dwellings, it is anticipated that there will be a 0.04% increase to carbon emissions within the borough. A neutral impact to climate change is expected (**SA Objective 7**).

There is a listed building 27m north of the site, Grade II listed Corner Cottage and attached wall and railings. The building is surrounded by other dwellings and is separated by the development site by a road. The site is anticipated to have a minor negative impact on the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There are several footpaths, greenspaces and NCN routes within 800m of the site. The site is not within 5km of a hospital; therefore, the site is anticipated to have a minor negative impact on **SA Objective 10**.

If developed, the proposed site would make provision for 17 dwellings in the borough. Therefore, the site is expected to have a minor positive impact on housing (**SA Objective 11**).

The site is located within 5km of several employment areas. Therefore, the site is expected to have a minor positive impact on employment (**SA Objective 12**).

The nearest train station is more than 800m from the proposed site. However, Thornton Primary School and Thornton Community Centre are within 800m of the site. Therefore, the site is expected to have a minor positive impact on public service (**SA Objective 13**).

Based on the number of dwellings, the development of the site is expected to contribute an additional 0.04% of householder waste annually across the borough. Therefore, the site is expected to have a neutral impact on waste (**SA Objective 14**).

C.2.7 Land to the East of Stoke Road (Middlefield Farm) (LPR47)

This site is located within the settlement of Hinckley North. The allocation is expected to deliver 315 dwellings, within a site area of 21 ha.

Site ref: LPR47	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	0	?	+	-	0	+	++	++	+	+	-

The proposed site is located outside the settlement boundary of Hinckley North and is considered a greenfield site. There is a footpath within the site which may cause the potential for adverse visual impacts on transient users of the footpath. As the proposed site is outside the settlement boundary and of significant size there is the potential for the development to cause potential adverse effects on the landscape character of the surrounding area. Therefore, the site is anticipated to have a minor negative effect on the landscape (**SA Objective 1**).

There are no priority habitats within 100m of the site boundary. There are also no international or national designated sites within 200m, or European designated sites within 500m of the proposed site. The site is also not hydrologically connected to any designated receptors within 1km. Therefore, the site is anticipated to have a neutral effect on biodiversity, flora and fauna (**SA Objective 2**).

The proposed site is not within a SPZ. The site is also not within 10m of a watercourse or 200m of a WFD water body. Therefore, the site is anticipated to have a neutral effect on water quality (**SA Objective 3**).

The proposed site is not within Flood Zone 2 or 3. There is an area of low risk of surface water flooding, this does not constitute more than 25% of the site area. Therefore, the site is anticipated to have a neutral effect on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located more than 200m from a main road. As a result, site users can be expected to experience better baseline air quality and therefore, the site is anticipated to have a minor positive effect on air quality (**SA Objective 6**).

The proposed allocation of dwellings within the site will contribute an annual increase of 0.7% in emissions within the borough. Therefore, the site is anticipated to have a minor negative effect on climate change (**SA Objective 7**).

The proposed site is not within 300m of a historic receptor. Therefore, the site is anticipated to have a neutral effect on the historic environment (**SA Objective 8**).

This site Masterplan is joined with site LPR48. The Masterplan proposes a school site will be built in the centre of the site, alongside a local centre. The site will also include a local community green area. Therefore, a minor positive impact to reducing social deprivation is expected (**SA Objective 9**).

The proposed site is within 5km of a hospital as well as within 800m of several Open Green Spaces. There is also a footpath and NCN route within 800m of the site. Therefore, the site is anticipated to have a major positive effect on healthy and active lifestyles (**SA Objective 10**).

The proposed development makes allocation for 315 dwellings. Therefore, the site is anticipated to have a major positive effect on housing (**SA Objective 11**).

The proposed site is within 5km of several employment areas. Therefore, the site is anticipated to have a minor positive effect on employment (**SA Objective 12**).

The proposed site is within 800m of several community facilities, such as Richmond Primary School, Redmoor Academy, Dorothy Goodman School, and Morrisons Supermarket. However, there is not a train station within 800m of the site. Therefore, the site is anticipated to have a minor positive impact on public services (**SA Objective 13**).

The proposed allocation of dwellings within the site will contribute an increase of 0.7% annually to householder waste within the borough. Therefore, the site is anticipated to have a minor negative effect on waste (**SA Objective 14**).

C.2.8 Land to the West of Stoke Road (LPR48)

This site is located in the settlement of Hinckley North. The allocation is expected to deliver 285 dwellings within a site area of 14.57 ha.

Site ref: LPR48	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	-	-	0	+	++	++	+	+	-

The proposed site is located outside of the settlement boundary of North Hinckley and a greenfield site. There are no footpaths within the site, however, there is a cycle route directly adjacent to the proposed site boundary. Whilst the site is located outside of the boundary settlement and of significant size, the development of the site will be adjacent to an already established residential area, therefore adding to the current landscape character. Therefore, it is anticipated that the site will have a minor negative effect on landscape (**SA Objective 1**).

There are no priority habitats located within the site, or within 100m of the site boundary. There are also no international or national ecological designations located within 200m of the site, or any European designations within 500m of the site. The site is also not hydrologically connected to any designated site within 1km. Therefore, the site is anticipated to have a neutral effect on biodiversity, flora and fauna (**SA Objective 2**).

The proposed site is not within a SPZ. There are no watercourses located within the site, or within 10m of the site boundary. There are also no WFD water bodies within 200m of the site boundary. Therefore, the site is anticipated to have a neutral effect on water quality (**SA Objective 3**).

The proposed site is not within Flood Zone 2 or 3. However, there are areas of low and high risk of surface water flooding within the proposed site boundary. These areas do not constitute more than 25% of the site area. Therefore, the site is anticipated to have a minor negative effect on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located within 200m of the A47, a main road. Therefore, the site is anticipated to have a minor negative effect on air quality for the potential site-end users (**SA Objective 6**).

The allocation of the proposed site is expected to increase annual emissions within the borough by 0.6%. Therefore, the site is anticipated to have a minor negative effect on climate change (**SA Objective 7**).

The proposed site is not within 300m of a historic receptor. Therefore, the site is anticipated to have a neutral effect on the historic environment (**SA Objective 8**).

This site Masterplan is joined with site LPR47. The Masterplan proposes a school site will be built in the centre of the site, alongside a local centre. The site will also include a local community green area. Therefore, a minor positive impact to reducing social deprivation is expected (**SA Objective 9**).

The proposed site is within 5km of a hospital. It is also within 800m of several Open Green Spaces, such as Wykin and Richmond Park, and there are also several footpaths within 800m of the site. Therefore, the site is anticipated to have a major positive effect on healthy and active lifestyles (**SA Objective 10**).

The proposed site makes allocation for 285 dwellings. Therefore, the site is anticipated to have a major positive effect on housing (**SA Objective 11**).

The proposed site is within 5km of an employment area. Therefore, the site is anticipated to have a minor positive effect on employment (**SA Objective 12**).

The proposed site is within 800m of Morrisons supermarket. The site is also within 800m of several educational facilities, such as Redmoor Academy, Dorothy Goodman School and Richmond Primary School. However, the site is not within 800m of a train station.

Therefore, the site is anticipated to have a minor positive effect on public services (**SA Objective 13**).

The allocation of the proposed site is expected to increase annual householder waste within the borough by 0.6%. Therefore, the site is anticipated to have a minor negative effect on waste (**SA Objective 14**).

C.2.9 Land adjoining Normandy Way and Wykin Road (LPR92)

The proposed site is located in the settlement of Hinckley North. The allocation is expected to deliver 730 dwellings, within a site area of 29.26 ha.

Site ref: LPR92	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	O	O	-	?	-	--	-	?	++	++	+	+	--

The proposed site is located outside of the settlement boundary of North Hinckley and a greenfield site. There is a NCN route directly adjacent to the proposed site boundary. Whilst the site is located outside of the boundary settlement and is of significant size, the development of the site will be adjacent to an already established residential area, therefore adding to the current landscape character. As the proposed allocation is greater than 500 dwellings, it is anticipated that the site will have a major negative effect on landscape (**SA Objective 1**).

There are no priority habitats located within the site, or within 100m of the site boundary. There are also no international or national ecological designations located within 200m of the site, or any European designations within 500m of the site. The site is also not hydrologically connected to any designated site within 1km. Therefore, the site is anticipated to have a neutral effect on biodiversity, flora and fauna (**SA Objective 2**).

The proposed site is not within a SPZ. There are no watercourses located within the site, or within 10m of the site boundary. There are also no WFD water bodies within 200m of the site boundary. Therefore, the site is anticipated to have a neutral effect on water quality (**SA Objective 3**).

The proposed site is not within Flood Zone 2 or 3. However, there are areas of low and high risk of surface water flooding within the proposed site boundary. These areas do not constitute more than 25% of the site area. Therefore, the site is anticipated to have a minor negative effect on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located within 200m of the A47, a main road. As a result, site users can be expected to experience better baseline air quality and therefore, the site is anticipated to have a minor negative effect on air quality for the potential site-end users (**SA Objective 6**).

The allocation of the proposed site is expected to increase annual emissions within the borough by 1.5%. Therefore, the site is anticipated to have a major negative effect on climate change (**SA Objective 7**).

The proposed site is within 300m of a listed building, Grade II listed Wykin Hall Farmhouse. The listed building is separated from the proposed site by a road which the Farmhouse itself is set back from and out of view. Therefore, it is anticipated that the site will have a minor negative effect on the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The proposed site is within 5km of a hospital. It is also within 800m of several Open Green Spaces, such as Wykin and Richmond Park, and there are also several footpaths within 800m of the site. Therefore, the site is anticipated to have a major positive effect on healthy and active lifestyles (**SA Objective 10**).

The proposed site makes allocation for 730 dwellings. Therefore, the site is anticipated to have a major positive effect on housing (**SA Objective 11**).

The proposed site is within 5km of an employment area. Therefore, the site is anticipated to have a minor positive effect on employment (**SA Objective 12**).

The proposed site is within 800m of Morrisons supermarket. The site is also within 800m of several educational facilities, such as Redmoor Academy, Dorothy Goodman School and Richmond Primary School. However, the site is not within 800m of a train station. Therefore, the site is anticipated to have a minor positive effect on public services (**SA Objective 13**).

The allocation of the proposed site is expected to increase annual householder waste within the borough by 1.5%. Therefore, the site is anticipated to have a major negative effect on waste (**SA Objective 14**).

C.2.10 Highcross Building (AS173)

The site is located in the settlement of Hinckley. The allocation is anticipated to deliver 10 dwellings, within a site area of 0.26 ha.

Site ref: AS173	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	+	0	0	--	?	+	0	--	?	++	+	+	++	0

The proposed site is within the settlement boundary of Hinckley. There is no footpath within the site, however a NCN route runs adjacent to the site. The proposed site is with an area that is highly urbanised and therefore will be in keeping with the surrounding landscape character. Therefore, the site is anticipated to have a minor positive effect on the landscape (**SA Objective 1**).

The proposed site is not within 100m of an ecological receptor. The site is also not hydrologically connected to a nationally, internationally or European designated receptor within 1km. Therefore, the site is anticipated to have a neutral effect on biodiversity, flora and fauna (**SA Objective 2**).

The proposed site is not located within 10m of a watercourse or 200m of a WFD water body. The site is also not within a SPZ. Therefore, the site is anticipated to have a neutral effect on water quality and quantity (**SA Objective 3**).

The proposed site is not located within Flood Zone 2 or 3. However, the site is located within an area of low and high risk of surface water flooding. The area of high risk of surface water flooding constitutes more than 25% of the site area. Therefore, the site is anticipated to have a major negative effect on flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located more than 200m away from a main road. As a result, site users can be expected to experience better baseline air quality and therefore, the site is anticipated to have a minor positive effect on air quality (**SA Objective 6**).

The allocation of the proposed site is not expected to contribute to an increase in annual borough wide emissions. Therefore, the site is anticipated to have a neutral effect on climate change (**SA Objective 7**).

The proposed site is partially located within Hinckley Town Centre Conservation Area which is also listed on the Heritage at Risk Register. The proposed site would be situated adjacent to existing infrastructure, which is not in keeping with the historic setting, therefore the site would be in keeping with the surrounding character. However, due to the proximity of the site to the Conservation Area, the site is anticipated to have a major negative effect on the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The proposed site is located within 5km of Hinckley Hospital, and within 800m of a footpath and NCN route. The site is also within 800m of several open green spaces and Hinckley Leisure Centre. Therefore, the site is anticipated to have a major positive effect on healthy and active lifestyles (**SA Objective 10**).

The proposed site makes allocation for 10 dwellings. Therefore, the site is anticipated to have a minor positive effect on housing (**SA Objective 11**).

The proposed site is located within 5km of several employment areas. Therefore, the site is anticipated to have a minor positive effect on employment (**SA Objective 12**).

The proposed site is located within 800m of community and education facilities, such as Sainsbury's supermarket, Hinckley Library and St Mary's Church of England Primary School. The site is also within 800m of Hinckley Railway Station. Therefore, the site is anticipated to have a major positive effect on public services (**SA Objective 13**).

The allocation of the proposed site is not expected to contribute to an increase in annual household waste within the borough due to such a small amount of proposed dwellings. Therefore, the site is anticipated to have a neutral effect on waste (**SA Objective 14**).

C.2.11 Land to the North of Normandy Fields, Normandy Way (Site A) (LPR144 A)

This proposed site is located in Hinckley West settlement. The allocation is expected to deliver approximately 95 dwellings, within site area of 10.62 ha.

Site ref: LPR144 A	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	-	0	-	0	++	+	+	+	-

The proposed site is located outside of the settlement boundary for Hinckley West and within a greenfield site. There is a footpath within the site boundary, and a cycle route runs directly adjacent to the boundary. Therefore, the site is anticipated to have a minor negative effect on the landscape (**SA Objective 1**).

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations located within 200m of the proposed site. As a result, a neutral effect has been assessed on biodiversity (**SA Objective 2**).

There are no watercourses located within 10m or WFD water bodies located within 200m of the proposed site. The site is not located within a SPZ. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3. However, there is an area medium and high risk of surface water flooding, this does not constitute greater than 25% of the site area. As a result, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located less than 200m away from a main road. As a result, there is likely to be higher traffic volumes and a worse baseline air quality on the site. Therefore, the site is anticipated to have a minor negative impact on air quality for end users of the proposed site (**SA Objective 6**).

The proposed allocation is anticipated to result in an increase of 0.2% in annual borough wide emissions. Therefore, the site is anticipated to have a neutral effect on climate change (**SA Objective 7**).

The proposed site is within 300m of a listed building, Grade II listed Wykin Hall Farmhouse. The proposed site is separated from the listed building. Despite the listed building, the surrounding area is an agricultural setting and therefore not in keeping with a historic setting. Therefore, the site is anticipated to have a minor negative effect on the historic environment (**SA Objective 8**).

The site Masterplan does not propose any community facilities or opportunities for learning and skills development on the site. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The proposed site is located within 5km of a hospital. There are also several open green spaces, footpaths and cycle routes within 800m of the site. Therefore, the site is anticipated to have a major positive effect on healthy and active lifestyles (**SA Objective 10**).

The proposed allocation makes provision for 95 dwellings. Therefore, the site is anticipated to have a minor positive effect on housing (**SA Objective 11**).

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on employment (**SA Objective 12**).

The proposed site is located within 800m of several education facilities, such as Hollycroft Primary School, Battling Brook Primary School and Redmoor Academy. The site is not within 800m of a train station. Therefore, the site is anticipated to have a minor positive effect on public services (**SA Objective 13**).

The allocation of the proposed site is anticipated to contribute an additional 0.2% in annual householder waste across the borough. Therefore, the site is anticipated to have a minor negative effect on waste (**SA Objective 14**).

C.2.12 Land North of Normandy Fields, Normandy Way (Site B) (LPR144 B)

This site is located in the settlement of Hinckley West. The site is expected to deliver 1.4 ha of employment floorspace.

Site ref: LPR144 B	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	0	?	-	?	-	0	++	0	++	+	?

The proposed allocation is within the settlement boundary of Hinckley and is located on greenfield agricultural land. Therefore, a minor adverse effect has been assessed against **SA Objective 1**.

There is a footpath within the site, and a small area of deciduous woodland located within 100m of the site boundary. There is a potential direct impact on the priority habitat and therefore, a minor adverse effect has been assessed against **SA Objective 2**.

There are no watercourses located on the site, or within 10m. The site is not located within a SPZ. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The site is not located within Flood Zones 2 and 3, however, there are minimal areas of low and medium surface water flood risk along the western boundary of the site. These do not constitute about 25%, and therefore, a neutral effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located adjacent to the A47. This is a main road that can have notable traffic volumes and therefore more emissions output. As a result, it can be expected that worse baseline air quality will occur for this site, and therefore, a minor adverse effect has been assessed against **SA Objective 6**.

The site is not expected to deliver any dwellings, and the potential emissions generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7**.

There are no heritage assets within the site, however, there is one Listed Building, Wykin Hall Farmhouse within 300m of the site. As a result, a minor adverse effect has been assessed against **SA Objective 8** due to potential impacts to the setting of heritage assets.

As this site is identified for employment land, it is not anticipated that any community facilities will be provided. Therefore, a neutral impact in relation to social deprivation is expected (**SA Objective 9**).

There is one hospital located within the target distance of the site, Hinckley and Bosworth Community Hospital. Wykin Community Park is within the site and there are several footpaths and green spaces within 800m of the site including a play park. Therefore, a major positive effect has been assessed against **SA Objective 10**.

As the site is proposed for employment land, a neutral effect has been assessed against **SA Objective 11**.

There are numerous employment areas located within the vicinity of the proposed site, and the development of the site would contribute an additional 1.4 ha of employment floorspace. Therefore, a major positive effect has been assessed against **SA Objective 12**.

The nearest train station to the site is located over 2km from the proposed site. There are five community facilities located within an 800m buffer from the site, including Gwendoline Community House and Redmoor High School. As a result, a minor positive effect has been assessed against **SA Objective 13**.

The site is not expected to deliver any dwellings, and the potential waste generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 14**.

C.2.13 Land off A5 Watling Street (LPR252)

This proposed site in the Hinckley West settlement. The allocation is expected to deliver approximately 800 dwellings, within site area of 56.53ha.

Site ref: LPR252	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	--	0	-	?	+	--	-	?	++	++	+	+	--

The proposed allocation is located outside of the settlement boundary of Hinckley. There is also one footpath located within the site boundary, therefore, there is the potential for adverse visual impacts on transient users of the site, utilising the footpath. Additionally, as the site is located outside of the settlement boundary and of significant size, it is expected to potential adverse effects on the landscape character. As a result, a major adverse effect has been assessed against **SA Objective 1**.

There is a potential direct impact on the priority habitat located within the site boundary, therefore a major adverse effect has been assessed against biodiversity (**SA Objective 2**).

There are no watercourses located on the site, or within 10m. The site is not located within a SPZ. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, but there are areas of medium and high risk of surface water flooding. However, this area does not constitute more than 25% of the site area. As a result, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed allocation is not located within the proximity of any major roads, so it can be expected that the site will have better baseline air quality. Therefore, a minor positive effect is assessed against **SA Objective 6**.

The proposed dwellings expected from the development of the site is expected to increase carbon emissions across the borough by 1.7%, which constitutes a major adverse effect on **SA Objective 7** relating to Climate Change.

There is one Conservation Area within 300m of the site, located approximately 250m to the north in Higham on the Hill. As a result, a minor adverse effect has been assessed against **SA Objective 8** due to potential impacts to the setting of heritage assets.

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Market Bosworth Community Hospital. There is one footpath within the site and several areas of greenspace including the Garden of Blessings and a community growing space within 800m. As a result, the site is assessed as having a major positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute 800 dwellings for residents in the borough. As a result, the site is assessed as having a major positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Nuneaton over 2km from the site location and there are some community facilities within 800m including the education providers Milby Primary School and Higham on the Hill Primary School and Community Centre. As a result, a minor positive effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 1.7% of householder waste annually across the borough. As a result, a major adverse effect has been assessed against **SA Objective 14**.

C.2.14 Land Adjacent to the Ashby Canal (LPR268)

This proposed site is in Hinckley West settlement and comprises 32.73 ha. The number of dwellings this allocation is expected to deliver is unknown at this stage.

Site ref: LPR268	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	--	-	-	?	+	?	--	?	++	?	+	--	?

The proposed allocation is located adjacent to the settlement boundary of Hinckley so is therefore considered with the boundary. There is one footpath located within the site boundary meaning the development of the site could have adverse effects on landscape character and visual amenity for the users of the footpath, therefore. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There is potential direct impact on the deciduous woodland designated as priority habitat located within the site boundary. As a result, a major adverse effect has been assessed on **SA Objective 2**.

The site is not located within a SPZ, however, the eastern boundary of the site runs adjacent to the Ashby de la Zouch Canal watercourse. There are no WFD water bodies within 200m. The construction of the site has the potential to generate pollution pathways to surface water on site. Therefore, a minor adverse effect has been assessed against the **SA Objective 3**.

The proposed allocation is not located within Flood Zones 2 or 3, however there are areas of medium and high risk of surface water flooding. These areas constitute less than 25% of the site area. As a result, a minor adverse effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is not located within the proximity of any major roads. As a result, better baseline air quality can be expected for site end users. Therefore, a minor positive effect is assessed against **SA Objective 6**.

The number of proposed dwellings expected from the development of the site is unconfirmed, therefore potential carbon emissions generated by this site are unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7** relating to Climate Change.

The Ashby de la Zouch Canal Conservation Area is within the site boundary. As a result, a major adverse effect has been assessed against **SA Objective 8** due to potential impacts to the setting of heritage assets.

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Market Bosworth Community Hospital. There is one footpath within the site and several areas of greenspace including the Garden of Blessings and Wykin Community Park within 800m. As a result, the site is assessed as having a major positive effect on **SA Objective 10**.

The number of dwellings that the proposed site, if developed, would contribute is unknown. As a result, an uncertain effect has been assessed against **SA Objective 11**.

There are several employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Nuneaton nearly 3km from the site location and there are no community facilities within 800m except for an Aldi store. The site is also located within the 10% most deprived LSOA for geographical barriers, indicating the lack of accessible services within its vicinity. As a result, a major adverse effect has been assessed on **SA Objective 13**.

The number of proposed dwellings expected from the development of the site is unconfirmed, therefore potential additional waste generated by this site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 14**.

C.2.15 Barwell Business Centre, Arthur Street (AS86)

This proposed site is located in the Barwell settlement. The allocation is expected to deliver approximately 55 dwellings, within the site area of 0.8 ha

Site ref: AS86	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	0	?	+	0	--	?	++	+	+	+	-

The proposed allocation is on previously developed land located outside the Hinckley settlement boundary. There are no footpaths or bridleways located within the site boundary and no NCN routes. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations located within 200m of the proposed site. As a result, a neutral effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m. The site is not located within a SPZ. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, and there are minimal areas at low risk of surface water flooding. As a result, a neutral effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located adjacent to several roads, however, these are not considered to be part of the major road network. Therefore, a minor positive effect has been assessed against **SA Objective 6**.

The proposed dwellings expected from the development of the site is expected to increase carbon emissions across the borough by 0.1%, therefore a neutral effect has been assessed against **SA Objective 7** relating to Climate Change.

The proposed site lies within the Barwell Conservation Area, which is identified on the Heritage at Risk Register, making it particularly sensitive to development. As a result, the site is assessed as having a major adverse effect on **SA Objective 8**.

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Market Bosworth Community Hospital. There are several footpaths and areas of greenspace including Boston Park and Kirkby Road Community Park within 800m of the site. As a result, the site is assessed as having a major positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute 55 dwellings for residents in the borough. As a result, the site is assessed as having a minor positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Hinckley over 4km from the site location. There are two community facilities within 800m, Barwell Academy Primary School and the Co-Op supermarket. As a result, a minor positive effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 0.1% of householder waste annually across the borough. As a result, a minor adverse effect has been assessed against **SA Objective 14**.

C.2.16 Land fronting Ashby and Hinckley Road (adjacent to Barwell House Farm) (AS612)

This proposed site is located in the Barwell settlement. The allocation is expected to deliver approximately 50 dwellings, within the site area of 1.33 ha

Site ref: AS612	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	0	?	+	0	-	?	++	+	+	-	-

The proposed allocation is located outside the Hinckley settlement boundary. There are no footpaths or bridleways located within the site boundary and no NCN routes. There is a Green Wedge area within 10m of the site. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations located within 200m of the proposed site. As a result, a neutral effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m and the site is not located with a Source Protection Zone. There are no WFD water bodies within 200m. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, and there are minimal areas at high risk of surface water flooding. As a result, a neutral effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located adjacent to two roads, however, these are not considered to be part of the major road network. Therefore, a minor positive effect has been assessed against **SA Objective 6**.

The proposed dwellings expected from the development of the site is expected to increase carbon emissions across the borough by 0.1%, therefore a neutral effect has been assessed against **SA Objective 7** relating to Climate Change.

There is one Listed Building asset within 300m of the site, Barwell House Farmhouse and attached stable wing. As a result, a minor adverse effect has been assessed against **SA Objective 8** due to potential impacts to heritage assets.

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Market Bosworth Community Hospital. There are several footpaths and areas of greenspace including Boston Park and Tweeds River Park within 800m of the site. As a result, the site is assessed as having a major positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute 50 dwellings for residents in the borough. As a result, the site is assessed as having a minor positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Hinckley over 4km from the site location. The only community facility within 800m is the Hinckley and Market Bosworth Community Hospital. As a result, a minor adverse effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 0.1% of householder waste annually across the borough. As a result, a minor adverse effect has been assessed against **SA Objective 14**.

C.2.17 Land East of Woodgate Road (LPR21)

This proposed site is located in the Burbage East settlement. The allocation is expected to deliver approximately 15 dwellings, within the site area of 2.78 ha

Site ref: LPR21	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	0	?	+	0	-	0	++	+	+	+	0

The proposed allocation is located adjacent to the settlement boundary and therefore considered to be within the boundary. The site is located inside a Green Wedge area and there is one footpath within the site boundary therefore, there is the potential for adverse visual impacts on transient users of the site, using the footpath. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations located within 200m of the proposed site. However, there is potential impact as the site is hydrologically connected to designated priority habitat deciduous woodland within 1km. As a result, a minor adverse effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m and the site is not located within a SPZ. There are no WFD water bodies within 200m. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, and there are minimal areas at low risk of surface water flooding. As a result, a neutral effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located near to two roads, however, these are not considered to be part of the major road network. Therefore, a minor positive effect has been assessed against **SA Objective 6**.

The proposed dwellings expected from the development of the site is expected to increase carbon emissions across the borough by 0.0%, therefore a neutral effect has been assessed against **SA Objective 7** relating to Climate Change.

There are two Listed Building assets within 300m of the site, Outwoods House and a Milestone Marker at NGR SP 4412 9332. As a result, a minor adverse effect has been assessed against **SA Objective 8** due to potential impacts to the setting of heritage assets.

According to the site Masterplan, there are no community facilities proposed on the site if developed. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and District Hospital. There are several footpaths and areas of greenspace including Burbage Common and Woods and Queens Park within 800m of the site. As a result, the site is assessed as having a major positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute 15 dwellings for residents in the borough. As a result, the site is assessed as having a minor positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Hinckley over 1km from the site location. There are four community facilities within 800m, including Hastings High School and the Meadows Community Centre. As a result, a minor positive effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 0.0% of householder waste annually across the borough. As a result, a neutral effect has been assessed against **SA Objective 14**.

C.2.18 Land off Sketchley Lane (LPR26 B)

This proposed site is located in the Burbage West settlement. The allocation is expected to deliver approximately 60 dwellings, within the site area of 2.43 ha

Site ref: LPR26 B	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	0	?	+	0	0	?	++	+	+	-	-

The proposed allocation is outside the settlement boundary and is considered agricultural land. There are no footpaths located within the site boundary. As the site is located outside of the settlement boundary it is expected to potential adverse effects on the landscape character. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, however, there is an area of deciduous woodland within 100m of the site. There is a potential direct impact on the priority habitat and therefore, a minor adverse effect has been assessed against **SA Objective 2**.

There are no watercourses located on the site, or within 10m and the site is not located within a SPZ. There are no WFD water bodies within 200m. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, but there are areas at low to high risk of surface water flooding in the northern part of the site. However, these areas do not constitute more than 25% of the site area, as a result, a neutral effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located adjacent to the A5, however, these are not considered to be part of the major road network. Therefore, a minor adverse effect has been assessed against **SA Objective 6**.

The proposed dwellings expected from the development of the site is expected to increase carbon emissions across the borough by 0.1%, therefore a neutral effect has been assessed against **SA Objective 7** relating to Climate Change.

There are no heritage assets within 300m of the site. As a result, the site is assessed as having a neutral effect on **SA Objective 8**.

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Bosworth Community Hospital. There is one footpath within 300m of the site, and there is one area of greenspace, Colts Close Recreation Ground, within the site. As a result, the site is assessed as having a major positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute 60 dwellings for residents in the borough. As a result, the site is assessed as having a minor positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Hinckley approximately 1.5km from the site location. There is one community facility within 800m, Sketchley Hill Primary School. As a result, a minor adverse effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 0.1% of householder waste annually across the borough. As a result, a minor adverse effect has been assessed against **SA Objective 14**.

C.2.19 Land off Burbage Fields Farm (LPR131)

This proposed site is located in the Burbage South settlement. The allocation is expected to deliver approximately 422 dwellings, within the site area of 26.39ha

Site ref: LPR131	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	0	?	+	0	0	+	++	++	+	+	-

The proposed allocation is adjacent to the settlement boundary and is therefore considered to be included in the boundary. There is one footpath located within the site boundary, therefore there is the potential for adverse visual impacts on transient users of the site, utilising the footpath. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, however, there are two areas of traditional orchards within 100m of the proposed site. There is potential for impact on these priority habitats therefore a minor adverse effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m and the site is not located within a SPZ. There are no WFD water bodies within 200m. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, however, there are some areas at low to high risk of surface water flooding in the eastern part of the site. As these areas do not constitute more than 25% of the site area, a neutral effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located adjacent to the M69 motorway within 200m. Therefore, a minor negative effect has been assessed against **SA Objective 6**.

The proposed dwellings expected from the development of the site is expected to increase carbon emissions across the borough by 0.2%, therefore a neutral effect has been assessed against **SA Objective 7** relating to Climate Change.

There are no heritage assets within 300m of the site. As a result, the site is assessed as having a neutral effect on **SA Objective 8**.

According to the site Masterplan, there are plans for 1 ha of care home area on the site. For this reason, a minor positive impact on reducing social deprivation (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Bosworth Community Hospital. There is one footpath within the site and one area of greenspace, Britannia Recreation Ground, within 800m. Therefore, the site is assessed as having a major positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute 422 dwellings for residents in the borough. As a result, the site is assessed as having a major positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Hinckley approximately 1.5km from the site location. There are seven community facilities within 800m, including Sketchley Hill Primary School, the Burbage Millennium Hall and the Burbage Junior School. As a result, a minor positive effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 0.9% of householder waste annually across the borough. As a result, a minor adverse effect has been assessed against **SA Objective 14**.

C.2.20 Land West of Bullfurlong Lane (South of Westminster Dr) (AS120)

This proposed site is located in the Burbage South settlement. The allocation is expected to deliver approximately 78 dwellings, within the site area of 2.29 ha

Site ref: AS120	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	0	?	-	-	0	0	++	+	+	+	-

The proposed allocation is adjacent to the settlement boundary and is therefore considered to be included in the boundary. There is one footpath located within the site boundary, therefore there is the potential for adverse visual impacts on transient users of the site, utilising the footpath. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There is deciduous woodland located within the site boundary with potential for impact on this priority habitat. As a result, a major adverse effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m and the site is not located within a SPZ. There are no WFD water bodies within 200m. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, however, there are some areas at low to high risk of surface water flooding. As these areas do not constitute more than 25% of the site area, a neutral effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site not located within 200m of any major roads. Therefore, a minor positive effect has been assessed against **SA Objective 6**.

The proposed dwellings expected from the development of the site is expected to increase carbon emissions across the borough by 0.9%, therefore a minor adverse effect has been assessed against **SA Objective 7** relating to Climate Change.

There are no heritage assets within 300m of the site. As a result, the site is assessed as having a neutral effect on **SA Objective 8**.

According to the site Masterplan, there are no community facilities proposed on the site. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Bosworth Community Hospital. There is one footpath within the site and ten areas of greenspace within 800m, including the Britannia and Colts Close Recreation Grounds. Therefore, the site is assessed as having a major positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute 78 dwellings for residents in the borough. As a result, the site is assessed as having a minor positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Hinckley over 1.5km from the site location. There are five community facilities within 800m, including Sketchley Hill Primary School, the Burbage Millennium Hall and the Burbage Infant School. As a result, a minor positive effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 0.2% of householder waste annually across the borough. As a result, a minor adverse effect has been assessed against **SA Objective 14**.

C.2.21 Land at Whitehouse Farm, Workhouse Lane (AS126)

This proposed site is located in the Burbage South settlement. The allocation is expected to deliver approximately 55 dwellings, within the site area of 1.6 ha

SA Objective														
14	Waste	-												
13	Public Services	+												
12	Employment	+												
11	Housing	+												
10	Healthy and Active Lifestyles	+												
9	Reduce Social Deprivation	?												
8	Historic Environment	O												
7	Climate Change	O												
6	Air Quality	+												
5	Land quality and soils	?												
4	Reduce flood risk	O												
3	Water quality and quantity	O												
2	Biodiversity, flora and fauna	O												
1	Landscape	.												
		?												

The proposed allocation is located outside of the settlement boundary of Hinckley and is considered agricultural land. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site boundary, or within 100m of the proposed site. There are no international or national ecological designations located within 200m of the proposed site. As a result, a neutral effect has been assessed on **SA Objective 2**.

There are no watercourses located on the site, or within 10m and the site is not located within a SPZ. There are no WFD water bodies within 200m. Therefore, a neutral effect has been assessed against the **SA Objective 3**, as there are minimal pathways for pollution to ground or surface water.

The proposed allocation is not located within Flood Zones 2 or 3, and there are no areas at risk of surface water flooding. As a result, a neutral effect has been assessed on **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site not located within 200m of any major roads. Therefore, a minor positive effect has been assessed against **SA Objective 6**.

The proposed dwellings expected from the development of the site is expected to increase carbon emissions across the borough by 0.1%, therefore a neutral effect has been assessed against **SA Objective 7** relating to Climate Change.

There are no heritage assets within 300m of the site. As a result, the site is assessed as having a neutral effect on **SA Objective 8**.

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There is one hospital located within 5km of the proposed site, Hinckley and Bosworth Community Hospital. There are no footpaths within the site and 11 areas of greenspace within 800m, including Britannia Recreation Ground and Pughes Paddock. Therefore, the site is assessed as having a minor positive effect on **SA Objective 10**.

The proposed site, if developed, would contribute 55 dwellings for residents in the borough. As a result, the site is assessed as having a minor positive effect on **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed allocation. Therefore, the site is expected to have a minor positive effect on **SA Objective 12**.

The nearest train station is located at Hinckley over 2km from the site location. There are four community facilities within 800m, including Burbage Library and the Burbage Millennium Hall. As a result, a minor positive effect has been assessed on **SA Objective 13**.

Based on the number of dwellings delivered by the allocation, the development of the site is expected to contribute an additional 0.1% of householder waste annually across the borough. As a result, a minor adverse effect has been assessed against **SA Objective 14**.

C.2.22 Land North of Soar Brook (LPR16 B)

This site is located outside of the settlement boundary close to the Burbage settlement is 71 ha.

Site ref: LPR16 B	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	--	--	--	?	+	--	-	?	++	++	+	+	--

The site is located outside of the settlement boundary of Burbage. It contains a footpath, and therefore a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

An area of traditional orchard priority habitat is located centrally in the wider site. This area is excluded from developable boundary but is immediately bordered by it. Deciduous woodland priority habitat lies along the south-western boundary and an additional area classified as 'no main habitat but additional habitats present' is also situated on the south-western edge. An area of coastal and floodplain grazing marsh priority habitat lies between these habitat types, forming a mosaic with the developable site. One watercourse runs through the site creating hydraulic pathways that could increase the risk of pollution to ecological receptors. Therefore, a significant negative impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. However, there is a watercourse and WFD water body within the site that could be impacted by development. Therefore, the site receives a significantly negative score for its impact to water quality (**SA Objective 3**).

The site is within Flood Zone 2 and 3, and has an area of high risk surface water flood risk that is less than 25%. Therefore, a significant negative impact is predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA and is not within 200m of any main roads. Therefore, the area may have better air quality and scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, it can be expected that a 1.97% increase in borough wide carbon emissions will occur. As a result, a significant negative impact to climate change is expected (**SA Objective 7**).

The site is located within 300m of two listed buildings, therefore, the site receives a minor negative score for impacts to the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is located within 5km of a hospital and there are many areas of open green space within proximity to the site, the closest within 352m. There is also a footpath within the site that can be used for recreational exercise and leisure activities. Therefore, the site receives a significant positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 950 dwellings. Therefore, a minor positive score is predicted for housing (**SA Objective 11**).

The site is located 940m from an employment site, with 42 within 5km, however, it does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

There is one community facility within 800m, of the site. Therefore, the site receives a minor positive score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 1.9% to the borough waste output based on its dwelling capacity, and therefore a significant negative impact is predicted for waste (**SA Objective 14**).

C.2.23 Land West of Shilton Road (Parcel 1) (LPR254)

This site is located outside of the settlement boundary close to the Earl Shilton North settlement and is 5.7 ha.

Site ref: LPR254	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	-	0	++	++	+	-	-

The site is located outside of the settlement boundary of Earl Shilton North. It contains a footpath, and therefore a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site, and it is not hydrologically connected to any ecological receptors. Therefore, a neutral impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ and there are no watercourses or WFD water bodies within 10m and 200m of the site, respectively. Therefore, the site receives a neutral score for its impact to water quality (**SA Objective 3**).

The site is not located within a Flood Zone, however, the site contains areas of high-risk surface water flood risk that covers less than 25%. Therefore, a minor negative impact is predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA and is not within 200m of any main roads. Therefore, the area may have better air quality and scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, it can be expected that a 0.25% increase in borough wide carbon emissions will occur. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is located within 300m of one listed building, therefore, the site receives a minor negative score for impacts to the historic environment (**SA Objective 8**).

According to the site Masterplan, there are no community facilities or schools proposed within the development. Therefore, a neutral impact on reducing social deprivation (**SA Objective 9**).

The site is located within 5km of a hospital and there are many areas of open green space within proximity to the site, the closest within 170m. There is also a footpath within the site that can be used for recreational exercise and leisure activities. Therefore, the site receives a significant positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 120 dwellings. Therefore, a significant positive score is predicted for housing (**SA Objective 11**).

The site is located less than 3km from an employment site, with seven sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is not within 800m of community facilities or a train station. Therefore, the site receives a minor negative score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 9.25% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.2.24 Land West of Shilton Road (Parcel 2) (LPR255)

This site is located outside of the settlement boundary close to the Earl Shilton North settlement and is 4.7 ha.

Site ref: LPR255	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	0	0	0	+	?	+	0	0	0	++	++	+	-	-

The site is located outside of the settlement boundary of Earl Shilton North. It does not contain a footpath or an NCN route and is not within 10m of Green Wedge or Country Park. Therefore, a neutral impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site and it is not hydrologically connected to any ecological receptors. Therefore, a neutral impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ and there are no watercourses or WFD water bodies within 10m and 200m of the site, respectively. Therefore, the site receives a neutral score for its impact to water quality (**SA Objective 3**).

The site is outside of all flood risk zones. Therefore, there is a minor positive impact predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA and is not within 200m of any main roads. Therefore, the area may have better air quality and scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, it can be expected that a 0.2% increase in borough wide carbon emissions will occur. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is not located within 300m of any heritage receptors, therefore, the site receives a neutral score for impacts to the historic environment (**SA Objective 8**).

According to the site Masterplan, there are no community facilities or schools proposed within the development. Therefore, a neutral impact on reducing social deprivation (**SA Objective 9**).

The site is located within 5km of a hospital and there are many areas of open green space within proximity to the site, the closest within 210m. There are also footpaths within 800m of the site, the closest less than 3m. Therefore, the site receives a significant positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 116 dwellings. Therefore, a significant positive score is predicted for housing (**SA Objective 11**).

The site is located less than 3km from an employment site, with six sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is not within 800m of community facilities or a train station. Therefore, the site receives a minor negative score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 0.2% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.2.25 Land North of Earl Shilton, Earl Shilton (LPR205)

This site is located outside of the settlement boundary close to the Earl Shilton North settlement and is 37.94 ha.

Site ref: LPR205	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	--	-	?	-	--	-	0	++	++	+	-	--

The site is located outside of the settlement boundary of Earl Shilton North and contains a footpath. The site is not a previously developed site nor within 10m of Green Wedge or Country Park. Therefore, a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site. However, the site is hydrologically connected to ecological receptors. Therefore, a minor negative impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. There is a watercourse within the site and a WFD water bodies within the site. Therefore, the site receives a significantly negative score for its impact to water quality (**SA Objective 3**).

The site contains an area of high risk surface area flood risk that is less than 25% of the total area of the site. Therefore, there is a minor negative impact predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is located within 200m of 6 main roads, the closest less than 25m. Therefore, the area scores a minor negative for air quality (**SA Objective 6**).

Due to the site dwelling capacity, it can be expected that a 1.6% increase in borough wide carbon emissions will occur. As a result, a significant negative impact to climate change is expected (**SA Objective 7**).

The site is located within 300m of a listed building and a scheduled monument, therefore, the site receives a minor negative score for impacts to the historic environment (**SA Objective 8**).

The site Masterplan suggests that there will no provision of community facilities, schools or training facilities on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is located within 5km of a hospital and there are many areas of open green space within proximity to the site, the closest within 59m. There is also a footpath within the site. Therefore, the site receives a significant positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 750 dwellings. Therefore, a significant positive score is predicted for housing (**SA Objective 11**).

The site is located less than 2.5km from an employment site, with a total of four employment sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is not within 800m of community facilities or a train station. Therefore, the site receives a minor negative score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 1.6% to the borough waste output based on its dwelling capacity, and therefore a significant negative impact is predicted for waste (**SA Objective 14**).

C.2.26 Land adjacent to Farm Cottage, Spring Gardens, Earl Shilton (AS591)

This site is located outside of the settlement boundary close to the Earl Shilton settlement and is 0.72 ha.

Site ref: AS591	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	0	0	0	0	?	+	0	-	?	++	+	+	-	-

The site is located outside of the settlement boundary of Earl Shilton and does not contain a footpath. The site is not a previously developed site nor within 10m of Green Wedge or Country Park. Therefore, a neutral impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site. Therefore, a neutral impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ and there are no water bodies on or within 200m of the site. Therefore, the site receives a neutral score for its impact to water quality (**SA Objective 3**).

The site contains an area of low risk surface area flood risk that is less than 25% of the total area of the site. Therefore, there is a neutral impact predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within 200m of a main road. Therefore, the area scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, it can be expected that a 0.1% increase in borough wide carbon emissions will occur. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is located within 300m of three listed building and a scheduled monument, therefore, the site receives a minor negative score for impacts to the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is located within 5km of a hospital and there are many areas of open green space within proximity to the site, the closest within 75m. There are also many footpaths within 800m of the site. Therefore, the site receives a significant positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 25 dwellings. Therefore, a minor positive score is predicted for housing (**SA Objective 11**).

The site is located less than 3km from an employment site, with a total of four employment sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is not within 800m of community facilities or a train station. Therefore, the site receives a minor negative score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 0.1% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.2.27 Land East of Swedish Cottage, Leicester Road (LPR54)

This site is located outside of the settlement boundary close to the Earl Shilton North settlement and is 0.72 ha.

Site ref: LPR54	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	+	?	+	0	-	?	++	+	+	-	-

The site is located outside of the settlement boundary of Earl Shilton North and contains a footpath. The site is not a previously developed site nor within 10m of Green Wedge or Country Park. Therefore, a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site and it is not hydrologically connected to ecological receptors. Therefore, a neutral impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. There are not any watercourse or WFD water bodies within the site. Therefore, the site receives a neutral score for its impact to water quality (**SA Objective 3**).

The site is outside of all flood risk zones. Therefore, there is a minor positive impact predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are no main roads near the site. Therefore, the area scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, it can be expected that a 0.1% increase in borough wide carbon emissions will occur. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is located within 300m of two listed buildings and a scheduled monument. Therefore, the site receives a minor negative score for impacts to the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is located within 5km of a hospital and there are many areas of open green space within proximity to the site, the closest within 216m. There is also a footpath within the site. Therefore, the site receives a significant positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 25 dwellings. Therefore, a minor positive score is predicted for housing (**SA Objective 11**).

The site is located less than 3km from an employment site, with a total of four employment sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is not within 800m of community facilities or a train station. Therefore, the site receives a minor negative score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 0.1% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.2.28 Land to the Rear of Alexander Avenue (AS235)

This site is located outside of the settlement boundary close to the Earl Shilton South settlement and is 1.65 ha.

Site ref: AS235	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	-	-	?	+	0	0	?	++	+	+	+	-

The site is located outside of the settlement boundary of Earl Shilton South and contains a footpath. The site is not a previously developed site nor within 10m of Green Wedge or Country Park. Therefore, a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site and it is not hydrologically connected to ecological receptors. Therefore, a neutral impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. There is a WFD water bodies within 200m of the site. Therefore, the site receives a minor negative score for its impact to water quality (**SA Objective 3**).

The site is outside of flood risk zones, however, there are small areas of low and medium risk surface water flood risk that covers less than 25% of the site area. Therefore, there is a minor negative impact predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are no main roads near the site. Therefore, the area scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, it can be expected that a 0.1% increase in borough wide carbon emissions will occur. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is not located within 300m of any heritage receptors. Therefore, the site receives a neutral score for impacts to the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is located within 5km of a hospital and there are many areas of open green space within proximity to the site, the closest within 70m. There is also a footpath within the site. Therefore, the site receives a significant positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 61 dwellings. Therefore, a minor positive score is predicted for housing (**SA Objective 11**).

The site is located less than 4km from an employment site, with a total of three employment sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is not within 800m of community facilities or a train station. Therefore, the site receives a minor negative score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 0.1% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.2.29 Land Adjacent to Barlestone Garage, Newbold Road (LPR126)

This site is located in the settlement boundary of Barlestone settlement and is 3.61 ha.

Site ref: LPR126	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	-	-	?	+	0	0	0	+	+	+	+	-

The site is located within the settlement boundary of Barlestone and contains a footpath. The site is not a previously developed site nor within 10m of Green Wedge or Country Park. Therefore, a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site and it is not hydrologically connected to ecological receptors. Therefore, a neutral impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. There is a WFD water body within 200m of the site. Therefore, the site receives a minor negative score for its impact to water quality (**SA Objective 3**).

The site is outside of flood risk zones however; there are small areas of low, medium and high risk surface water flood risk that covers less than 25% of the site area. Therefore, there is a minor negative impact predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are no main roads near the site. Therefore, the area scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, it can be expected that a 0.1% increase in borough wide carbon emissions will occur. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is not located within 300m of any heritage receptors. Therefore, the site receives a neutral score for impacts to the historic environment (**SA Objective 8**).

The site Masterplan suggests that there are no community facilities, schools or training facilities proposed as part of the development. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is not located within 5km of a hospital. There are many areas of open green space within proximity to the site, the closest within 120m. There is also a footpath within the site. Therefore, the site receives a minor positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 58 dwellings. Therefore, a minor positive score is predicted for housing (**SA Objective 11**).

The site is located less than 2km from an employment site, with a total of 10 employment sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is within 800m of community facilities. However, the site is not within 800m to a train station. Therefore, the site receives a minor positive score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 0.1% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.2.30 Land to the rear of 82-94 Newbold Road, Barlestone (Option A) (LPR232 A)

This site is located in the settlement boundary of Barlestone and is 3.41 ha.

Site ref: LPR232 A	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	0	0	+	+	+	+	-

The site is located within the settlement boundary of Barlestone and contains a footpath. The site is not a previously developed site nor within 10m of Green Wedge or Country Park. Therefore, a minor negative impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site and it is not hydrologically connected to ecological receptors. Therefore, a neutral impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. There are not any water courses or WFD water bodies within 200m of the site. Therefore, the site receives a neutral score for its impact to water quality (**SA Objective 3**).

The site is outside of flood risk zones however; there are small areas of low, medium and high risk surface water flood risk that covers less than 25% of the site area. Therefore, there is a minor negative impact predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are no main roads near the site. Therefore, the area scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, a 0.2% increase to borough wide carbon emissions can be expected. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is not located within 300m of any heritage receptors. Therefore, the site receives a neutral score for impacts to the historic environment (**SA Objective 8**).

According to the site Masterplan, there are no community facilities, schools or training facilities proposed on the site. For this reason, a neutral impact on reducing social deprivation (**SA Objective 9**) is expected.

The site is not located within 5km of a hospital. There are many areas of open green space within proximity to the site, the closest within 230m. There is also a footpath within the site. Therefore, the site receives a minor positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 87 dwellings. Therefore, a minor positive score is predicted for housing (**SA Objective 11**).

The site is located less than 1km from an employment site, with a total of 11 employment sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is within 800m of community facilities. However, the site is not within 800m to a train station. Therefore, the site receives a minor positive score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 0.2% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.2.31 Land to the rear of 100-114 Newbold Road, Barlestone (LPR179)

This site is located in the settlement boundary of Barlestone and is 1.38 ha.

Site ref: LPR179	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	+	0	0	+	?	+	0	0	?	+	+	+	+	-

The site is located within the settlement boundary of Barlestone. Therefore, a minor positive impact can be expected on the landscape (**SA Objective 1**) if the site were to be developed.

There are no ecological receptors within the site, or within 100m of the site and it is not hydrologically connected to ecological receptors. Therefore, a neutral impact is predicted on biodiversity (**SA Objective 2**).

The site is not located within a SPZ. There are not any water courses or WFD water bodies within 200m of the site. Therefore, the site receives a neutral score for its impact to water quality (**SA Objective 3**).

The site is outside of all flood risk zones. Therefore, there is a minor positive impact predicted on reduced flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are no main roads near the site. Therefore, the area scores a minor positive for air quality (**SA Objective 6**).

Due to the site dwelling capacity, a 0.1% increase to borough wide carbon emissions can be expected. As a result, a neutral impact to climate change is expected (**SA Objective 7**).

The site is not located within 300m of any heritage receptors. Therefore, the site receives a neutral score for impacts to the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is not located within 5km of a hospital. There are many areas of open green space within proximity to the site, the closest within 340m. There are also many footpaths within 800m of the site. Therefore, the site receives a minor positive score for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site contributes to the demand for housing supply in the area, by potentially contributing up to 38 dwellings. Therefore, a minor positive score is predicted for housing (**SA Objective 11**).

The site is located less than 1km from an employment site, with a total of 11 employment sites within 5km. However, the site does not make provision for any additional employment floorspace. For this reason, a minor positive score is awarded for economic contributions (**SA Objective 12**).

The site is within 800m of community facilities. However, the site is not within 800m to a train station. Therefore, the site receives a minor positive score for its access to public services (**SA Objective 13**).

The site is expected to contribute approximately 0.1% to the borough waste output based on its dwelling capacity, and therefore a minor negative impact is predicted for waste (**SA Objective 14**).

C.2.32 Land North of Heath Farm, Barlestone (LPR204)

This site is located within the Barlestone settlement and has capacity for 35 dwellings. The site is 1.28 ha.

Site ref: LPR204	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	+	?	+	0	0	?	+	+	+	-	0

The site is primarily located outside of the settlement boundary for Barlestone, with only an access route to connect to a road within the settlement boundary. It is located on greenfield land and a footpath runs through the site. Therefore, a minor negative impact on landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity of the site, therefore neutral impacts on biodiversity are expected (**SA Objective 2**).

The site is not located within an SPZ, and there are no watercourses or WFD water bodies within the site boundary or proximity. Therefore, neutral impacts to water quality are expected (**SA Objective 3**).

The site is not located within an area of risk of surface water flooding and is also not located within Flood Zone 2 or 3. For this reason, a positive impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are no main roads within 200m of the site, and the site is not located within an AQMA. Therefore, the site can be expected to have better air quality due to low traffic volumes and vehicle emissions and a minor positive impact is expected (**SA Objective 6**).

Due to the site capacity, the site is expected to contribute 0.07% to the borough emissions. Therefore, a neutral impact is expected to climate change (**SA Objective 7**).

There are no heritage receptors within 800m of the site. For this reason, a neutral impact is expected on the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There are seven areas of open green space within 800m of the site and a footpath down the access route and boundary of the site. However, there are no hospitals within 5km of the site. For this reason, the site has a minor positive impact on healthy and active lifestyles (**SA Objective 10**).

The site is expected to contribute 35 dwellings to the borough housing need. For this reason, a minor positive impact on housing is predicted (**SA Objective 11**).

The site is located within 5km of 11 employment areas. However, the site makes no provision for an increase in employment space. For this reason, a minor positive impact is expected on the economy and employment (**SA Objective 12**).

The site is not located within 800m of any community facilities. There are also no train stations within 800m of the site. However, the site is located within decile 9 of geographical barriers to services, meaning it is within the 10% well serviced areas. For this reason, a minor negative impact is expected on access to community facilities (**SA Objective 13**).

Due to the site dwelling capacity, a 0.07% increase to borough waste output is expected as a result of the site development. Therefore, a neutral impact on waste is predicted (**SA Objective 14**).

C.2.33 Land at Church Farm, Barlestone (AS615 B)

This site is located within the Barlestone settlement. It is 0.43 ha and has capacity for 12 dwellings.

Site ref: AS615 B	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	0	?	+	0	-	?	+	+	+	+	0

This site is located adjacent, but outside of the settlement boundary. There is a footpath within the site that runs along the eastern boundary, and this is a greenfield site. For this reason, a minor negative impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity of the site. Therefore, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ, and also there are no watercourses or WFD water bodies within the site boundary. Therefore, neutral impacts to water quality are expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. The site has some areas of medium and low surface water flood risk, but no high risk areas. For this reason, a neutral impact on flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. For this reason, the site can be expected to have a positive impact on improving air quality (**SA Objective 6**).

Due to the site dwelling capacity, it is expected that the site would increase emissions for the borough by 0.03%. For this reason, a neutral impact on climate change is expected (**SA Objective 7**).

There are three listed buildings located within 300m of the site. The closest is 20m from the site boundary (Church Farmhouse) and another is 30m away. Therefore, a minor negative impact is expected on the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There are no hospitals within 5km of the site. However, there are 13 areas of green space within 800m of the site, the closest being only 15m away. As a result, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site is expected to contribute 35 homes to the borough housing need. Due to this, a minor positive impact on housing is expected (**SA Objective 11**).

The site is located within 5km of 10 employment areas. The closest is 1900m from the site. However, the site makes no provision for additional employment space. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is within 800m of seven community facilities. The closest is St Giles Church. Others include numerous churches, and the Barlestone Medical Centre. The Barlestone CofE Primary School is located 380m from the site. However, there is no train station within 800m of the site. Therefore, the site receives a minor positive score for its access to public services (**SA Objective 13**).

Due to the site capacity, a 0.03% increase to waste output in the borough is expected. Therefore, the site receives a neutral score for its impacts to waste (**SA Objective 14**).

C.2.34 Land off Spinney Drive and South of Brookshire, Barlestone (AS4241)

This site is located within the Barlestone settlement. It is 6 ha and has capacity for 50 homes.

Site ref: AS4241	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	-	?	+	0	-	0	+	+	+	+	-

The site is located primarily outside of the settlement boundary, with two areas of the site falling within that constitute 30% of the site. There is one footpath that passes through the site. Therefore, a minor negative impact on the landscape is expected (**SA Objective 1**).

There is an area of priority habitat good quality semi improved grassland 70m from the site boundary. However, there are no other ecological receptors nearby. For this reason, a minor negative impact to biodiversity is expected (**SA Objective 2**).

The site does not fall within an SPZ. There are also no watercourses or WFD water bodies within impact proximity of the site. For this reason, a neutral impact to water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there is a large area of high risk to surface water flooding located within the site, but this does not constitute more than 25%. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA and is not located within 200m of any main roads. For this reason, less traffic and vehicle emissions can be expected, and a minor positive impact to air quality (**SA Objective 6**).

Due to the site dwelling capacity, emissions would be expected to increase by 0.1% if the site were developed. Therefore, a neutral impact on climate change would be expected (**SA Objective 7**).

There are two listed buildings located within 300m of the site. The closest is the Manor House, 150m away and the other is the White House 250m away. Therefore, minor negative impacts to the historic environment could be expected (**SA Objective 8**).

According to the site Masterplan, there are no community facilities, schools or training facilities on site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are no hospitals within 5km of the site and no leisure centres within 800m. There are 13 areas of green space within 800m of the site, the closest being 63m away. For this reason, a minor positive impact to healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 50 dwellings. Therefore, a minor positive impact to housing need can be expected (**SA Objective 11**).

There are 10 employment areas within 5km of the site, the closest being 1370m away. Therefore, a minor positive impact to the economy and employment can be expected (**SA Objective 12**).

The site is located within 800m of seven community facilities. These include numerous churches, village halls and Barlestone C of E Primary School. However, there is no train station within 800m of the site. For this reason, a minor positive impact to access to public services is expected (**SA Objective 13**).

Due to the site dwelling capacity, a 0.1% increase to borough waste output can be expected from the site development. Therefore, a minor negative impact to waste is expected (**SA Objective 14**).

C.2.35 Land South of Hunts Lane (Phase 2) (LPR83)

This site is located within the Desford settlement and has capacity for 105 homes.

Site ref: LPR38	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	0	0	+	+	+	0	-

The site is located outside of any settlement boundary. There is a footpath that crosses through the site. For this reason, a minor negative impact is expected on the landscape (**SA Objective 1**).

The site is not located within proximity of impact to any ecological receptors. Therefore, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within the site or proximity. Therefore, a neutral impact to water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are some areas of high risk of surface water flooding within the site, and therefore a minor impact to flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. As a result, it can be expected that lower vehicle emissions will occur in the area and therefore better air quality, so the site receives a minor positive score for air quality (**SA Objective 6**).

Due to the site capacity, it is expected that the site will contribute 0.2% to the borough emissions output. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

There are no heritage assets in proximity of impact to the site. For this reason, a neutral impact to the historic environment is expected (**SA Objective 8**).

According to the site Masterplan, there are no community facilities, school or training facilities on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is not located within 5km of a hospital. There are seven areas of open green space in proximity to the site, with the closest being 155m away. Therefore, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 105 homes. For this reason, a significant positive impact on the borough housing need is expected (**SA Objective 11**).

The site is located within 5km of 13 employment areas. For this reason, a minor positive impact to the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of one community facility, the Desford Community School. However, there are no train stations within 800m. For this reason, the site receives a neutral score for its impacts to accessing public services (**SA Objective 13**).

Due to the site capacity, an increase of 0.2% to the borough waste output can be expected. Therefore, a minor negative impact to waste is expected (**SA Objective 14**).

C.2.36 Land North of Hunts Lane (LPR85)

This site is located within the Desford settlement. It is 14.69 ha and has capacity for 80 dwellings.

Site ref: LPR85	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	-	0	+	+	+	0	-

The site does not fall within the settlement boundary, except for a small edge of the boundary touching Newbold Road. 400m of footpath runs through the site, and it is greenfield land. For this reason, a minor negative impact to the landscape is expected (**SA Objective 1**).

The site is not located within the proximity of impact to any ecological receptors. Therefore, neutral impacts to biodiversity are expected (**SA Objective 2**).

The site is not located within an SPZ, and there are no watercourses or WFD water bodies within proximity of the site. For this reason, a neutral impact to water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some small areas of high risk for surface water flooding on the site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. As a result, lower vehicle emissions can be expected in the area and therefore better air quality, so the site receives a minor positive score for air quality (**SA Objective 6**).

Due to the site capacity, an increase of 0.2% to the borough emissions output is expected. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

There is one listed building within 300m of the site. This is Malthouse Cottages, 250m northeast of the site. 200m north-east of the site is the Desford Conservation Area. These heritage sites could be at risk of impacts during construction or to their setting as a result of

development. For this reason, a minor negative impact to the historic environment is expected for this site (**SA Objective 8**).

According to the site Masterplan, there are no community facilities, schools or training facilities proposed within the development. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is located within 800m of seven areas of open green space, one of which falls partially within the site. The site is not located within 5km of any hospitals. Therefore, a minor positive impact is predicted on healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 80 dwellings which can contribute to the borough housing need. Therefore, a minor positive impact on housing is expected (**SA Objective 11**).

The site is located within 5km of 14 employment areas, however, does not make provision for any increase of employment land. Therefore, a minor positive impact on the economy and employment is to be expected (**SA Objective 12**).

The site is located within 800m of seven community facilities. These include churches, a village hall and a medical centre. However, there are no schools or supermarkets within proximity of the site. There are also no train stations within 800m. Therefore, a neutral impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, an increase of 0.2% to the borough waste output is to be expected. Therefore, a minor negative score to waste is predicted (**SA Objective 14**).

C.2.37 Land West of Neovia Caterpillar Plant, West of Peckleton Lane (LPR24)

This site is located within the Desford South settlement. The site is 97.95 ha and has capacity for 40 ha of employment space.

Site ref: LPR24	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	--	0	-	?	+	?	-	+	+	0	++	+	?

The site is located outside the settlement boundary. It is an open greenfield site and a footpath runs through the site. Due to the significant size of the site, a significant negative impact on the landscape is expected (**SA Objective 1**).

There is an area of deciduous woodland priority habitat within the site. There are two more areas within 10m of the site boundary. Due to there being priority habitat within the site, a significant negative impact to biodiversity is expected (**SA Objective 2**).

The site is not located within any SPZs. There are no watercourses or WFD water bodies within proximity of the site. For this reason, a neutral impact to water quality is expected (**SA Objective 3**).

There are no areas of Flood Zone 2 or 3 within the site. However, there are some areas of high risk of surface water flooding within the site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within 200m of any main roads and is not located within an AQMA. For this reason, the area can be expected to have lower traffic volumes and vehicles emissions. Therefore, a positive impact to air quality is expected from this location (**SA Objective 6**).

The site is not expected to deliver any dwellings, and the potential emissions generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7**.

The site is located within 300m of a listed building. This is the Elms Farmhouse, 140m south of the site. For this reason, a minor negative impact is expected on the historic environment (**SA Objective 8**).

The site Masterplan outlines a number of opportunities as part of the development of this site. This includes scope to improve transportation and accessibility, as well as deliver and improve infrastructure. A new PRow is also proposed. Therefore, a minor positive impact on reducing social deprivation is expected (**SA Objective 9**).

The site borders an area of open green space. The Sport in Desford playing pitches are located 280m from the site. However, there are no hospitals within 5km of the site. Therefore, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes no provision for dwellings, therefore a neutral impact on housing is expected (**SA Objective 11**).

The site is located within 5km of 14 employment areas. The site also makes provision for 40 ha of new employment space. As a result, the site is expected to have a significant positive impact on the economy and employment (**SA Objective 12**).

The site is located within 800m of nine community facilities. These include Desford Community Primary School adjacent to the site boundary, Peckleton Village Hall, St Mary Magdalene Church and Bosworth Academy. However, there are no train stations within 800m of the site. For this reason, a minor positive impact on access to public services is expected (**SA Objective 13**).

The site is not expected to deliver any dwellings, and the potential waste generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 14**.

C.2.38 Land South of Cedar Drive (LPR153)

This site is located within the Market Bosworth settlement. The site is 0.57 ha and has capacity for between 13 and 16 dwellings.

Site ref: LPR153	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	+	?	+	0	-	0	+	+	+	+	0

The site is located outside of the settlement boundary on greenfield land. The site is also located on the boundary of the Market Bosworth Country Park. Therefore, a minor negative impact is predicted on the landscape (**SA Objective 1**).

The site is located directly adjacent to a large area of deciduous woodland priority habitat, that crosses the boundary for the site. For this reason, a significant negative impact to biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ, and there are no watercourses or WFD water bodies within proximity of the site. For this reason, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3, and there is no risk of surface water flooding on the site. For this reason, a minor positive impact on reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are no main roads within 200m of the site, and the site is not located within an AQMA. Therefore, lower traffic volumes and better air quality can be expected. For this reason, a minor positive impact to air quality is expected (**SA Objective 6**).

Due to the site capacity, it is expected that there would be less than a 0.5% increase in emissions. Therefore, a neutral impact on climate change is expected (**SA Objective 7**).

The site is located approximately 125m from the Market Bosworth Conservation Area. There are also two listed buildings within 300m of the site. For this reason, a minor negative impact on the historic environment is predicted (**SA Objective 8**).

According to the site Masterplan, there are no community facilities, primary school or training facilities proposed. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

An area of green space crosses within the site boundary. There are also footpaths nearby, the closest being 43m away and 10 more within 800m of the site. However, there are no hospitals within 5km of the site. For this reason, a minor negative impact on creating healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for between 13 and 16 homes. For this reason, a minor positive impact is expected to housing need (**SA Objective 11**).

The site is located within 5km of six employment areas, including the closest being 1.3km away. However, the site makes no provision for an increase in employment space. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of seven community facilities. These include the Dixie Grammar School, Market Bosworth School, the Parish Hall and numerous churches. The neighbourhood centre is also around 350m from the site. However, the Market Bosworth train station is over 1.6km from the site. Therefore, a minor positive impact on access to public services is expected (**SA Objective 13**).

Due to the dwelling capacity for this site, less than a 0.5% increase in borough waste output is expected from this site. Therefore, a neutral impact on waste is expected (**SA Objective 14**).

C.2.39 Land North of Station Road (AS392)

This site is located within the Market Bosworth settlement. It is 7.97 ha and has capacity for 126 homes.

Site ref: AS392	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	-	?	+	0	-	0	+	++	+	++	-

The site is located outside of the settlement boundary. There is a footpath within the site. This is primarily greenfield land, but an airfield is located on the site. Development of the site, despite some development, would have a more notable impact on the landscape. Therefore, a minor negative impact on the landscape is expected (**SA Objective 1**).

There is an area of priority habitat located within the site boundary. This is a 0.07 ha area of deciduous woodland. There are also areas of deciduous woodland 27m and 63m from the site. As well as another adjacent area on the eastern boundary. For this reason, a significant negative impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity for impact of the site. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are some areas of high water risk of surface water flooding within the site. For this reason, a minor negative impact on reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. For this reason, a minor positive impact to improving air quality is expected (**SA Objective 6**).

Due to the site capacity, a 0.3% increase to borough emissions could be expected from the site. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

The site is located 122m from the Ashby-de-la-Zouch canal, which is designated as a Conservation Area. There is possibility for impacts to the historic setting of the canal if the site were to be developed. For this reason, a minor negative impact to the historic environment is expected (**SA Objective 8**).

According to the site Masterplan, there are no community facilities, schools or training facilities within the proposed development. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

An area of open green space falls within the site boundary. This is a part of the Kyngs Golf and Country Club. There are also two NCN routes within 800m of the site, with the closest being 407m away. There are 10 footpaths within 800m of the site, with the closest being located 134m away. However, there are no hospitals within 800m of the site. For this reason, a minor positive impact on healthy and active lifestyles is predicted (**SA Objective 10**).

The site makes provision for 126 dwellings on site. For this reason, a significant positive impact on the borough housing need is expected (**SA Objective 11**).

The site is located within 5km of six employment areas. The closest is located 11m from the site. However, the site makes no provision for an increase of employment space. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The Market Bosworth train station is located approximately 60m from the site boundary. There are also five community facilities located within 800m of the site. This includes the St Peter's C of E Primary School, located 145m from the site. There is also a Catholic church, the Market Bosworth School, Dixie Grammar School and the village hall. The Market Bosworth neighbourhood centre is located approximately 750m from the site. For this reason, a significant positive impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, an increase in 0.3% to the borough waste output could be expected if the site were developed. For this reason, a minor negative impact to waste is expected (**SA Objective 14**).

C.2.40 Land off York Close (LPR149)

This site is located within the Market Bosworth settlement. The site is 5.83 ha and has capacity for 100 dwellings.

Site ref: LPR149	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	-	0	+	++	+	+	-

The site is located outside the settlement boundary on greenfield land. There are no footpaths or NCN routes within proximity to the site. For this reason, a minor negative impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity for impact of the site. Therefore, a neutral impact to biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ, and there are no watercourses or WFD water bodies within the site boundary. For this reason, a neutral impact to water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some areas of low, medium and high surface water flood risk within the site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. Therefore, lower traffic volumes and vehicle emissions can be expected, resulting in a minor positive impact to improving air quality (**SA Objective 6**).

Due to the site capacity, it is expected that there could be an increase of 0.2% to borough emissions if the site were to be developed. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

The site is located within 300m of two listed buildings. These are West Haven Court and 2 and 4 Warwick Lane, located around 290m north of the site. The Market Bosworth Conservation Area is also 290m north of the site. Development of this site may have

impacts on the historic setting of these assets, therefore a minor negative impact to the historic environment is predicted (**SA Objective 8**).

According to the site Masterplan, there is no community facilities, primary schools or training facilities proposed on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

An area open green space falls within the site boundary. This is a small area of allotments or community green space. There are numerous other green spaces within proximity of the site. There are 14 footpaths within 800m of the site, with the closest being 14m away. However, there are no hospitals within 5km of the site. For this reason, a minor positive impact on healthy and active lifestyles is to be expected (**SA Objective 10**).

The site makes provision for 100 homes. For this reason, a significant positive impact on borough housing need is expected (**SA Objective 11**).

The site is located within 5km of six employment areas, with the closest being 610m away. However, the site makes no provision for new employment space. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of eight community facilities. These include St Peter's C of E Primary Academy, the Market Bosworth School, numerous churches and the village hall. Market Bosworth neighbourhood centre is also located 460m from the site. However, there is no train station within 800m of the site. For this reason, a minor positive impact on access to public services is expected (**SA Objective 13**).

Due to the capacity of the site, a 0.2% increase to borough waste output is expected. For this reason, a minor negative impact on waste is expected (**SA Objective 14**).

C.2.41 Land at Windmill Rise (LPR196)

This site is located within the Groby settlement. It is 2.98 ha and has capacity for 75 homes.

Site ref: LPR196	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	+	0	0	-	?	-	0	--	?	+	+	--	+	-

The site is located on previously developed land, currently containing an industrial estate. There are no footpaths or NCN routes within the site boundary. Due to the site being previously developed, a minor positive impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity of the site that may be impacted. For this reason, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within impact proximity of the site. For this reason, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are areas of high, medium and low risk of surface water flooding within the site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

There are three main roads within 200m of the site, the closest being approximately 100m. Due to this, the area may have higher traffic volumes and therefore reduced air quality. For this reason, a minor negative impact to air quality is expected (**SA Objective 6**).

Due to the site capacity, a 0.2% increase to borough emissions could be expected from the site development. As a result, a neutral impact on climate change is expected (**SA Objective 7**).

The edge of the site falls within the Groby Conservation Area. The site is located within 300m of 11 listed buildings. The closest is St Phillip and St James Church, 23m from the site boundary. The Old Cottage and Pool Cottage are also within 50m of the site boundary.

A Scheduled Monument, Motte and Bailey Castle and Manorial Complex at Groby, is located 50m from the site boundary. There are significant risks to heritage settings of nearby assets, and therefore a significant negative impact on the historic environment can be expected (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There are nine areas of green space within 800m of the site, the closest being 401m away. There are 27 footpaths within 800m of the site, the closest being 2m away. However, there are no hospitals within 5km of the site. For this reason, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 75 homes. Therefore, a minor positive impact to the borough housing need can be expected (**SA Objective 11**).

The entire site is located within an employment area. Development of the site would result in a loss of around 3 ha of employment space. For this reason, a significant negative impact to the economy and employment can be expected (**SA Objective 12**).

The site is located within 800m of 10 community facilities. These include St Phillip and St James Church, Groby Library and Village Hall, Groby Doctors Surgery and Groby Community Centre. As well as these, there is Martinshaw Primary School approximately 10m from the site boundary. However, there is no train station within 800m of the site. For this reason, a minor positive impact is expected on access to public services (**SA Objective 13**).

Due to the site capacity, a 0.2% increase in borough waste output can be expected. For this reason, a minor negative impact on waste is expected (**SA Objective 14**).

C.2.42 Land East of Groby Cemetery and Ratby Road (LPR30)

This site is located within the Groby settlement. The site is 4.41 ha and has capacity for 85-100 homes.

Site ref: LPR30	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	0	?	+	++	+	+	-

The site is located outside the settlement boundary for Groby. This is greenfield land containing a footpath within the site boundary. The site also falls entirely within the Green Wedge. For this reason, a minor negative impact on landscapes can be expected **SA Objective 1**.

There are no ecological receptors within proximity for impact of the site. Therefore, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ, and there are no watercourses or WFD water bodies that may be impacted by the site. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are some areas of high surface water flood risk within the site boundary. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. For this reason, lower traffic volumes and vehicle emissions can be expected, and a minor positive impact on air quality is to be expected (**SA Objective 6**).

Due to the site capacity, a 0.2% increase in emissions could be expected from its development. Therefore, a neutral impact on climate change is predicted (**SA Objective 7**).

There are no heritage assets within proximity of the site. Therefore, a neutral impact on the historic environment is expected (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

An area of open green space crosses into the site boundary, and there are numerous other green spaces near to the site. There are seven NCN routes within proximity to the site, the closest being 11m away. There are no footpaths nearby, and no hospitals within 5km. For this reason, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for up to 100 houses on site. For this reason, a significant positive impact on the borough housing need is expected (**SA Objective 11**).

There are 11 employment areas within 5km of the site. For this reason, a minor positive impact to the economy and employment can be expected (**SA Objective 12**).

There are seven community facilities within 800m of the site. These include Brookvale Groby Learning Campus around 20m from the site, the Elizabeth Woodville Primary School, Lady Jane Grey Primary School, Groby Village Hall and Groby Library. However, there are no supermarkets nearby, and no train stations within 800m. Therefore, a minor positive impact is expected on access to public services (**SA Objective 13**).

Due to the site capacity, a 0.2% increase to borough waste output is to be expected. Therefore, a minor negative impact on waste is predicted (**SA Objective 14**).

C.2.43 Land North of Markfield Road (A50) (A and B parcel) (LPR49 A & B)

This site is located in Groby and is proposed for employment land. The overall site area is 15.97ha.

Site ref: LPR49 A & B	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	-	--	?	-	?	0	0	+	0	++	+	?

The proposed allocation is located out of the settlement boundary of Groby. The site is comprised of greenfield land, has numerous footpaths which intersect the site, and is located within Rothley Brook Meadow Green Wedge. As a result, a minor adverse effect has been assessed against **SA Objective 1** due to potential adverse effects on landscape character.

There are no ecological designations located within the site boundary or in its immediate vicinity. Therefore, a neutral effect has been assessed against **SA Objective 2**.

There is a watercourse located on the southern edge of the site parallel to the A50. The site is not located within SPZ 1-3. Therefore, the development of the site has the potential to generate pollution pathways to surface water. As a result, a minor adverse effect has been assessed against **SA Objective 3**.

The site is located within Flood Zones 2 and 3, and there are numerous areas of high, medium and low surface water flood risk within the site. Due to the potential flood risk associated with future development of the site, a major adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located within 200m of the A50, therefore a minor adverse effect has been assessed against **SA Objective 6**.

The site is not expected to deliver any dwellings, and the potential emissions generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7**.

There are no heritage assets located within proximity to the site. There is a cluster of heritage assets located to the west of the site along Markfield Road, however, this is over 400m away. Therefore, a neutral effect has been assessed against **SA Objective 8**.

According to the site Masterplan, there appears to be no provision for any new community facilities or contributions within the site, which is designated for employment purposes, therefore a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The proposed site is not located within the target distance for hospitals. There are however several options for outdoor recreation within 800m of the site including Marina Park, Stamford Memorial Park and Sheet Hedges Wood. There are also several areas of greenspace located just outside of the borough. Based on this, a minor positive score has been assessed against **SA Objective 10**.

As the site is proposed for employment land, no dwellings will be delivered as part of its development. As a result, a neutral score has been assessed against **SA Objective 11**.

There are several employment areas located within 5km of the proposed site, and additional employment floorspace will be generated by the site. Based on this, a major positive effect has been assessed against **SA Objective 12**.

There are no train stations, or educational located within 800m of the proposed site. There is one supermarket located within this buffer, in addition to several community facilities such as Groby Library. As a result, a minor positive effect has been assessed against **SA Objective 13**.

The site is not expected to deliver any dwellings, and the potential waste generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 14**.

C.2.44 Land North of Groby Road, Anstey and Land at Anstey Lane (LPR152 and part of LPR227)

This site is located within the Groby settlement and has capacity for approximately 270 homes. It is 19.9 ha.

Site ref: LPR152 and part of LPR227	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	-	0	0	+	++	++	+	-

The site is located outside of the settlement boundary of Groby. There are numerous footpaths adjacent to and through the site, as well as a cycle route. Therefore, the site development can be expected to have a minor negative impact on the landscape (**SA Objective 1**).

The site is not located within the proximity to any ecological receptors and therefore is expected to have a neutral impact on biodiversity (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity for impacts of the site. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

There is some high risk of surface water flooding areas on the site, and therefore a minor negative impact on flooding is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA and there are no main roads within proximity of the site. Therefore, the area can be expected to have better air quality due to reduce traffic volumes. As a result, there is a minor positive impact on air quality (**SA Objective 6**).

Due to the site capacity, it is expected that the site development would contribute 0.6% to the borough emissions output. Therefore, a minor negative impact on climate change is expected (**SA Objective 7**).

The site is not located within the proximity to cause impacts to any heritage assets. Therefore, a neutral impact on the historic environment is expected (**SA Objective 8**).

According to the site Masterplan, there are no community facilities, schools or training facilities proposed within the development. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is located within the proximity of numerous areas of greenspace, with the closest being 350m and 400m from the site. There is a cycle route adjacent to the southern boundary of the site, providing a means of active travel. The Glenfield Sports Ground is also located 650m south of the site. However, there are no hospitals within 5km of the site. Therefore, the site is expected to have a minor positive impact on healthy and active lifestyles (**SA Objective 10**).

The site is proposed to contribute 270 homes to the borough housing need. Therefore, a major positive impact on housing is expected (**SA Objective 11**).

The site does not propose any contribution of employment space to the borough need. Therefore, a neutral impact on employment is expected (**SA Objective 12**).

The site is not located within close proximity to public services. The closest school is Latimer Primary School, approximately 1km from the site, and the closest facilities and shops are in Anstey, around 1400m from the site. As a result, a minor positive effect has been assessed against **SA Objective 13**.

Due to the site capacity, it is expected that the site would contribute 0.6% to the borough waste output due to increases in household waste. Therefore, a minor negative impact on borough waste is expected (**SA Objective 14**).

C.2.45 Land East of Ratby Lane (LPR96)

This site is located in Markfield and is expected to deliver between 130-145 dwellings. The overall site area is 6.49ha.

Site ref: LPR96	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	0	0	+	++	+	+	-

The proposed site is located outside of the settlement of Markfield and is not located within proximity to a Country Park or Green Wedge. There is also a footpath which runs along the northern edge of the site. The proposed site is also comprised of greenfield land. As a result, a minor adverse effect has been assessed against **SA Objective 1**.

There are no priority habitats located within the site area, or within its vicinity. The closest ecological receptor is an area of Ancient and Semi-Natural Woodland, approximately 300m away, and Ulverscroft Valley SSSI located 1.3km from the site. As a result, a neutral effect has been assessed against **SA Objective 2**.

There are no watercourses located on site, and the site is not located within SPZ 1-3. As a result, a neutral effect has been assessed against **SA Objective 3**.

The site is not located within Flood Zones 2 or 3, and there are areas of low, medium and high surface water flood risk located within the site. As a result, a minor adverse effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is located over 200m from the A50, therefore a minor positive effect has been assessed against **SA Objective 6**.

Based on the higher estimated yield of 145 dwellings, the proposed allocation is expected to result in 0.3% increase in emissions across the borough. As a result, a neutral score has been assessed against **SA Objective 7**.

There are no heritage assets located within 300m of the proposed site, the closest receptors are located around the Main Street in Markfield and include a Conservation Area

and several listed buildings. As a result, a neutral effect has been assessed against **SA Objective 8**.

According to the site Masterplan, there are no community facilities, schools or training facilities proposed on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are no hospitals located within the target distance from the site. There is one footpath which runs along the northern edge of the site, Mayflower Play Park and associated facilities are located approximately 500m to the west alongside various other open greenspaces. Based on this information, a minor positive effect has been assessed against **SA Objective 10**.

The proposed site is expected to deliver between 130-145 dwellings, therefore, a major positive effect has been assessed against **SA Objective 11**.

There are numerous employment areas located within 5km of the proposed site. As a result, a minor positive effect has been assessed against **SA Objective 12**.

There are no train stations located within 800m of the proposed site. Mercenfield Primary School, Markfield Post Office and a Community and Sports Centre are all located within 800m of the proposed site. Therefore, a minor positive effect has been assessed against **SA Objective 13**.

The delivery of the proposed site is expected to result in an additional 0.3% of household waste annually across the borough. As a result, a minor adverse effect has been assessed against **SA Objective 14**.

C.2.46 Land South of Forest Road (LPR93)

This site is located in Markfield and is expected to deliver 30 dwellings. The overall site area is 1.5ha.

Site ref: LPR93	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	+	?	+	0	--	+	+	+	+	+	-

The proposed site is not located within the settlement boundary of Markfield and is situated on greenfield land. The site is not located within proximity of a Country Park or Green Wedge. There are no footpaths located within the site boundary, however there is a footpath adjacent to the west. Therefore, a minor adverse effect has been assessed against **SA Objective 1**.

There are no ecological designations located in the site boundary, or within its immediate vicinity. The closest ecological designation is the Cliffe Hill Quarry SSSI which is located over 800m from the site. Based on this information, a neutral effect has been assessed against **SA Objective 2**.

There are no watercourses located on site or within its immediate vicinity, the site is also not located within SPZ 1-3. As a result, a neutral effect has been assessed against **SA Objective 3**.

The site is not located in Flood Zones 2 or 3 and there are no areas of surface water flood risk located on the site. Therefore, a minor positive effect has been assessed against **SA Objective 4**.

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The proposed site is not located within 200m of a main road, and therefore, a minor positive effect has been assessed against **SA Objective 6**.

The proposed site is expected to deliver 30 dwellings, and as a result, the development of the site is expected to result in an increase in borough wide emissions of 0.1%. Therefore, a neutral effect has been assessed against **SA Objective 7**.

Markfield Conservation Area is located immediately adjacent to the proposed site. Both Grade II Listed Stepping Stone Farmhouse and Little Markfield Farmhouse and Attached Farmbuildings within 100m, and a further two Listed Buildings within 300m. Due to the potential for direct harm to the Conservation Area, should the site be developed, a major adverse effect has been assessed against **SA Objective 8**.

The site Masterplan outlines that there will be 1.3 ha of this site allocated for community use, and another 0.9 ha for retail use. For this reason, a minor positive impact on reducing social deprivation is expected (**SA Objective 9**).

The site is not located within 5km of a hospital, however, Mayflower Play Park and associated facilities are located 400m to the east. There are also numerous areas of open greenspace and footpaths within 800m. Based on this information, a minor positive effect has been assessed against **SA Objective 10**.

As the site is only expected to yield 30 properties, a minor positive score has been assessed against **SA Objective 11**.

There are numerous employment areas located within 5km of the site. Therefore, a minor positive effect has been assessed against **SA Objective 12**.

There are no train stations located within proximity to the site. There is however, Mercenfield Primary School, Markfield Post Office and a Community and Sports Centre located within 800m of the proposed site. Therefore, a minor positive effect has been assessed against **SA Objective 13**.

Based on the number of sites delivered by the allocation, an additional 0.1% of household waste is expected to be generated across the borough. As a result, a minor adverse effect has been assessed against **SA Objective 14**.

C.2.47 Land at Hill Lane (LPR43)

This site is located in Markfield and is expected to deliver 75 dwellings. The overall site area is 3.07ha.

Site ref: LPR43	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	-	?	+	+	0	+	-

The proposed site is located on greenfield land and is outside of the existing settlement boundary. There are no Country Parks, or Green Wedges within 10m of the site. A footpath runs parallel to the southern edge of the site, however, it does not intersect with the site boundary. Based on this information, a minor effect has been assessed against **SA Objective 1**, due to potential adverse effects to landscape character.

There are no priority habitats located in proximity for impacts to this site. As a result, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity for impacts to the site. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there is a small area of high risk of surface water flooding on site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA. There are also no main roads within 200m of the site. It is therefore likely that there will be reduced traffic volumes and vehicle emissions in this area. For this reason, a minor positive impact on improving air quality is expected (**SA Objective 6**).

Due to the site capacity, it is expected that the development would contribute around 0.2% to the borough emissions output. For this reason, a neutral impact on climate change is expected (**SA Objective 7**).

The site is located 60m west of the Markfield Conservation Area. There is also a listed building 290m south of the site, the Grade II listed 'The Old Rectory'. For this reason, a minor negative impact on the historic environment is expected (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There are numerous areas of open green space within 800m of the site, with the closest being 60m south of the site boundary. Markfield Cricket Pitch is located 130m from the site. However, there are no hospitals within 5km of the site boundary. For this reason, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site proposes development of 75 houses. For this reason, the site is expected to have a minor positive impact on borough housing need (**SA Objective 11**).

The site does not propose any employment space, therefore a neutral impact on employment is expected (**SA Objective 12**).

There is a small convenience store located 400m from the site. The site is located approximately 600m from Mercenfeld Primary School. Markfield Library and the community centre is located also around 600m away. There is a small town centre area with a medical centre, post office and convenience store 700m from the site. However, there is no train station within 800m of the site. Therefore, the site receives a minor positive score for its access to public services (**SA Objective 13**).

Due to the proposed dwelling numbers, it is expected that the site would contribute 0.2% to the borough waste output. For this reason, a minor negative impact on waste is expected (**SA Objective 14**).

C.2.48 Land North of Barlestone Road (LPR98)

This site is located within the Newbold Verdon settlement. The site has capacity for 240 homes and is 16.26 ha.

Site ref: LPR98	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	-	-	0	+	++	+	+	-

The site is located outside of the settlement boundary for Newbold Verdon. This is a greenfield site, with a footpath within the site boundary. Therefore, a minor negative impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors that may be impacted by the proposed development. For this reason, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies that may be impacted by the site. Therefore, a neutral impact on water quality is to be expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some areas of high risk for surface water flooding within the site boundary. For this reason, a minor negative impact on reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. It is therefore likely that there will be reduced traffic volumes and vehicle emissions in this area. For this reason, a minor positive impact on improving air quality is expected (**SA Objective 6**).

Due to the site capacity, it is expected that the site would increase borough emissions by 0.5%. For this reason, a minor negative impact on climate change is expected (**SA Objective 7**).

There is one listed building within 300m of the site. This is Ivy Cottage, 280m south of the site. For this reason, a minor negative impact on the historic environment could be expected from the site (**SA Objective 8**).

According to the site Masterplan, there are no proposals for any community facilities, schools or training facilities on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are seven areas of open green space within 800m of the site, with the closest being 223m away. There are no footpaths or NCN routes within 800m of the site, and no hospitals within 5km. For this reason, the site receives a minor positive impact for its contribution to healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 240 homes. Therefore, a significant positive contribution to borough housing need is to be expected (**SA Objective 11**).

The site is located within 5km of 13 employment areas, the closest being 136m away. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of eight community facilities. These include numerous religious buildings, the Newbold Verdon Primary School, a pub and a library. As well as this, there are two supermarkets within proximity of the site. However, the site is not located within 800m of a train station. For this reason, a minor positive impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, it is expected that the site could increase borough waste output by 0.5%. For this reason, a minor negative impact on waste is expected (**SA Objective 14**).

C.2.49 Land North of Desford Road (LPR263)

This site is located within the Newbold Verdon Settlement. The site is 31.39 ha and has capacity for 600 homes.

Site ref: LPR263	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	--	--	0	-	?	+	--	0	0	+	++	+	+	--

The site is located outside the settlement boundary and on greenfield land. A footpath falls within the settlement boundary, and users of this path may experience impacts to visual amenity if the site were to be developed. Due to the size and scale of the site, a significant negative impact on the landscape is expected (**SA Objective 1**).

There is an area of deciduous woodland priority habitat within the site boundary. Were the site to be developed, this habitat may experience impacts to from noise and dust during construction, and long-term noise and light impacts. For this reason, a significant negative impact to ecology is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity of the site that may experience impacts from the site. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are some areas of high risk for surface water flooding within the site. Therefore, the site is expected to have minor negative impacts on reducing flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located in an AQMA and there are no main roads within 200m of the site. For this reason, there are likely to be lower traffic volumes and vehicle emissions in this area. Therefore, a minor positive impact to improving air quality can be expected (**SA Objective 6**).

Due to the site capacity, it is expected the site could contribute 1.2% to the borough emissions. For this reason, a significant negative impact on climate change is to be expected (**SA Objective 7**).

There are no heritage assets within proximity of the site. For this reason, a neutral impact on the historic environment is expected (**SA Objective 8**).

According to the site Masterplan, there are no proposals for any community facilities, schools or training facilities within the development. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There are four areas of open green space within 800m of the site, with the closest being 331m away. However, there are no footpaths or NCN routes within 800m of the site and no hospitals within 5km. Therefore, a minor positive impact on healthy and active lifestyles can be expected (**SA Objective 10**).

The site makes provision for 600 homes. For this reason, a significant positive contribution to the borough housing need is expected (**SA Objective 11**).

The site is located within 5km of 15 employment areas, with the closest being 779m away. For this reason, a minor positive impact to the economy and employment is expected (**SA Objective 12**).

There are six community facilities within 800m of the site. These include numerous churches, the Newbold Verdon Library and Newbold Vernon Primary School. However, there is no train station within 800m of the site. For this reason, minor positive impacts to access to public services are expected (**SA Objective 13**).

Due to the site capacity, an increase of waste output for the borough could be up to 1.2%. For this reason, a significant negative impact on waste is expected (**SA Objective 14**).

C.2.50 Land South of Desford Road (AS445)

This site is located within Newbold Verdon settlement. The site is 24.12 ha and has capacity for 400 homes.

Site ref: AS445	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	--	--	-	?	+	-	0	0	+	++	+	+	-

The site is located on greenfield land outside of the settlement boundary, and a footpath is located within the site. Users of this footpath could experience adverse impacts to visual amenity if the site was developed, and therefore minor negative impacts to the landscape are predicted (**SA Objective 1**).

An area of priority habitat deciduous woodland is located within the site boundary. This area is likely to experience adverse effects from construction impacts and disturbances from light and noise if developed, therefore a significant negative impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. However, a WFD water body, the Thurlaston Brook from Source to River Soar, is located within the site boundary. This site would be vulnerable to pollution impacts if the site were developed, and therefore a significant negative impact to water quality can be expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some areas of low, medium and high risk of surface water flooding within the site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA and is not within 200m of any main roads. Therefore, the area may have better air quality and scores a minor positive for air quality (**SA Objective 6**).

Due to the site capacity, it is expected that the site could contribute 0.8% towards borough emissions. For this reason, a minor negative impact on climate change is expected (**SA Objective 7**).

The site is not located within proximity for impact of any heritage assets. For this reason, a neutral impact on the historic environment is expected (**SA Objective 8**).

According to the site Masterplan, there are no proposals for any community facilities, schools or training facilities on the site. For this reason, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

There is an area of green space within the site, and numerous other areas within 800m. However, there are no footpaths, NCN routes or hospitals within 5km of the site. For this reason, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 400 homes. As a result, a significant positive impact on the borough housing need is to be expected (**SA Objective 11**).

The site is located within 5km of 11 employment areas, with the closest being 775m away. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of five community facilities. These include Newbold Verdon Library and multiple churches. However, there are no train stations within 800m of the site. For this reason, a minor positive impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, a 0.8% increase to borough waste output can be expected. For this reason, a minor negative impact to waste is expected (**SA Objective 14**).

C.2.51 Land West of Hinckley Road (LPR1)

This site is located within the Stoke Golding settlement. It is 2.58 ha and has capacity for 35 homes.

Site ref: LPR1	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	+	?	+	0	0	?	++	+	+	+	-

The site is located outside the settlement boundary. There are no footpaths or NCN routes within the site, and no Country Parks or Green Wedge within proximity of the site. For this reason, a minor negative impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity of the site for impacts, and therefore a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity of the site. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3, and there is no risk of surface water flooding within the site boundary. For this reason, a minor positive impact on reducing flood risk is expected from the site (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. For this reason, reduced traffic volumes and less vehicle emissions can be expected, therefore resulting in better air quality for the site. For this reason, a minor positive impact on air quality is expected (**SA Objective 6**).

Due to the site capacity, it is expected that the site could contribute up to 0.1% to the borough emissions output. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

The site is not located within the proximity for impact of any heritage assets. For this reason, a neutral impact on the historic environment is expected (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There is one hospital within 5km of the site. There are 12 areas of green space within 800m of the site, with the closest being 62m away. There are also 16 footpaths within 800m of the site, with the closest being 245m away. For this reason, a significant positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 35 dwellings. This is expected to contribute to the borough housing need, and therefore a minor positive impact on housing is predicted (**SA Objective 11**).

There are 42 employment areas within 5km of the site, with the closest being 1.2km away from the site. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of 11 community facilities. These include St Martin's Catholic Voluntary Academy, Stoke Golding Doctors Surgery, Stoke Golding Village Hall, St Margaret's CofE Primary School, and numerous churches. However, there is no train station located within 800m of the site. For this reason, a minor positive impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, it is expected that the site would contribute 0.1% to the borough waste output. For this reason, a minor negative impact on waste is expected (**SA Objective 14**).

C.2.52 Land at the Corner of Hinckley Road and Stoke Road (LPR189)

This site is located within the Stoke Golding settlement and has capacity for 40-50 dwellings. The site is 1.91 ha.

Site ref: LPR189	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	0	?	++	+	+	+	-

The site is located outside the settlement boundary. There are no footpaths or NCN routes within proximity of the site. For this reason, a minor negative impact on the landscape is expected (**SA Objective 1**).

The site is not located within proximity for impact of any ecological receptors. For this reason, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity for impact to the site. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some areas of surface water flood risk within the site boundary. As a result, a minor negative impact is expected on reducing flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA. The site is also not located within 200m of any main roads. For this reason, lower traffic volumes and reduced vehicle emissions can be expected in this area, resulting in better air quality for the site. For this reason, a minor positive impact on improved air quality is expected (**SA Objective 6**).

Due to the site capacity, it is expected the site could contribute up to 0.1% to the borough emissions output. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

The site is not located within proximity for impact to any heritage assets within the borough. The site therefore receives a neutral score for its impacts to the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is located within 5km of a hospital. The site is located within 800m of 11 areas of open green space, with the closest being 24m from the site. There are also 15 footpaths within 800m. For this reason, a significant positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for up to 50 dwellings. Therefore, a minor positive impact on housing is expected (**SA Objective 11**).

There are 43 employment areas within 5km of the site. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of eight community facilities. These include St Martin's Catholic Voluntary Academy, Stoke Golding Doctor's Surgery and Village Hall. However, there is no train station within 800m of the site. Therefore, a minor positive impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, it is expected that the site could contribute 0.1% to the borough waste output. For this reason, a minor negative impact on waste is expected (**SA Objective 14**).

C.2.53 Land East of Wykin Lane (LPR41)

This site is located within the Stoke Golding settlement. The site has capacity for 65 homes and is 5.52 ha.

Site ref: LPR41	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	0	?	+	0	-	0	++	+	+	+	-

The site is located outside the settlement boundary. There are no footpaths, bridleways or NCN routes within the site boundary. For this reason, the site receives a minor negative score for its impacts to the landscape (**SA Objective 1**).

There are no ecological receptors within the site, however, two areas of priority habitat are located within 100m of the site. These are an area of deciduous woodland and an area of traditional orchard. For this reason, a minor negative impact to biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity for impacts to the site. For this reason, a neutral impact to water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are some areas of low risk of surface water flooding within the site. Due to this being a small, low risk area, a neutral impact on reducing flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within 200m of a main road. Therefore, lower traffic volumes and reduced vehicle emissions can be expected. For this reason, a minor positive impact on air quality is expected (**SA Objective 6**).

Due to the site capacity, it is expected that the site would contribute 0.1% to the borough emissions. For this reason, a neutral impact on climate change is expected (**SA Objective 7**).

There is one listed building within 300m of the site. This is the Royal Observer Corps underground monitoring post, 275m from the site boundary. For this reason, a minor negative impact could be expected to the historic environment (**SA Objective 8**).

According to the site Masterplan, there are no proposals for any community facilities, schools or training facilities on the site. Therefore, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is located within 800m of eight areas of open green space, with the closest being 4.5m from the site. There are also 12 footpaths within 800m, with the closest being 30m from the site. There is also a hospital within 5km of the site. For this reason, a significant positive impact is expected on healthy and active lifestyles (**SA Objective 10**).

The site makes provision for 65 homes. For this reason, a minor positive impact on the local housing need is expected (**SA Objective 11**).

There are 43 employment areas within 5km of the site, with the closest being 1083m from the site. However, the site makes no provision for an increase in employment space. Therefore, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is within 800m of seven community facilities. These include the Stoke Golding Village Hall, Doctor Surgery, St Margaret's C of E Primary School and two churches. However, there is no train station within 800m of the site. Therefore, a minor positive impact on **SA Objective 13**.

Due to the site capacity, it is expected that the site would contribute 0.1% to the borough waste output. For this reason, a minor negative impact is expected on waste (**SA Objective 14**).

C.2.54 Land at Willow Farm (LPR183)

This site is located within the Stoke Golding settlement. It is 0.5 ha and has capacity for 10 homes.

Site ref: LPR183	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	0	?	+	0	-	?	++	+	+	+	0

The site is located outside the settlement boundary. There are no footpaths or NCN routes within the site. For this reason, the site receives a minor negative score for its impacts to the landscape (**SA Objective 1**).

The site is not located within the proximity for impacts of any ecological receptors. For this reason, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within any SPZs. There are no watercourses or WFD water bodies within proximity of the site for impacts. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There is a small area of low risk of surface water flooding on site, however due to the nature of this a neutral impact is expected to reducing flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA. There are also no main roads within 200m of the site. For this reason, lower traffic volumes and reduced vehicle emissions can be expected. Therefore, a positive impact on improving air quality is expected (**SA Objective 6**).

Due to the capacity of the site, it is expected the site could contribute 0% to the borough emissions output. For this reason, a neutral impact on climate change is expected (**SA Objective 7**).

The site is located within 300m of two listed buildings. These are the Royal Observer Corps underground monitoring post (204m away) and the Stoke Golding War Memorial (280m

away). Therefore, there is potential for a minor negative impact to the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There are nine areas of green space within 800m of the site, with the closest being 37m away. There are also 10 footpaths within 800m of the site, with the closest being 14m from the site. As well as this, a hospital is located within 5km of the site. For this reason, a significant positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 10 homes. For this reason, a minor positive impact on housing need is expected (**SA Objective 11**).

The site is located within 5km of 42 employment areas, with the closest being 1km away. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

There are eight community facilities within 800m of the site. These include the Stoke Golding Village Hall and doctor surgery, St Margaret's CofE Primary School, Saint Martin's Catholic Voluntary Academy and numerous churches. However, there are no train stations within 800m of the site. For this reason, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 13**).

Due to the capacity of the site, it is expected that the site would contribute about 0% to the borough waste output. Therefore, a neutral impact on waste is expected (**SA Objective 14**).

C.2.55 Land at Stoke Field Farm (AS541)

This site is located within the Stoke Golding settlement. It is 3.97 ha and has capacity for 100 homes.

Site ref: AS541	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	0	?	++	++	+	+	-

The site is located outside of the settlement boundary. There is a footpath within the site, and users of this footpath may experience negative impacts to visual amenity if the site were developed. For this reason, a minor negative impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors within 100m of the site. For this reason, a neutral impact to biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity of the site to experience impacts (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some areas of surface water flood risk within the site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. Therefore, it is likely the area will experience lower traffic volumes and therefore less vehicle emissions, leading to better air quality in this area. As a result, a minor positive impact on air quality is expected (**SA Objective 6**).

Due to the capacity of the site, it is expected that the site could contribute 0.2% to the borough emissions. For this reason, a neutral impact on climate change is expected (**SA Objective 7**).

There are no heritage assets within proximity for impact of the site. Therefore, a neutral impact on the historic environment is expected (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There are 11 areas of green space within 800m of the site, with the closest being 105m from the site. There is also a hospital within 5km of the site. For this reason, a significant positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 100 homes. For this reason, a significant positive contribution to the borough housing need is expected (**SA Objective 11**).

There are 44 employment areas within 5km of the site. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of eight community facilities. These include the Stoke Golding Village Hall and doctor surgery, St Margaret's CofE Primary School, Saint Martin's Catholic Voluntary Academy and numerous churches. However, there are no train stations within 800m of the site. For this reason, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 13**).

Due to the site capacity, it is expected the site may contribute up to 0.2% to the borough waste output. For this reason, a minor negative impact to waste is expected (**SA Objective 14**).

C.2.56 Land at the Rectory, Church Lane (AS518)

The site is located within the Sheepy Magna settlement. The site is 0.36 ha and has capacity for 10 homes.

Site ref: AS518	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	+	0	-	-	?	+	0	-	?	+	+	+	0	0

The site is located inside the settlement boundary for Sheepy Magna. The site is also previously developed and for this reason, a minor positive impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity of the site that may experience impacts. For this reason, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within any SPZs. There is a WFD water body, the River Sence from Carlton Brook to Stoke Golding Brook, located 75m from the site. Due to the proximity of the site to this WFD water body, there is potential for minor negative impacts to water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there is an area of high risk for surface water flooding within the site boundary. For this reason, a minor negative impact on reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m. As a result, site users can be expected to experience better baseline air quality and for this reason, a minor positive impact on improving air quality is expected (**SA Objective 6**).

Due to the site capacity, a 0% increase in borough emissions is expected from the site. Therefore, a neutral impact on climate change is expected (**SA Objective 7**).

There are three listed buildings within 100m of the site. These are the All Saints Parish Church, Sheepy Magna War Memorial and Bridge House and Adjoining Dwelling. Due to

the proximity of these heritage assets to the site, a minor negative impact on the historic environment is expected (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is not located within 5km of a hospital. The site is located adjacent to an area of open green space, and there is another area around 220m north of the site. Therefore, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 10 dwellings. As a result, a minor positive contribution to borough housing need is expected (**SA Objective 11**).

The site is located within 5km of one employment area, located around 3.7km from the site. Therefore, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of four community facilities. This includes the Black Horse Pub, Sheepy Magna C of E Primary School, the Memorial Hall and All Saints Parish Church. However, there are no supermarkets nearby, and no train stations within 800m. For this reason, a neutral impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, a 0% increase to borough waste output is expected. For this reason, a neutral impact on waste is expected (**SA Objective 14**).

C.2.57 Land at Fox Covert Farm (LPR80)

The site is located within the Congerstone settlement. It is 2.31 ha and has capacity for 60 dwellings.

Site ref: LPR80	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	
	+	0	0	-	?	+	0	--	?	+	+	+	0	-

The site is located predominantly outside the settlement boundary. However, the site has been partially previously developed. For this reason, a minor positive impact to the landscape is predicted (**SA Objective 1**).

The site is not located within the proximity of any ecological receptors. Therefore, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are also no watercourses or WFD water bodies within proximity to the site that may experience impacts. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some areas of high risk for surface water flooding within the site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within 200m of a main road. Therefore, there is likely less traffic volumes and reduced vehicle emissions in the area and a better baseline air quality for site users. For this reason, a minor positive impact on improving air quality is expected (**SA Objective 6**).

Due to the site capacity, it is expected that there could be an increase of 0.1% to borough emissions. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

The site is partially located within the Congerstone Conservation Area. There are seven listed building within 300m of the site. The closest is the Congerstone War Memorial, 70m

from the site. Due to the site being within a Conservation Area, a significant negative impact on the historic environment is expected from this site (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is located within 800m of two area of open green space, with the nearest being 95m from the site. There are also three NCN routes within 800m (closest being 5m away) and two footpaths (closest being 60m away). However, there are no hospitals within 5km of the site. For this reason, a minor positive impact to healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 60 dwellings. Therefore, a minor positive contribution to the borough housing need is expected (**SA Objective 11**).

There are 4 employment areas within 5km of the site, with the closest being 3140m from the site. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of four community facilities. These include the Congerstone Village Hall, St Mary the Virgin and Horse and Jockey Pub. However, there is no train station within 800m of the site and no supermarket. For this reason, a neutral impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, it is expected that there could be a 0.1% increase to borough waste output. For this reason, a minor negative impact on waste is expected (**SA Objective 14**).

C.2.58 Land North of Bosworth Road (LPR81)

This site is located within the Congerstone settlement. It is 2.31 ha and has capacity for 60 homes.

Site ref: LPR81	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	-	?	+	0	--	?	+	+	+	0	-

The site is located outside the settlement boundary for Congerstone. There are no footpaths within the site but there is around 20m of a NCN route. For this reason, a minor negative impact on the landscape can be expected from this site (**SA Objective 1**).

The site is not located within proximity to cause impacts to any ecological receptors. Therefore, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity of the site. Therefore, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some areas of high risk of surface water flooding within the site. For this reason, a minor negative impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. Therefore, there are likely to be lower traffic volumes and reduced vehicle emissions in this area and better baseline air quality levels for site users. As a result, a minor positive impact on air quality is expected (**SA Objective 6**).

Due to the site capacity, a 0% increase in borough emissions is expected. Therefore, the sites receives a neutral score for its impacts to climate change (**SA Objective 7**).

The site is located partially within the Congerstone Conservation Area. The site is also located within 300m of 4 listed buildings. The closest is the Rectory, around 200m from the

site. Due to the site being located within a Conservation Area, a significant negative impact on the historic environment can be expected (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is not located within 5km of a hospital. However, there are two areas of green space within 800m of the site, with the closest being 250m away. There are also four footpaths within 80m of the site. Therefore, a minor positive impact on healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for 60 homes. As a result, a minor positive impact on housing is expected (**SA Objective 11**).

The site is located within 5km of three employment areas, with the closest being 3.1km away. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of four community facilities. These include the Congerstone Village Hall, St Mary the Virgin and Horse and Jockey Pub. However, there is no train station within 800m of the site and no supermarket. For this reason, a neutral impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, a 0.1% to borough waste output is expected. As a result, a minor negative impact on waste is expected (**SA Objective 14**).

C.2.59 Land North of Congerstone and East of Shakerstone Road (LPR82)

This site is located within the Congerstone settlement. It is 0.26 ha and has capacity for 10 dwellings.

Site ref: LPR82	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	0	0	+	?	+	0	--	?	+	+	+	0	0

The site is not located within the settlement boundary and is on greenfield land. For this reason, a minor negative impact on the landscape is expected (**SA Objective 1**).

The site is not located within the proximity of any ecological receptors that may be impacted. For this reason, a neutral impact to biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. However, there is a WFD water body and watercourse within 3m of the site boundary. Due to the proximity, a minor negative impact on water quality can be expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. The site is also not located within an area at risk for surface water flooding. For this reason, a minor positive impact to reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. Therefore, lower traffic volumes and better baseline air quality levels can be expected for site users. As a result, a minor positive impact is predicted on air quality (**SA Objective 6**).

Due to the site capacity, it is expected for the site to contribute 0% to the borough emissions. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

The site is located adjacent to the Congerstone Conservation Area. The site is located within 300m of seven listed buildings, with the closest being the St Mary the Virgin Church,

120m from the site boundary. For these reasons, the site is expected to have a minor negative impact on the historic environment (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is located within 800m of two areas of open green space, with the closest being 100m away. There are also three NCN routes nearby, with the closest being 5m away and two footpaths, with the closest being 101m away. However, there are no hospitals within 5km of the site. For this reason, a minor positive impact on healthy and active lifestyles are expected (**SA Objective 10**).

The site makes provision for 10 homes on site. For this reason, a minor positive impact to housing need in the borough is expected (**SA Objective 11**).

There are three employment areas located within 5km of the site, with the closest being around 3km away. For this reason, a minor positive impact on the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of four community facilities. These include the Congerstone Village Hall, St Mary the Virgin and Horse and Jockey Pub. However, there is no train station within 800m of the site and no supermarket. For this reason, a neutral impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, a 0% increase to waste output for the borough is expected from this site. Therefore, a neutral impact to waste is expected (**SA Objective 14**).

C.2.60 Land South of South Lane (LPR121)

This site is located within Bardon. The site is 3.33 ha and makes provision for 3.33 ha of employment space.

Site ref: LPR121	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	
	-	0	0	-	-	+	?	0	?	++	0	++	-	?

The site is located outside the settlement boundary. There 200m of footpath within the site. For this reason, a minor negative impact on the landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity of the site to experience impacts. Therefore, a neutral impact on biodiversity is expected (**SA Objective 2**).

The site is not located within any SPZs. There are also no watercourses or WFD water bodies within proximity of the site. For this reason, a neutral impact on water quality is expected (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. However, there are some areas of high risk to surface water flooding within the site. For this reason, a minor negative impact on land quality and soils is expected (**SA Objective 4**).

The site is located within the Charnwood Forest and for this reason a minor negative impact on reducing flood risk is expected (**SA Objective 5**).

The site is not located within an AQMA, and there are no main roads within 200m of the site. Therefore, lower traffic volumes and reduced vehicle emissions can be expected and better baseline air quality for site users. For this reason, a minor positive impact to improving air quality is expected (**SA Objective 6**).

The site is not expected to deliver any dwellings, and the potential emissions generated from the employment site are unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 7**.

The site is not located within the proximity of any heritage receptors. For this reason, a neutral impact on the historic environment is expected (**SA Objective 8**).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

The site is located 250m from an area of green space. There is also a hospital within 5km of the site. For this reason, a significant positive impact on creating healthy and active lifestyles is expected (**SA Objective 10**).

The site does not make any provision for housing on site. For this reason, a neutral impact on housing is expected (**SA Objective 11**).

The site is located within 5km of six employment areas, with the closest being 223m from the site. The site also makes provision for 3.33 ha of employment space. For this reason, a significant positive impact on the economy and employment is expected (**SA Objective 12**).

The site is not located within 800m of any community facilities, and there are no train stations within 800m. However, the site is located in decile 8 for geographical barriers to services, which is considered the top 20% least deprived. Therefore, a minor negative impact on access to public services is expected (**SA Objective 13**).

The site is not expected to deliver any dwellings, and the potential waste generated from the employment site is unknown at this stage. As a result, an uncertain effect has been assessed against **SA Objective 14**.

C.2.61 Land Rear of Lea Farm (LPR64)

This site is located within the Twycross settlement. It is 1.23 ha and has capacity for 35 dwellings.

Site ref: LPR64	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	0	+	?	+	0	-	0	+	+	+	0	-

The site is located outside the settlement boundary. There is around 90m of footpath within the site, and users of this footpath may experience negative impacts to visual amenity if the site were developed. For this reason, a minor negative impact to the landscape is expected (**SA Objective 1**).

There are no ecological receptors within proximity for impact to the site. However, the site is within 5km from the nearest European site (River Mease SAC). Potential impact pathways may include air quality impacts, hydrological impacts and recreational disturbance impacts. For this reason, a minor negative impact on biodiversity is expected (**SA Objective 2**).

The site is not located within an SPZ. There are no watercourses or WFD water bodies within proximity for impacts to the site (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There are also no areas of surface water flood risk within the site. For this reason, a minor positive impact on reducing flood risk is expected (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land and so an uncertain impact is determined (**SA Objective 5**).

The site is not located in an AQMA, and there are no main roads within 200m of the site. For this reason, it can be expected that lower traffic volumes and less vehicle emissions will occur in this area and better baseline air quality for site users. As a result, a minor positive impact on improving air quality is expected (**SA Objective 6**).

Due to the site capacity, it is expected the site could contribute 0.1% to borough emissions. For this reason, a neutral impact to climate change is expected (**SA Objective 7**).

There are no listed buildings within proximity to the site. However, the site is located only 263m from the Twycross Conservation Area. For this reason, a minor negative impact to the historic environment is expected (**SA Objective 8**).

According to the site Masterplan, there is no proposals for any community facilities, schools or training facilities on the site. As a result, a neutral impact on reducing social deprivation is expected (**SA Objective 9**).

The site is not located within 5km of a hospital. However, there are five areas of green space within 800m of the site, with the closest being 105m away. For this reason, a minor positive impact to healthy and active lifestyles is expected (**SA Objective 10**).

The site makes provision for up to 35 homes. For this reason, a minor positive impact to housing is expected (**SA Objective 11**).

The site is located within 5km of two employment areas, with the closest being 130m from the site. For this reason, a minor positive impact to the economy and employment is expected (**SA Objective 12**).

The site is located within 800m of four community facilities. These a pub, the Twycross Village Hall, St James Church and Twycross Hall. However, there are no supermarkets or train stations within 800m of the site. For this reason, a neutral impact on access to public services is expected (**SA Objective 13**).

Due to the site capacity, it is expected that the site could contribute up to 0.1% to the borough waste output. For this reason, a minor negative impact to waste is expected (**SA Objective 14**).

C.2.62 Land off Oakfield Way and Meadow Close (AS519)

This site is located in Sheepy Magna. The site is 2.29ha in area and is expected to yield approximately 58 dwellings.

Site ref: AS519	SA Objective													14
	1	2	3	4	5	6	7	8	9	10	11	12	13	
	Landscape	Biodiversity, flora and fauna	Water quality and quantity	Reduce flood risk	Land quality and soils	Air Quality	Climate Change	Historic Environment	Reduce Social Deprivation	Healthy and Active Lifestyles	Housing	Employment	Public Services	Waste
	-	-	-	-	-	+	0	-	?	+	+	+	+	-

The site is situated immediately adjacent to the Sheepy Magna settlement boundary. The site is situated on greenfield land. There is a footpath passing through the site (Public Right of Way (PRoW) TS14 and TS15). Development of the site could have negative impacts on the landscape character and visual amenity of the footpath users. Therefore, a minor negative impact has been assessed against the landscape (**SA Objective 1**).

There is an area of deciduous woodland priority habitat within 100m of the site. Therefore, a minor negative impact has been assessed against biodiversity (**SA Objective 2**).

The site is not located within a SPZ and there are no watercourses within 10m of the site. However, there is a WFD water body located approximately 185m from the site. Development of the site has the potential to negatively impact the quality of the WFD water body and therefore, a minor negative impact has been assessed against water quality (**SA Objective 3**).

The site is not located within Flood Zone 2 or 3. There is an area of low to high risk of surface water flooding in the north-east of the site, however this constitutes less than 25% of the site. Therefore, a minor negative impact has been assessed against flood risk (**SA Objective 4**).

No information is currently available on whether the site falls within an area of brownfield land. The site is located on Grade 2 and Grade 3 agricultural land. However, the site is not located within 10m of a historic waste site. Given the potential loss of high quality agricultural land a minor negative impact is expected (**SA Objective 5**).

The site is located over 200m away from a main road or motorway. As a result, site users are expected to experience good baseline air quality and therefore, a minor positive impact has been assessed against air quality (**SA Objective 6**).

The development of the site would result in an increase of 0.1% to borough wide emissions. Therefore, a neutral impact has been assessed against climate change (**SA Objective 7**).

There are three listed buildings within 300m of the site. However, there are no other historic receptors within 300m of the site. It is expected that the housing infrastructure may negatively impact the historic setting of these listed buildings. Therefore, a minor positive impact has been assessed against the historic environment (SA Objective 8).

No information or a Masterplan is available to determine what community facilities will be provided within the site, and therefore an uncertain impact is concluded in relation to social deprivation (**SA Objective 9**).

There is a playing field open green space immediately adjacent to the site as well as a footpath passing through the site. However, the site is not within 5km of a hospital. Therefore, a minor positive impact has been assessed against healthy and active lifestyles (**SA Objective 10**).

The site makes the provision for 58 dwellings and therefore, a minor positive impact has been assessed against housing (**SA Objective 11**).

There is one existing employment site within 5km of the site, situated approximately 3.7km from the site. Therefore, a minor positive impact has been assessed against employment (**SA Objective 12**).

There are no train stations within 5km of the site. However, there are numerous community facilities within 800m of the site, including All Saints Parish Church and Sheepy Magna CE Primary School. Therefore, a minor positive impact has been assessed against public services (**SA Objective 13**).

The development of the site would result in an increase of 0.1% to household waste across the borough. Therefore, a minor negative impact has been assessed against waste (**SA Objective 14**).