

Harborough Local Plan

Proposed submission
Version

Sustainability Appraisal:
SA Report

September, 2017

Submitted to:
Harborough District Council

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1 Introduction

- 1.1.1 AECOM has been commissioned to assist Harborough District Council (HDC or the ‘Council’) in undertaking the sustainability appraisal (SA) in support of the emerging Local Plan. SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of the Harborough Local Plan is a legal requirement.¹
- 1.1.2 This SA Report documents the SA process, setting out an appraisal of the sustainability implications of the proposed submission version of the Local Plan, and capturing how the SA process has influenced the development of the emerging Local Plan. Figure 1.1 below illustrates the SA Outputs that have been prepared at key stages of the Plan-making process.

Figure 1.1: Plan timeline

Plan milestone	Consultation dates	SA Outputs
Local Plan Scoping Paper	March – April 2013 (Plan scoping) May-June 2014 (SA Scoping)	SA Scoping Report
Local Plan Options Consultation Paper	September – October 2015	Interim SA Report
	February – March 2016	Second interim SA Report
	August 2016 (no public consultation) September 2016 (no public consultation)	Third interim SA Report Selected Spatial Options – Internal Report
Proposed submission Local Plan	July 2017	SA Report



¹ The Town and Country Planning (Local Planning) (England) Regulations 2012 require that an SA Report is published for consultation alongside the ‘Proposed Submission’ Plan document.

1.1 SA explained briefly

- 1.1.3 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations'), which were prepared in order to transpose into national law the EU Directive.²
- 1.1.4 The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.³ The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.1.5 The Regulations prescribe the information that must be contained within the report, which for the purposes of SA is known as the 'SA Report'. Essentially, there is a need for the SA Report to answer the following four questions:
1. What's the scope of the SA?
 - This question must be answered subsequent to a review of the sustainability context and baseline, and consultation with designated environmental authorities.
 2. What has Plan-making / SA involved up to this point?
 - Preparation of the draft plan must be preceded by SA of 'reasonable alternatives'. As well as presenting the appraisal of reasonable alternatives, the SA Report must present 'outline reasons for selecting the alternatives dealt with' and describe the influence of alternatives SA.
 3. What are the appraisal findings at this current stage?
 - what are the likely significant effects of the draft plan and what changes might be made in order to avoid or mitigate negative effects and enhance the positives.
 4. What happens next (including monitoring)?

² Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (or the 'SEA Directive')

³ Regulation 12(2)

1.2 What is the plan seeking to achieve?

1.2.1 A vision has been established for the Local Plan, which is supported by fourteen objectives that are central to the Plans delivery. These objectives are reproduced below (taken from table A1 in the Proposed submission Local Plan document).

1. Housing: Meet the housing requirements of the District in full by providing a range of market and affordable housing types, tenures and sizes in appropriate and sustainable locations to meet local needs. Also, recognise the specific accommodation requirements of the young and the elderly populations, including starter homes to help first time buyers, shared ownership and rented housing to help those who cannot afford to buy, and specialist housing such as sheltered and extra care accommodation.

2. Employment: Promote sustainable economic growth by facilitating the sustainable growth of businesses, fostering new local enterprise and helping to create more jobs that meet local employment needs. Contribute to reducing the need for out-commuting and thereby help to increase the sustainability and self-containment of communities, while encouraging the development of a vibrant, diverse and sustainable business community.

3. Location of development: Locate new development in sustainable locations that respect the environmental capacity of the local area. Encourage the appropriate and efficient re-use of previously developed land and buildings where such re-use achieves the objectives of sustainable development.

4. Infrastructure: Support local communities and maintain a high quality of life by ensuring that new development delivers the necessary infrastructure including that relating to health, education, security, culture, transport, open space, recreation, water supply and treatment, power, waste and telecommunications (incorporating high speed broadband connectivity).

5. Protection of local services: Protect, enhance and, where appropriate, secure the provision of additional accessible community services and local facilities, supporting innovation in their delivery across the District.

6. Natural environment: Protect and enhance the quality, diversity, character, local distinctiveness, biodiversity and geodiversity of the natural environment, ensuring that open countryside is protected against insensitive and sporadic development, the characteristics of the local landscape are respected and the unnecessary loss or sterilisation of natural resources is prevented.

7. Historic environment: Protect and enhance the character and historic significance of settlements and their wider landscape and townscape settings, thereby recognising the important contribution that heritage assets make to securing a high quality public realm, whilst also maintaining the distinctiveness of towns, villages and the wider countryside.

8. Town/village centres: Support and enhance the vitality and viability of market town and larger village centres as places for shopping, leisure, cultural, commercial and community activities, thereby recognising and embracing their valued role as the hearts of their communities; this will be achieved by encouraging retail, leisure and commercial development in appropriate locations and at appropriate scales.

9. Design: Ensure that new development is of high quality and sustainable design which reflects local character and distinctiveness, provides attractive, healthy and safe environments, respects residential amenity and promotes sustainable behaviours including waste reduction and non-motorised travel patterns.

10. Transport: Provide greater opportunities to reduce car use, thereby reducing the impacts of road traffic on local communities, the environment and air quality, by locating development where there is good access to jobs, services and facilities, and by supporting improvements in public transport, walking and cycling networks and facilities.

11. Flood risk: Locate new development in areas which will not put life or property at risk of flooding and build associated resilience by requiring the use of appropriate sustainable drainage systems in new developments and allowing for the provision of infrastructure associated with minimising flood risk.

12. Environmental impact: Minimise the environmental impact of development and its vulnerability to the impacts of climate change, by reducing pollution and waste as much as possible, maximising water and energy efficiency, and promoting the use of low carbon and any other alternative technologies and sustainable construction methods.

13. Tourism and Culture: Promote the sustainable growth of tourism, cultural activities and access to the countryside for the benefit of both residents and visitors. Enable the interpretation of the cultural assets of the District in order to enrich people's experiences.

14. Neighbourhood Planning: Encourage and support communities to make decisions at the local level through the preparation of neighbourhood plans and facilitate this process by setting out a clear strategic framework.

Part 1: Scoping

2 Scoping

2.1 Introduction

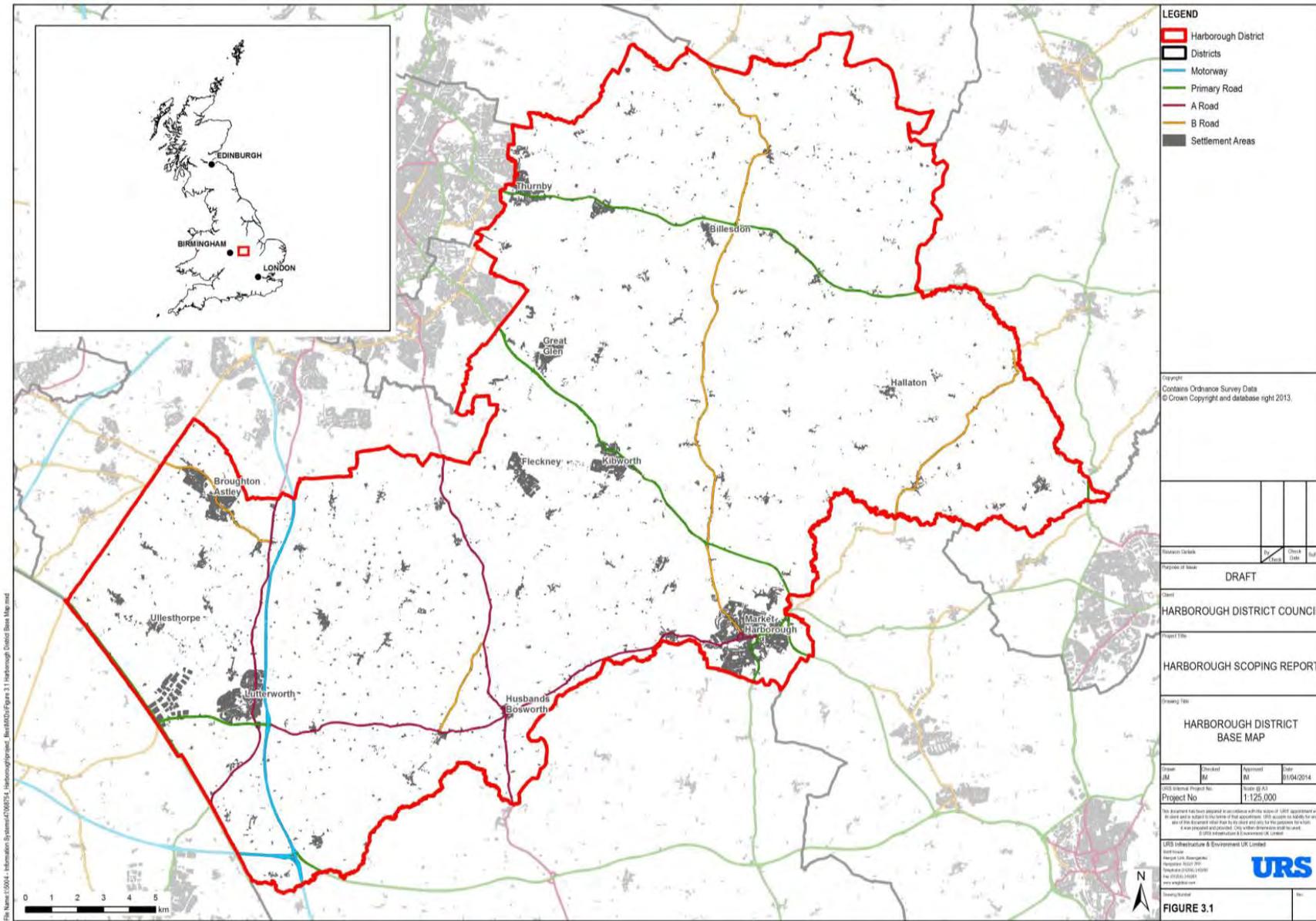
- 2.1.1 In essence, scoping is the process of gathering information about the area and factors likely to be affected by the Local Plan. This information helps to identify what the key issues are and which of these should be the focus of the SA process.
- 2.1.2 To aid in the presentation and avoid duplication, the scope of the appraisal is presented within one of six sustainability themes (listed below). For each theme, the policy framework / contextual review and the current and projected baseline is presented. This aids in the identification of key sustainability issues and opportunities, the sustainability objectives and criteria and potential monitoring indicators.

Sustainability Theme	Topics covered	
Natural environment	<ul style="list-style-type: none"> • Biodiversity • Geodiversity 	<ul style="list-style-type: none"> • Water quality • Soil quality
Built and natural heritage	<ul style="list-style-type: none"> • Landscape and Settlement Character 	<ul style="list-style-type: none"> • Heritage assets
Health and wellbeing	<ul style="list-style-type: none"> • Health and wellbeing • Deprivation and community cohesion • Air quality 	<ul style="list-style-type: none"> • Accessibility and transport • Green Infrastructure and recreation
Resilience (to climate change)	<ul style="list-style-type: none"> • Adaptation to climate change 	<ul style="list-style-type: none"> • Flood risk
Housing and economy	<ul style="list-style-type: none"> • Population • Housing 	<ul style="list-style-type: none"> • Economy
Resource use	<ul style="list-style-type: none"> • Waste and recycling • Energy and carbon emissions 	<ul style="list-style-type: none"> • Water availability • Minerals

3 Introduction to Harborough

- 3.1.1 Harborough District covers a total area of approximately 593km² of rural south Leicestershire. It is the largest of the seven Leicestershire Districts and lies within the East Midlands region. The main land use within the District is rural agriculture and grassland. The District is characterised by extensive tracts of countryside interspersed with 91 rural village parishes. The location's landscape contains a variety of woodland, steep valleys and consistent rolling hills. Despite its predominately rural setting, SSSIs account for just 1.21% of Harborough's area and 0.42% by Local Wildlife designations.
- 3.1.2 Harborough has witnessed significant growth in employment (72%) 1991-2015, over three times that of the regional (15%), national (21%) and Leicester and Leicestershire (14%) averages. The District also shares a strong economic interdependency with Leicestershire through resident commuters. Overall, Harborough is one of the least deprived areas in England, with only the main urban area of Market Harborough standing out as an area identified as suffering multiple deprivations. Approximately 85,382 people live in Harborough.
- 3.1.3 As illustrated in Figure 3.1, the main population centres include the market towns of Market Harborough, lying on the south western boundary of the District; Broughton Astley, close to the border with Blaby; and Lutterworth, lying further east on the southern boundary, which is closely related to Rugby.
- 3.1.4 Market Harborough is considered the principal town within Harborough, due to its position as provider of the largest range of services and facilities. Great Glen, Kibworth, Fleckney, Billesdon, Ullesthorpe and Husbands Bosworth serve as rural centres for the numerous smaller settlements spread throughout the remainder of the District. Thurnby, Bushby and Scraftoft adjoin and form part of the built up area of the Leicester Principal Urban Area (PUA).

Figure 3.1: The Plan area



4 Scoping - Natural Environment

4.1 Introduction

4.1.1 This section sets out the relevant policy framework and baseline position for the following sustainability factors that have been grouped under the theme of 'Natural Environment':

- Geodiversity;
- Biodiversity;
- Water Quality; and
- Soil Quality.

4.2 Geodiversity

Contextual review

4.2.1 The NPPF⁴ sets out how the planning system should protect and enhance geological conservation interests. It states that local planning authorities should set criteria based policies against which proposals for any development affecting geodiversity sites will be judged, with these policies distinguishing between the hierarchy of international, national and locally designated sites. The NPPF also states that restoration to a geodiversity end-use is appropriate for minerals extraction sites.

The current and projected baseline

4.2.2 The geodiversity of Harborough is dominated by sedimentary deposits of the Quaternary period including diamicton, clay and sand and gravel. These were deposited by the movement of glaciers and ice sheets during the ice age. In the north and east of the District, older Jurassic rocks occur. Their erosion has led to a ridge and valley landscape, where clays are present in the valleys and harder limestones form the tops of hills and valley sides^{5, 6}.

4.2.3 There is one nationally designated geological site in Harborough: Tilton Railway Cutting SSSI located about 2km east of Tilton just off the Tilton to Oakham Road (Table 4.1). This site is a 750m section of disused railway cutting which provides exposures of sediments deposited during the Lower Jurassic Period, between 189 and 186 million years. A rich assemblage of fossils has been found in the SSSI⁷.

⁴ National Planning Policy Framework

⁵ Scott Wilson (2009) Harborough District Council Level 1 Strategic Flood Risk Assessment – Appendix A and E [online] available at http://www.harborough.gov.uk/downloads/download/48/harborough_district_strategic_flood_risk_assessment

⁶ UE Associates (2010) Sustainability Appraisal of the Harborough Core Strategy – Baseline Data

⁷ Natural England (2013) Tilton Railway Cutting SSSI [online] available at http://www.naturalengland.org.uk/ourwork/conservation/geodiversity/englands/sites/local_ID51.aspx

4.2.4 The SSSI is currently assessed as being in 'Favourable' condition. Due to its' conservation status, it is unlikely that inappropriate development would be permitted that would directly affect the site. The main threats to the conservation of railway cuttings are developments which obscure the geological features. The location of this site does not make it susceptible to major developments that could have an impact on the setting of the geological features. It is therefore anticipated that the condition of the site will remain favourable over the plan period.

4.3 Biodiversity

Contextual review

4.3.1 Sites of European status are protected under the Birds (79/409/EEC as amended) and Habitats (92/43/EEC) Directives, while national legislation protects Sites of Special Scientific Interest (SSSI) and listed species.

4.3.2 The European Commission Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment (2013) suggests that an SEA should focus on ensuring 'no- net-loss of biodiversity' before considering mitigation and compensation. The assessment should also take account of 'ecosystem services' and the links between natural environment and economy.

4.3.3 The Natural Environment White Paper states that there is a need to halt the overall decline in biodiversity and the degradation of ecosystem services; and restore them in so far as feasible and seek to deliver net gains in biodiversity where possible⁸.

4.3.4 The NPPF also says that Local Plans should support healthy well-functioning ecosystems, encourage the 'preservation, restoration and re-creation of priority habitats, ecological networks' and promote the 'protection and recovery of priority species'.

4.3.5 Biodiversity 2020 is the Government's Strategy for England's wildlife and ecosystem services. It encapsulates the aims of the EU Biodiversity Strategy and seeks to achieve the following outcomes by 2020:

- More, bigger and less fragmented areas for wildlife. No net loss of priority habitat and a net increase in priority habitats.
- Restoring at least 15% of degraded ecosystems as a contribution to climate change mitigation and adaptation.
- An overall improvement in the status of species and prevention of further human-induced extinctions.
- Improved engagement in biodiversity issues.

4.3.6 The Wildlife Trust guidance document A Living Landscape says that Local plans should adopt a 'landscape approach' to protecting and enhancing biodiversity. This focuses on the conservation of biodiversity over large areas of land (i.e. at the landscape scale) where habitat patches that are now fragmented would once have functioned more as an interconnected whole⁹.

⁸ Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>

⁹ The Wildlife Trusts (2010) A Living Landscape: play your part in nature's recovery [online] available at: <http://www.wildlifetrusts.org/alivinglandscape>

4.3.7 According to the NPPF, Local Authorities should set out their strategic approach to Green Infrastructure in their Local Plans, planning positively for the creation, protection, enhancement and management of biodiversity and green infrastructure.

4.3.8 At a local level, the Leicester, Leicestershire and Rutland (LL&R) Biodiversity Action Plan (BAP)¹⁰ sets the following three priorities:

- To promote the restoration, management and creation of BAP Priority Habitats;
- To promote the creation of new wildlife habitat in the wider countryside; and
- To survey, monitor and promote favourable management of existing good sites through the Local Wildlife Sites (LWS) system.

The current and projected baseline:

European Sites

4.3.9 While there are no European designated sites located within Harborough, three Natura 2000 sites fall within or just over 25km from the administrative border:

- Rutland Water Special Protection Area (SPA, Ramsar);
- River Mease Special Area of Conservation (SAC); and
- Ensor's Pool Special Area of Conservation (SAC)¹¹.

4.3.10 The Habitat Regulations Assessment (HRA) Screening Report (HDC, 2010) considered the effects of Harborough's previous LDF Core Strategy on the Natura 2000 network of protected areas. The following is a list of potential links between development and the sites identified:

- *“Additional development – including the quantum, type and location of proposed growth;*
- *Changes to water flows and quality e.g. effect on flood risk areas, increased surface run-off;*
- *Changes to air and noise pollution (development and associated travel) and its effect on site habitats / species;*
- *Increased accessibility and the attraction of more people / visitors to the District. This is particularly relevant for Rutland Water SPA due to its proximity to Market Harborough and other District visitor assets; and*
- *Disturbance to protected habitat / species (including birds) that sites support from development, including some forms of renewable energy development”.*

4.3.11 The Ensor's Pool SAC is a waterbody in Nuneaton that formed in an abandoned clay pit. It is designated primarily for its importance as a habitat for white-clawed crayfish. This site was screened out due to its distance from the District's boundary (12.5km) and to its self-contained ecosystem. Furthermore, the identified site's vulnerabilities are very local in nature and were deemed unlikely to be exacerbated by the previous Core Strategy.

¹⁰ Space for Wildlife - Leicester, Leicestershire and Rutland (LLR) Biodiversity Action Plan (BAP) – 2010-2015 [online] available at: <http://www.lrw.org.uk/what-we-do/biodiversity-action-plan/>

¹¹ Harborough District Council (2010). Harborough Local Development Framework Core Strategy – Habitat Regulations Assessment – Screening Report

- 4.3.12 As the River Mease SAC is located 27km away from Harborough's District boundary, is not connected to any watercourses in the District and does not contribute to the water supply of the District, the previous Core Strategy was not considered to lead to any significant adverse effects on the SAC.
- 4.3.13 Rutland Water SPA is the closest site, though still at some distance (7.5km). Effects identified were reported as likely to be indirect and linked to a greater number of visitors being attracted to the site. The report advised that further appraisal work would be necessary to confirm this assessment.

SSSIs

- 4.3.14 Leicestershire is one of the poorest counties in the UK for sites of recognised nature conservation value and is experiencing continued biodiversity loss. The very best sites (the SSSIs) represent only approximately 1.3% of the land area²⁸. Despite being largely rural, Harborough is no exception. The District does not have any National Nature Reserves; there are 14 SSSIs falling either wholly or partially within the District covering approximately 718ha, and representing 1.2% of Harborough's total land area (see below and Figure 4.1).

Table 4.1: Summary of SSSI in Harborough¹²

SSSI Name	Main Habitat	(ha)	Condition
Allexton Wood	Broadleaved mixed and yew woodland	25.89	Unfavourable recovering
Cave's Inn Pits	Neutral grassland	5.82	Unfavourable recovering
Chater Valley	Neutral grassland	3.84	Unfavourable recovering
Eyebrook Reservoir (straddles Rutland)	Broadleaved mixed and yew woodland	201.3	Favourable
Eyebrook Valley Woods	Broadleaved mixed and yew woodland	65.71	Favourable
Great Bowden Borrowpit	Fen, marsh and swamp	2.43	Favourable
Kilby-Foxton Canal (straddles Oadby and Wigston)	Standing open water and canals	32.09	Unfavourable no change
Launde Bigwood	Broadleaved mixed and yew woodland	41.16	Favourable
Leighfied Forest	Broadleaved mixed and yew woodland and neutral grassland	149.76	Most of it is unfavourable
Misterton Marshes	Fen, marsh and swamp and neutral grassland	6.81	Unfavourable recovering
Owston Woods	Broadleaved mixed and yew woodland	139.56	Unfavourable recovering
Saddington Reservoir	Fen, marsh and swamp and broadleaved mixed and yew woodland and neutral grassland	19.08	Favourable
Stanford Park	Broadleaved mixed and yew woodland	20.44	Unfavourable recovering
Tilton Railway Cutting	Designated for geological assets	4.44	Favourable

¹² *Natural England (2013) – Condition of SSSI units*

Local sites and species

- 4.3.15 Harborough provides two Local Nature Reserves (LNR): Scraptoft (14.33ha) and North Kilworth (2.02ha), which consist primarily of grassland and scrub¹³. There are also 207¹⁴ non- statutory nature conservation designated sites known as Local Wildlife Sites (LWS) covering 248.5ha (0.42%) of Harborough's land area.
- 4.3.16 These local sites provide a range of habitats including woodland, grassland, hedgerows, meadows, marshland, quarries, railway corridors, roadside verges, ponds and individual ash and oak trees. In addition to the above-mentioned designated biodiversity sites, the network of river/stream and canal corridors, gardens and allotments provide good wildlife corridors, whilst brownfield sites and underutilised buildings can also often be important habitats for flora and fauna¹⁵.
- 4.3.17 Figure 4.1 shows the locations of Harborough's designated nature conservation assets.
- 4.3.18 The LL&R BAP provides a framework for biodiversity initiatives in the area. It contains the Habitat and Species Action Plans listed in Table 4.2.
- 4.3.19 Habitats and species that have been highlighted in this table have been recorded In Harborough. Those that are not highlighted are either absent or could not be confirmed as present in Harborough.

Table 4.2: Leicester, Leicestershire and Rutland Habitat and Species Action Plans

Priority Habitats		Priority Species
<p>Habitats of national importance:</p> <ul style="list-style-type: none"> Broadleaved woodland Calcareous grassland Eutrophic standing waters Field margins Heath-grassland Hedgerows Lowland wood-pasture and parkland Mesotrophic lakes Neutral grassland Reedbed Wet woodland 	<p>Habitats of local importance:</p> <ul style="list-style-type: none"> Fast-flowing streams Floodplain wetland Mature trees Roadside verges Rocks and built structures Sphagnum ponds Springs and flushes Urban habitat 	<ul style="list-style-type: none"> Bats Otter Dormouse Water vole Barn owl Redstart Nightingale Sand Martin Black hairstreak butterfly Dingy and grizzled skipper White-clawed crayfish Black poplar Purple small-reed Violet helleborine Wood vetch

Source: Space for Wildlife - Leicester, Leicestershire and Rutland (LLR) Biodiversity Action Plan (BAP) – 2010-2015.

¹³ Natural England – Local Nature reserves in Leicestershire [online] available at http://www.lnr.naturalengland.org.uk/Special/lnr/lnr_results.asp?N=&C=25&Submit=Search

¹⁴ WYG Environment (2008) Harborough District Council: Phase 1 Habitat Survey

¹⁵ UE Associates (2010) Sustainability Appraisal of the Harborough Core Strategy – Baseline Data

Settlement and/or Ward Review

4.3.20 WYG Environment was commissioned in 2008 by HDC to undertake an ecological assessment of approximately 90 potential development sites identified in the 2008/09 SHLAA. The sites were mainly in areas adjacent to existing urban settlements consequently the study focused on Market Harborough, Lutterworth, Broughton Astley, Scraftoft / Thurnby / Bushby, and close to Great Glen and Oadby in the Leicester urban fringe area¹⁶. Key findings from the study are summarised in the table below.

4.3.21 In the future, designated and locally important sites are expected to improve with the implementation of the LL&R Biodiversity Action Plan, however, wildlife habitats and corridors are likely to experience continued pressure from development and climate change.

Table 4.3: Settlement Biodiversity Features

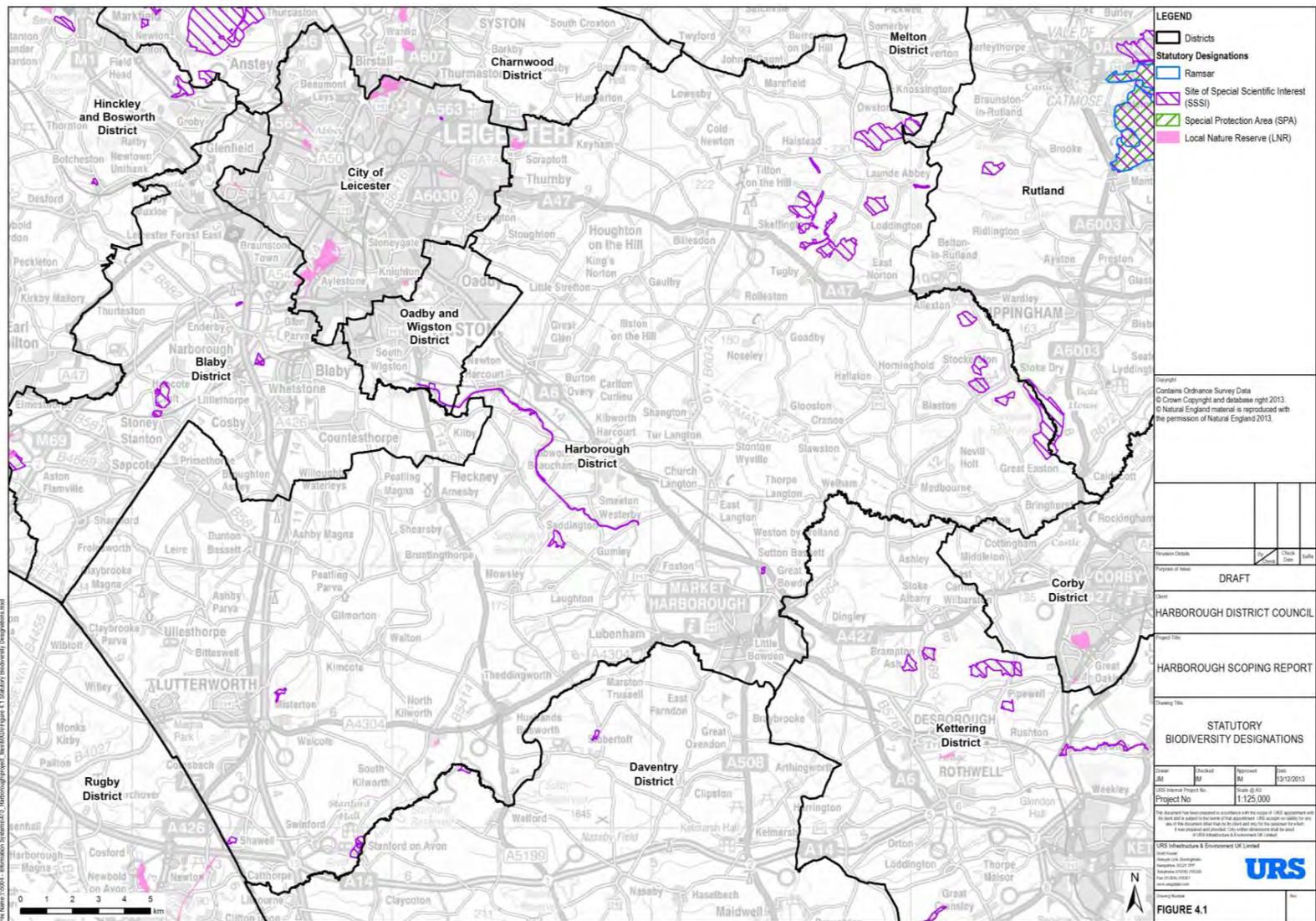
Area	Key Features Important to Biodiversity	Designated Areas		Protected & Notable Species Recorded
Market Harborough	<ul style="list-style-type: none"> • River Welland and associated semi- improved grassland and brooks • Other rivers, railways and canals • Mature hedgerows around Great Bowden • Ponds found to support breeding great crested newts 	SSSI	Great Bowden Borrowpit within 2km - any proposed development must not negatively impact the integrity of the site.	Badgers, bats, reptiles, great crested newts and otters
		LWS	<ul style="list-style-type: none"> • Sections of the Grand Union Canal • Two veteran ash trees at Orchard House 	
		Sites of Parish Level Importance	<ul style="list-style-type: none"> • A grassland pasture. • Roadside verge on Leicester Road. • River Welland – considered likely to meet LWS criteria due to presence of Red Data Book species. 	
Lutterworth	<ul style="list-style-type: none"> • Bitteswell Brook • River Swift • Disused railway to the east of town 	SSSI	Misterton Marsh within 1km to the east - any proposed development must not negatively impact the integrity of the site.	Badgers, freshwater crayfish, bullhead and common redstart. A notable species is the Hungarian brome, a grass with restricted distribution nationally and very few county records though it is not considered to be a native species.
		Sites of Parish Level Importance	Several sites along the River, brook and disused railway.	

¹⁶ WYG Environment, (2008). Harborough District Council: Phase 1 Habitat Survey [online] available at: http://www.harborough.gov.uk/directory_record/576/phase_1_habitat_survey_-_dec_2008

Area	Key Features Important to Biodiversity	Designated Areas		Protected & Notable Species Recorded
Broughton Astley	<ul style="list-style-type: none"> • River Sence and associated brooks • Disused railway • Veteran trees to the north and south of Broughton Astley around Primethorpe Meadows LWS and south of Old Mill Road • Mature hedgerows to the north of Broughton Astley 	SSSI	Croft Pasture, Croft Hill and Croft & Huncote Quarry – those three sites located at Croft (outside HDC) could potentially suffer from increased visitor pressure should any large residential or employment developments occur to the north of Broughton Astley	Water voles, white-clawed crayfish, bats and badgers, ponds with potential to support amphibian populations. Other notable species – kingfishers and mistletoe.
		LWS	<ul style="list-style-type: none"> • Primethorpe Meadows • Broughton Astley Grassland • River Sence 	
		Sites of Parish Level Importance	Six sites	
Scraftoft, Thurnby and Bushby	<ul style="list-style-type: none"> • Bushby Brook • Thurnby Brook • Species rich hedgerow along the A47 • Semi natural broad-leaved woodland at Bushby Spinney & The Mount • Other brooks, disused railway line and a number of mature hedges 	LNR	Scraftoft	Badgers, bats, great crested newts (recorded approx. 1km to the southeast of Bushby), ponds with potential to support amphibian populations.
		LWS	<ul style="list-style-type: none"> • Bushby Spinney • Species rich hedgerow, two veteran trees and a small area of herb-rich neutral grassland adjacent to Bushby Brook are potential LWSs. 	
		Sites of Parish Level Importance	<ul style="list-style-type: none"> • Bushby Brook and Thurnby Brook • A number of hedgelines • Disused railway line 	
Urban Fringe (three discrete sites surveyed around Oadby and Great Glen)	<ul style="list-style-type: none"> • Plantation woodland at Glen Gorse • River Sence which runs within 50m of the surveyed areas 	SSSI	Kilby – Foxton Canal within 2km and known to support an important roost of Daubenton's bats – any proposed development must not negatively impact the integrity of the canal corridor or its interest features	Badgers, bats, kingfishers and bullfinches.
		LNR	Lucas Marsh (in Oadby) is approx. 1km away	
		LWS	Several sites within close proximity though none within the surveyed areas	
		Sites of Parish Level Importance	One of the sites, the hedgerow between Oadby and Wigston, is likely to meet LWS criteria	

Source: WYG Environment, 2008. Harborough District Council: Phase 1 Habitat Survey

Figure 4.1 Statutory biodiversity designations



4.4 Water quality

Contextual review

- 4.4.1 The European Water Framework Directive (WFD) (2000/60/EC)¹⁷ promotes an integrated and coordinated approach to water management at the river basin scale. One of its key objectives is the requirement to prevent deterioration in status and achieve at least Good Ecological Status in inland and coastal waters following deadlines ranging from 2015 to 2027. The WFD also requires all Artificial or Heavily Modified Water Bodies to achieve Good Ecological Potential.
- 4.4.2 The Nitrates Directive (91/676/EEC) aims to protect water quality across Europe by preventing nitrates from agricultural sources polluting ground and surface waters and by the promoting of the use of good farming practices. The Nitrates Directive forms an integral part of the WFD and is one of the key instruments in the protection of waters against agricultural pressures¹⁸.
- 4.4.3 The UK strategy Future Water (2011¹⁹) seeks to achieve a secure supply of water resources whilst protecting the water environment. This means greater efficiency in water use, application of Sustainable Urban Drainage Systems, managing diffuse pollution from agriculture, tackling flood risk and reducing greenhouse gas emissions.
- 4.4.4 Anglian Water, Water Resources Management Plan, (2015²⁰) and Severn Trent Water, Water Resources Management Plan (2014²¹) detail where each company will direct their investment in water infrastructure.
- 4.4.5 The key issues identified in the Humber River Basin Management Plan²² include:
- Point source pollution from water industry sewage works;
 - Diffuse pollution from agricultural activities;
 - Diffuse pollution from urban sources;
 - Physical modification of water bodies; and
 - Disused mines; point and/or diffuse pollution source.

17 Directive 2000/60/EC of the European Parliament and the Council establishing a framework for the Community action in the field of water policy accessible at:

<http://ec.europa.eu/environment/water/water-framework/>

18 Directive 91/676/EEC of the European Council, concerning the protection of waters against pollution caused by nitrates from agricultural sources.

19 DEFRA (2011) Future Water: The Governments Water Strategy for England.

20 Anglian Water, Water Resources Management Plan, 2015 accessible at: <http://www.anglianwater.co.uk/environment/our-commitment/our-plans/water-resource-management.aspx>

21 Severn Trent Water, Water Resources Management Plan, 2014 accessible at: <https://www.severntrent.com/about-us/future-plans/water-resource-management/final-wrmp-documents/>

22 Environment Agency (2009) River Basin Management Plan, Humber River Basin District [online] available at <http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/gene0910bsqr-e-e.pdf>

The current and projected baseline

- 4.4.6 The majority of the south eastern part of Harborough is drained by the River Welland, and north eastern area is drained by the Rivers Chater and Gwash and Eye Brook. The south western area of the District is drained by the River Avon and River Swift, and the north western region is drained by the River Sence and tributaries of Gaddesby Brook and Barkby Brook, which carry water to the north west of Harborough towards the River Soar. Many local watercourse tributaries assist in conveying water into these watercourses; those that have been named are presented in Table 4.4.
- 4.4.7 The Grand Union Canal runs generally south east from the west of Newton Harcourt parallel to the River Sence through the centre of the District towards Market Harborough with a second branch redirecting south west passing through Husbands Bosworth towards Rugby²³.

Table 4.4: Local Watercourse Tributaries

Local Watercourse Tributaries		
Laughton Brook	Barkby Brook	Medbourne Brook
Burton Brook	Queniborough Brook	Great Glen Brook
Langton Brook	Melton Brook	Gaddesby Brook
Saddington Brook	Broughton Astley Brook	Eye Brook
Scraptoft Brook	Stonton Brook	Foxton Brook
Thurnby Brook	Whetstone Brook	Bushby Brook
Mowsely Brook		

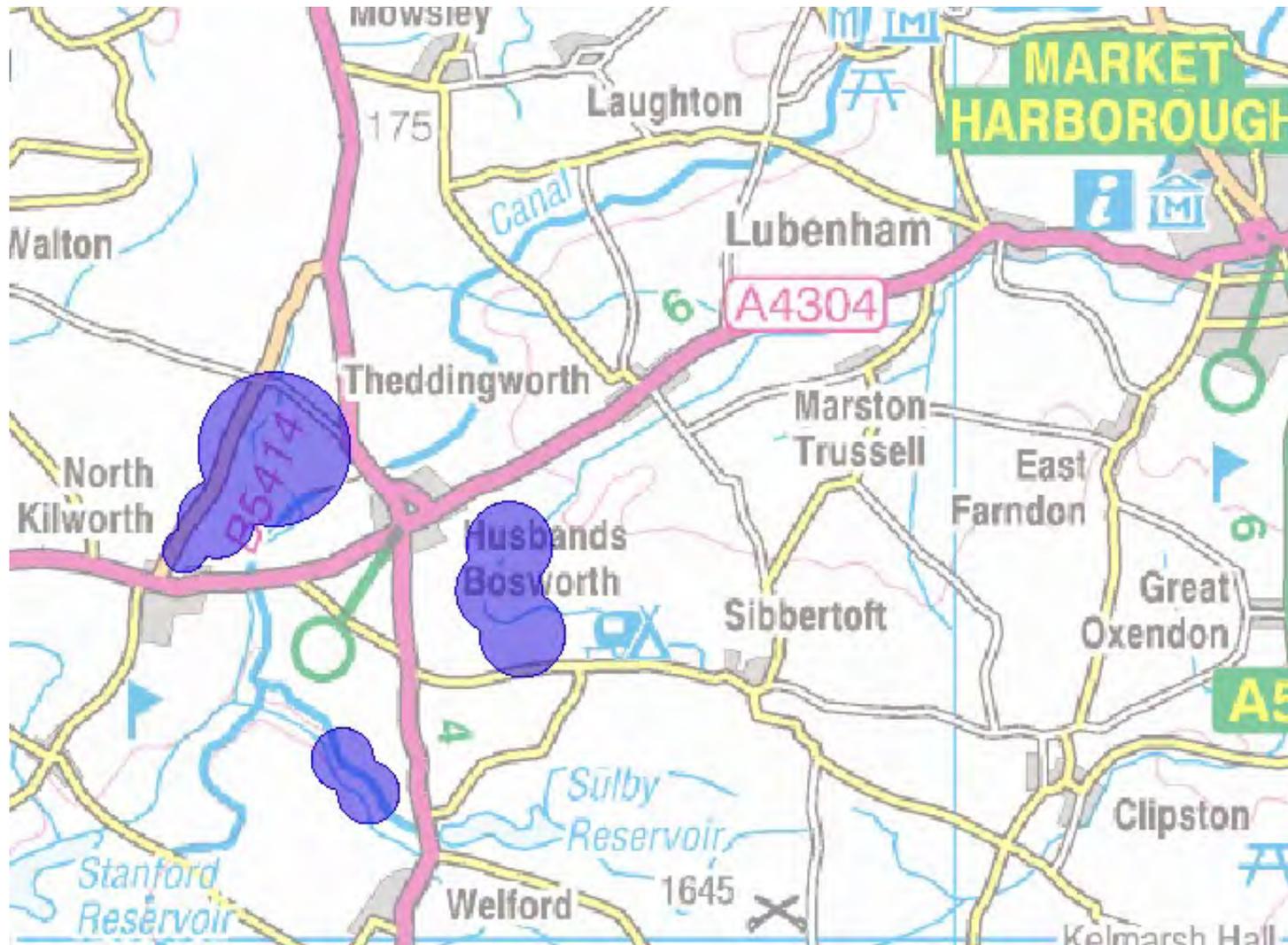
Source: Scott Wilson (2009) HDC Level 1 Strategic Flood Risk Assessment

- 4.4.8 Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. They are used to inform pollution prevention measures in areas, which are at higher risk and to monitor potential polluting activities nearby. As shown in Figure 4.2, there are three groundwater SPZs in Harborough located close to the southern boundary between the parishes of North Kilworth, Husbands Bosworth and Sulby²⁴.

²³ Scott Wilson (2009) Harborough District Council Level 1 Strategic Flood Risk Assessment [online] available at: http://www.harborough.gov.uk/downloads/download/48/harborough_district_strategic_flood_risk_assessment

²⁴ Environment Agency (2013) Groundwater Source Protection Zones Map [online] available at <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=11&x=473500&y=287500#x=461227&y=282702&lg=1,&scale=10>

Figure 4.2: Groundwater Source Protection Zones in Harborough



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. Source: Environment Agency (2013)

- 4.4.9 When looking at historical measurements of water quality (both chemical and ecological), it appears that water quality has improved considerably in Harborough since 1990²⁵. Classifications of water quality are now linked to the Water Framework Directive, and are based primarily on ecological factors. As illustrated in Table 4.5 most of the watercourses in the District are classified as either 'poor' or 'moderate', with a handful of watercourses classified as 'bad' and only two classified as 'good' (both part of the Grand Union Canal).
- 4.4.10 Activities in certain parts of the District could present issues for water quality in the River Welland Catchment. For example, surface water run-off (mainly from farming practices) can lead to an overabundance of nutrients, sediment, pesticides and organic matter entering the local water environment, which affects water quality.
- 4.4.11 The River Welland runs through the District and is joined by numerous tributaries. Several stretches of river have been categorised by the Environmental Agency as in 'Bad' or 'Poor' condition (under the Water Framework Directive Classification) and in 2012 the stretch of river from the source of the Welland to Stonton Brook was classified as 'bad'. Studies undertaken by the Environment Agency at the Marston Trussell stretch of the river, south-west of Market Harborough, found that average levels of nitrates have fallen considerably (37.28– 28.98 mg NO₂/litre) in the years 2006-2009. However, over the same time period, only a small reduction has occurred for phosphates in the percentage of river length where phosphates exceed 0.1 mg/litre (18% - 17%). The river maintains a consistent 'poor' standard of quality from Market Harborough through north-east to the district boundary. Pollutant levels along this stretch could be particularly damaging as it is within the Welland Drinking Water Protected Area.
- 4.4.12 The Welland Valley Partnership has undertaken numerous integrated initiatives to help to alleviate the river from further diffuse pollution. This has included workshops for land and water management, encouraging septic tank maintenance and partnership grants for investments on farms seeking to tackle diffuse pollution.
- 4.4.13 Although the Local Plan will focus largely on housing and employment development (as opposed to agricultural practices), it will be important to ensure that the distribution and scale of development does not compound water quality issues in this area.
- 4.4.14 The River Jordan (Welland Catchment) to the south of Market Harborough is the only water body in the District where the ecological status (WFD) is predicted to improve from poor to moderate by 2015. However, it is anticipated that continued efforts to manage diffuse and point-source pollution will help to improve the quality of watercourses in the longer-term.
- 4.4.15 The additional homes and businesses that are planned for in the Local Plan will need to be serviced by waste water and drainage infrastructure. This will increase the amount of waste water that is released into the river system, and may also require upgrades to the sewerage system. The

²⁵ Defra (2007) River Water Quality data for regional and local authority areas in England and Wales [online] available at <http://archive.defra.gov.uk/evidence/statistics/environment/inlwater/iwriverquality.htm>

Council has not produced a Water Cycle Study to investigate these issues, but has engaged with the service suppliers (Anglian Water and Severn Trent Water) to have regard to water /sewage issues in the area.

- 4.4.16 The foul sewerage infrastructure requirements would be dependent on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades. To enable new developments to connect to existing infrastructure, local connections and sewer reinforcements can be funded by developers through the provisions of the Water Industry Act (1991).
- 4.4.17 Anglian Water and Severn Trent Water have identified the capacity of waste water treatment infrastructure, taking note of all sites put forward for development as part of the SHLAA call for sites (2015). This resulted in a red, amber or green assessment for each water treatment plant in the District. For most plants, the potential impact of development was considered to be low. However, there are several treatment plants identified as potentially being affected with a moderate impact from development (Market Harborough, Husbands Bosworth, Foxton) or a high potential impact (Kibworth, Hallaton, Medbourne, Wanlip).

Table 4.5: Ecological Status of water bodies in Harborough

Waterbody	Type	Status	Certainty
Countesthorpe Brook from Source to River Sence	River	Bad	Quite Certain
River Soar from source to Soar Brook	River	Moderate	Uncertain
River Soar from Soar Brook to Thurlaston Brook	River	Bad	Quite Certain
R Sence from Burton Brook to Countesthorpe Brook	River	Moderate	Very Certain
Burton Brook from Source to River Sence	River	Poor	Very Certain
River Sence from Source to Burton Brook	River	Poor	Very Certain
Whetstone Brook Catchment (trib of River Soar)	River	Bad	Very Certain
Evington Brook from Source to Willow Brook	River	Bad	Quite Certain
Willow Brook from Source to Evington Brook	River	Moderate	Very Certain
Syston Brook Catchment (trib of Wreake)	River	Bad	Very Certain
Queniborough Brook Catchment (trib of Wreake)	River	Poor	Quite Certain
Jordan	River	Poor	Quite Certain

Waterbody	Type	Status	Certainty
Welland	River	Moderate	Very Certain
Langton Brook	River	Moderate	Uncertain
Welland	River	Bad	Very Certain
Chater	River	Poor	Very Certain
Stonton Brook	River	Bad	Very Certain
South Gwash	River	Moderate	Uncertain
Medbourne Brook	River	Poor	Very Certain
Eye Brook	River	Moderate	Very Certain
Welland	River	Poor	Quite Certain
R Avon - ClaycotonYelvertoft Bk to conf R Sowe	River	Poor	Quite Certain
R Swift source to conf Avon	River	Poor	Quite Certain
Eyebrook Reservoir	Lake	Moderate	Uncertain
Stanford Reservoir	Lake	Moderate	Uncertain
Grand Union Canal, Leicester Line, summit to Aylestone	Canal	Moderate	No Information
Grand Union Canal, Leicester Line (Welford Arm)	Canal	Good	No Information
Grand Union Canal, Leicester Line, summit pound	Canal	Good	No Information

Source: Environment Agency (2014)

4.5 Soil quality

Contextual review

- 4.5.1 In Safeguarding our Soils: A strategy for England (2009)²⁶, a vision is set out for the future of soils in the country: “By 2030, all of England’s soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations”. An element of this vision is the condition of soils in urban areas, which are to be ‘sufficiently valued for the ecosystem services they provide and given appropriate weight in the planning system’.
- 4.5.2 Good quality soils in urban areas are recognised in this strategy as being ‘vital in supporting ecosystems, facilitating drainage and providing urban green spaces for communities’. That planning decisions take sufficient account of soil quality is a concern highlighted in the strategy, in particular in cases where ‘significant areas of the best and most versatile agricultural land are involved’. Preventing the pollution of soils and addressing the historic legacy of contaminated land is another element of the reports vision. Changing demands on our soils need to be better understood and it must be ensured that ‘appropriate consideration is given to soils in the planning process.
- 4.5.3 The NPPF recognises that both new and existing development should not contribute to, be put at unacceptable risk from, or be adversely affected by unacceptable levels of soil pollution or land instability. In addition, despoiled, degraded, derelict, contaminated and unstable land should be remediated and mitigated where appropriate.
- 4.5.4 Part IIA of the Environmental Protection Act (1990)²⁷ sets the following duties on local authorities:
- To inspect the local authority for land that may be contaminated; and
 - To inspect individual sites which may be contaminated and to ensure the appropriate action is taken to remediate the land.
- 4.5.5 HDC’s Contaminated Land Strategy (2008)²⁸, which is scheduled to be updated in 2017, details how the District will fulfil its duties under the above legislation. The strategy highlights that the inspection process should not interfere or discourage the redevelopment of brownfield sites and/or land that is contaminated.

The current and projected baseline

- 4.5.6 The main land use within the District is rural agriculture and grassland²⁹. The Agricultural Land Classification system classifies land into five grades, with Grade 3 subdivided into sub-grades 3a and 3b. Grades 1, 2 and 3a represent the best and most versatile land. As shown in Figure 4.3,

²⁶ DEFRA (2009) Safeguarding our Soils: A Strategy for England.

²⁷ <http://www.legislation.gov.uk/ukpga/1990/43/contents>

²⁸ Harborough District Council (2008) Contaminated Land Strategy Framework Document [online] available at https://www.harborough.gov.uk/directory_record/474/contaminated_land_strategy

²⁹ Scott Wilson (2009) Harborough District Council Level 1 Strategic Flood risk Assessment

Harborough is dominated by Grade 3 agricultural land, with patches of both Grade 2 and Grade 4 land³⁰. The majority of Grade 2 agricultural land occurs in small pockets between the A47 and A6 with other areas found to the east and south of Lutterworth, between Broughton Astley & Lutterworth and around the village of Medbourne.

- 4.5.7 Agriculture will continue to be an important land use and economic enterprise in Harborough. However, there could be some reduction in agricultural land due to development pressure resulting from predicted population growth. Climate Change could also have an effect on growing seasons and disrupt agricultural activities as a result of increased erosion, increased and changing pest loads and a change in the growth of vegetation. Conversely, warmer weather may present opportunities to grow different crops and improve yields. There may also be a change in use of agricultural land if energy crops become viable.
- 4.5.8 During the industrial development of settlements within Harborough, factories may have led to land contamination. In particular, the production of town gas often left sites contaminated with waste products such as tar and sulphur. Finally, due to the geology quarrying and extraction sites may subsequently have been used as landfill sites³¹. The Environment Agency and Local Authorities have a defined role in supporting the remediation of contaminated land.
- 4.5.9 The redevelopment of contaminated sites can remove or stabilise soil pollutants and bring these sites back into productive use. An investigation is currently being undertaken by the Council to identify potentially contaminated sites. As stated in the Contaminated Land Strategy, where development on potentially contaminated sites is proposed, developers must carry out a risk assessment. If the risk assessment concludes that clean-up is necessary, the developer is required to prepare a remediation method statement. There are risks to receptors such as: ground water and implications for public health when contaminated sites are being redeveloped. However within the UK there is considerable experience and associated guidance for redeveloping contaminated land. There are therefore numerous examples of environmental improvements due to contaminated land redevelopment.
- 4.5.10 It is expected that levels of contamination will slowly improve with advances in remediation technologies and increased development pressures bringing sites back into productive use.

³⁰ Defra & Natural England (2013) MAGIC maps [online] available at <http://magic.defra.gov.uk/MagicMap.aspx>

³¹ Harborough District Council (2008) Contaminated Land Strategy Framework Document [online] available at https://www.harborough.gov.uk/directory_record/474/contaminated_land_strategy

5 Scoping – Built and natural environment

5.1 Introduction

5.1.1 This section sets out the relevant policy framework and baseline position for the following sustainability factors that have been grouped under the theme of 'Built and Natural Heritage'.

- Landscape and settlement character; and
- Heritage assets.

5.2 Landscape and settlement character

Contextual review

5.2.1 The European Landscape Convention states that the planning system should protect and enhance valued landscapes. Particular weight is given to 'conserving landscape and scenic beauty'. Local Authorities should adopt policies and measures for the protection, management and planning of all landscapes, whether outstanding or ordinary, that determine the quality of people's living environment³².

5.2.2 In the NPPF, Authorities are encouraged to 'plan positively to enhance the beneficial use of the Green Belt, with inappropriate development not to be approved 'except in very special circumstances'³³.

5.2.3 The LL&R Landscape and Woodland Strategy (2001)³⁴ sets out objectives and guidelines for individual landscape character areas (LCAs), with the emphasis on conserving and enhancing existing landscape features and increasing woodland cover in ways appropriate to the character of each area.

The current and projected baseline

5.2.4 Harborough falls broadly within two of Natural England's Landscape Character Areas. The first is 'High Leicestershire', which covers the area to the North and North East of Market Harborough and is characterised by a pattern of small attractive villages, hamlets and farm buildings set within an agricultural landscape.

³² Council of Europe (2000) The European Landscape Convention [online] available at: <http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>

³³ DCLG (2012) National Planning Policy Framework [online] available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

³⁴ LCC (2001) Leicester, Leicestershire and Rutland Landscape and Woodland Strategy

- 5.2.5 The western parts of the district fall mostly into the Leicestershire Vales Character Area which is a large, relatively open and uniform landscape interrupted by a range of varied river valleys. Its sense of place is contributed to by its visually dominant settlements and views towards higher ground. The northern parts of the district are typically less tranquil, with a dominance of settlements, whilst the southern areas have a distinctly greater rural feel.
- 5.2.6 A local character study has been undertaken to build upon these national classifications and has split the district into five broad Local Character Areas (LCAs) as detailed in Figure 5.1 and Table 5.1. There are no National Parks or Areas of Outstanding Natural Beauty (AONBs) within Harborough. However, the District's eastern countryside was designated in the former Structure Plan³⁵ as being an 'Area of Particularly Attractive Countryside' being characterised by undulating landscapes, stretches of unfenced pasture and cultivated fields, patches of woodland, hedges and hedgerow trees. Most of the villages are compact and found in visually sensitive locations. Church towers and spires also punctuate the skyline and landscape, making a noticeable contribution to the attractiveness of the area.

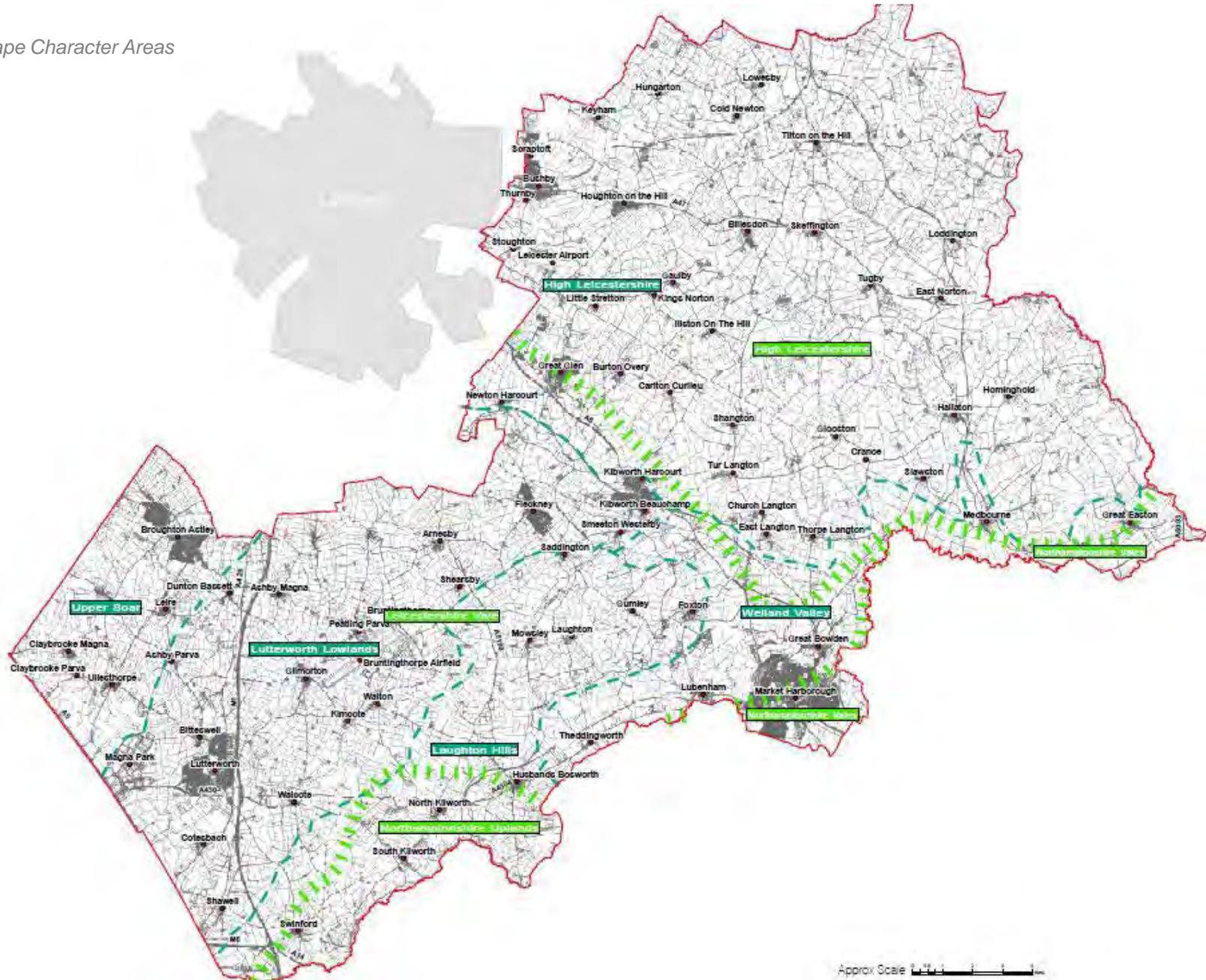
Table 5.1: Harborough Landscape Character Areas

Harborough Landscape Character Areas
<p>High Leicestershire LCA: <i>“High Leicestershire LCA is the largest character area and covers the north of the District. [This character area is predominantly rural and] defined by steep valleys and broad ridges containing many woodlands and a network of small villages connected by winding country lanes and gated roads. [...] Other characteristics include undulating fields with a mixture of pasture on higher sloping land and arable farming on lower flatter land. [Lastly,] the urban influence of Leicester encroaches onto the west of the area”.</i></p>
<p>Laughton Hills LCA: <i>“[Located between Lutterworth Lowlands LCA and Welland Valley LCA], this area is defined by a distinct ridgeline of rolling hills with steep sides containing a scattering of small villages and hamlets, and areas of woodland. Hill areas are used mainly for grazing although these flatten out to arable areas towards the south of the area. Medium sized fields are defined by mature declining hedgerows with boundary trees throughout the area. Wooded areas are more common and larger towards the north of the character area”.</i></p>
<p>Welland Valley LCA: <i>“[Located to the south of the High Leicestershire LCA, this character area] follows the gently meandering course of the River Welland and its wide flat river valley, passing through Market Harborough the largest settlement in the District. [It is] defined by the wide valley form with pasture on the floodplain areas, arable farming on the valley sides [and little tree cover]. Market Harborough is the only urban influence within the character area”.</i></p>
<p>Upper Soar LCA: <i>“This area lies on the westernmost boundary of the District [extending outside of the District]. [...] It is characterised as a large wide river basin [of the River Soar] with high ridges. There is a general lack of woodland across the landscape, with predominantly pasture agricultural land use, but urban influences are apparent in particular around Broughton Astley. [Ullesthorpe is a second significant settlement within the character area]”.</i></p>
<p>Lutterworth Lowlands LCA: <i>“Lutterworth Lowlands lies to the west of the Laughton Hills and is characterised by an open and relatively flat to gently rolling landscape, of predominantly grazing farmland, and a scattering of small villages and the larger settlements of Kibworth, Fleckney to the north and Lutterworth to the south. Generally there are few large woodland areas although there is some woodland associated with parkland estates towards the north of the area. Open views are available across the flatter expanses of the area”.</i></p>

Source: Atkins (2007) Harborough District Landscape Character Assessment

³⁵ Leicestershire County Council (2005) Leicestershire, Leicester and Rutland Structure Plan 1996-2016 (now expired)

Figure 5.1: Landscape Character Areas



Settlement and/or Ward Review

- 5.2.7 Detailed landscape character assessment and landscape capacity studies were undertaken in 2009 for the Leicester Principal Urban Area (a further Scraftoft addendum report was carried out in 2016) and Market Harborough and in 2011 for Broughton Astley and Lutterworth. Similar studies were undertaken in 2014 for Billesdon, Ullesthorpe, Kibworth, Husbands Bosworth, Great Glen and Fleckney and in 2016 for Houghton on the Hill. These studies established areas that may be suitable, or more sensitive to development. All the studies followed a similar methodology and the findings are summarised in Table 5.2 below.

Table 5.2: Harborough Landscape Character Assessment and Landscape Capacity Studies

Harborough Landscape Character Assessment and Landscape Capacity Studies ³⁶
<p>Scraftoft, Thurnby and Bushby</p> <p><i>A total of 29 different Land Parcels were assessed in this part of the 2009 Leicester PUA Landscape Character Assessment and Landscape Capacity Study. It assessed the capacity of land around Scraftoft, Thurnby and Bushby, which are villages adjoining Leicester City, and land adjacent to Oadby.</i></p> <p><i>The study helped to identify areas with relatively higher landscape capacity to accommodate new development. These included a number of Parcels of land south east of Oadby and in close proximity to the recent residential development in the former Stretton Hall estate, enclosed Land Parcels to the north east of Thurnby and Land Parcels to the north of Scraftoft.</i></p> <p><i>A total of 29 different Land Parcels were assessed in this part of the 2009 landscape capacity study in the Leicester PUA³⁷. This helped to identify areas with relatively higher landscape capacity to accommodate new development. These included a number of Parcels of land south east of Oadby and in close proximity to the recent residential development in the former Stretton Hall estate, enclosed Land Parcels to the north east of Thurnby and Land Parcels to the north of Scraftoft.</i></p> <p><i>Areas least suitable for development include the steep slopes to the south of Thurnby and Bushby, and small Parcels of land between Scraftoft and Leicester.</i></p>

³⁶ All landscape character assessment and landscape capacity studies are available at: http://www.harborough.gov.uk/directory_record/490/landscape_character_assessments

³⁷ HDC (2009) Leicester PUA Landscape Character Assessment and Landscape Capacity Study
http://www.harborough.gov.uk/downloads/download/345/leicester_pua_landscape_character_assessment_and_landscape_capacity_study

Market Harborough

A total of 45 different Land Parcels were assessed as part of the 2009 Market Harborough Landscape Character Assessment and Landscape Capacity Study. The study also incorporated Great Bowden due to its proximity to the town and its location within the same landscape. The study helped to identify areas with higher landscape capacity to accommodate new development. These included several small plots around the northern edge of Market Harborough and around Great Bowden. There were also isolated Land parcels to the east and south west of Market Harborough. However, should a larger, more comprehensive development area be required, the most suitable location in relative terms was considered to be to the south east of Market Harborough, extending the existing urban area along the valley slopes of the River Jordan. Areas least suitable for development included the scarp slopes along the northern edge of Market Harborough, the top of hills located between Market Harborough and Lubenham to the west of the town, and prominent slopes to the south of the town in Northamptonshire.

Lutterworth

A total of 29 different land parcels were assessed in the vicinity of Lutterworth as part of the 2011 Lutterworth and Broughton Astley Landscape Character Assessment and Landscape Capacity Study. The study also included Bitteswell due to its close proximity to the town and its location in the same landscape. The study helped to identify areas with relatively higher landscape capacity to accommodate new development. In relation to Lutterworth these included small to medium parcels to the south west of Lutterworth, on the north eastern boundary of Lutterworth and to the west of Bitteswell. Areas least suitable for development around Lutterworth include areas of land between Lutterworth and Bitteswell.

Broughton Astley

A total of 22 different Land Parcels were assessed in the vicinity of Broughton Astley as part of the 2011 Lutterworth and Broughton Astley Landscape Character Assessment and Landscape Capacity Study. The study helped to identify areas with relatively higher landscape capacity to accommodate new development. For Broughton Astley, these included parcels immediately to the south and east of Broughton Astley. Areas least suitable for development around Broughton Astley include an area called Clack Hill to the south of the settlement.

Billesdon

Billesdon is a relatively small settlement, set within the attractive, rolling High Leicestershire landscape. It is located centrally within the northern half of the Harborough District. The historic village core, centred on the designated Conservation Area, and features of the local landscape are considered to be of a relatively high sensitivity. A total of 19 Land Parcels around Billesdon were assessed as part of the 2014 Rural Centres Landscape Character and Landscape Capacity Study. 11 of the Land parcels assessed were considered to have low or medium- low capacity to accommodate development reflecting the landscape's relatively high sensitivity. The Parcels considered most suitable for development comprised brownfield land to the south of the village and an area between the village and the A47.

Fleckney

Fleckney is a medium sized settlement and is situated within the gently undulating Lutterworth Lowlands landscape.

A total of 26 Land Parcels around Fleckney were assessed as part of this 2014 landscape capacity study. Whilst there were considered to be no Parcels of low capacity around the village, the Parcels to the east and west of the historic core and near Fleckney Brook were considered least suitable for development. The areas considered most suitable for residential development included the area to the north west of the village occupying a plateau site.

Great Glen

Great Glen is a medium sized settlement within close proximity to Leicester but still with a distinct and separate identity.

A total of 20 Land Parcels around Great Glen were assessed as part of this 2014 Rural Centres Landscape Character and Landscape Capacity Study. Only one small Land Parcel to the south of the village was considered to have high capacity for development. Land adjacent to the western edge of the village adjacent to the Grammar School was found to have medium-high capacity to accommodate residential development. Although no low capacity Land Parcels were identified, land to the south east of the village was considered sensitive due to its undeveloped valley character and land to the north of the village was considered sensitive due to its location on prominent slopes.

Houghton on the Hill

Houghton on the Hill is a village located within the western part of the characteristic High Leicestershire landscape. The village, which straddles the A47, is approximately 8km from the centre of Leicester and 2km from the eastern edge of the associated built up area where the village of Thurnby and Bushby form the outer extents. The core of the village together with the pattern of small scale fields to the south-east are designated as a Conservation Area.

A total of 20 Land Parcels around Houghton on the Hill were assessed as part of the 2016 Houghton on the Hill Landscape Character Assessment and Landscape Capacity Study. No parcels were identified as having either high or medium-high capacity to accommodate residential development reflecting its location in a relatively sensitive landscape character area, the presence and extent of the Conservation Area and the location of the settlement on a hill. The southern edge of the settlement was considered to be least suitable to accommodate development. The most suitable areas for development included Parcels to the north and west of the village.

Husbands Bosworth

The village lies to the south of the District within an area of predominantly rural character. There is a well-defined historic core and character to the village, with much of the settlement designated as a Conservation Area. The village lies on an elevated area of land partly overlooking the Upper Welland valley.

A total of 10 Land Parcels around Husbands Bosworth were assessed as part of the 2014 Rural Centres Landscape Character and Landscape Capacity Study. Much of the land to the east of the village was considered unsuitable for development due to the Conservation Area and the presence of Bosworth Hall (and parkland). Land to the west of the village was considered to be most suitable to accommodate residential development.

Kibworth

Kibworth is a medium sized settlement comprising Kibworth Beauchamp and Kibworth Harcourt. The surrounding landscape varies in character with a mix of wide river valleys, agricultural lowlands, elevated rising ground and rolling farmland. Both village centres have Conservation Area status.

A total of 32 Land Parcels around Kibworth were assessed as part of this 2014 Rural Centres Landscape Character and Landscape Capacity Study. The land to the north of Kibworth Harcourt was considered generally unsuitable for development with close connections to the historic village core of Kibworth Harcourt and the setting of the Conservation Area. The Parcels of land to the south of Kibworth Beauchamp were also considered less suitable for development due to the important role the landscape plays in maintaining separation between Kibworth Beauchamp and Smeeton Westerby, both of which have Conservation Area status. Areas that were considered most suitable for development were located to the east and west of the settlement and in close proximity to recent residential and commercial development

Ullesthorpe

Ullesthorpe is a relatively small settlement in the south-west of Harborough District, set within the river valley, sloping landscape of the Upper Soar. The village is set on a ridge line that slopes down to a stream separating Ullesthorpe from Claybrooke Parva to the west. The historical core of the village is designated as a Conservation Area and is located to the west of a dismantled railway line.

A total of 16 Land Parcels around Ullesthorpe were assessed as part of the 2014 Rural Centres Landscape Character and Landscape Capacity Study. Land to the west of the railway line was considered to have a least capacity to accommodate development due to its importance in the setting to the Conservation Area and maintaining the separation between the two neighbouring settlements. Land Parcels to the south (east of the railway line) and to west of the village were assessed as being most suitable to accommodate residential development.

- 5.2.8 Over time, the character of landscapes across the district, particularly around the settlements discussed above could be eroded if significant development takes place within in these areas. The effects of climate change and the loss of tree species due to disease could also see changes to the natural landscape.
- 5.2.9 Settlements throughout the District contain important ‘townscapes’. This is recognised by the designation of 62 Conservation Areas. Development in these areas should reflect the local value of settlements and the historic layout and urban form.
- 5.2.10 Each village across the District has its own character, which may be reflected by the density or layout of buildings and open space, the prominent building materials, important landmarks and evidence of historical local economies such as market squares. Important views and vistas are also prominent and would be taken into consideration when sites are being allocated. For example, there are particularly important views from the south into the Nevill Holt Conservation Area, whose parish church spire creates a landmark from miles around. There are also especially fine views into East Norton when seen from the Hallaton Road and the south.

5.3 Landscape and settlement character

Contextual review

- 5.3.1 The NPPF defines heritage assets as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”. Some heritage assets are designated under legislation such as Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas. Some undesignated heritage assets may also be recognised by Local Planning Authorities as having a degree of local interest or significance.
- 5.3.2 At the national level, the Government White Paper: Heritage Protection for the 21st Century (2007)³⁸ seeks to put the historic environment at the heart of the planning system.
- 5.3.3 The NPPF says that Authorities should set out in their local plan a ‘positive strategy’ for the ‘conservation and enjoyment of the historic environment’, including those heritage assets that are most at risk. Assets should be recognised as being an ‘irreplaceable resource’ that should be conserved in a ‘manner appropriate to their significance’, taking account of ‘the wider social, cultural, economic and environmental benefits’ that conservation can bring, whilst also recognising the positive contribution new development can make to local character and distinctiveness.

The current and projected baseline

- 5.3.4 Harborough contains over 1,400 important features and areas which are protected by statutory designations as detailed in Table 5.3 and shown in Figure 5.2. There are 62 Conservation Areas throughout the district with Listed Buildings found across the District, with a higher proportion in Market Harborough and Lutterworth. Smaller settlements also often contain one or more Listed Buildings.
- 5.3.5 A cluster of three historic parks and gardens to the north east of the District occur near to Lowesby and Hungarton making these areas sensitive to development. The gardens of Stanford Hall to the south east of Lutterworth are also designated and present a constraint to development at Swinford and South Kilworth.
- 5.3.6 As with Listed Buildings, Scheduled Monuments are scattered across the District on the edge of settlements and within open rural areas.

³⁸ <https://www.gov.uk/government/publications/heritage-protection-for-the-21st-century-white-paper>

Table 5.3: Designated Heritage Assets in Harborough

Feature	Number and Sites
Scheduled Ancient Monuments	66
Historic Parks & Gardens	Baggrave Hall; Stanford Hall; Quenby Hall; Lowesby Hall; Nevill Holt and Langton Hall.
Listed Buildings	Grade I: 22 Grade II: 1,142 Grade II*: 107
Conservation Areas	62
Total	1,405

Source ^{39/40}

- 5.3.7 The Grand Union Canal is a particularly important cultural heritage asset for Harborough. It was constructed in the early 1800s to transport heavy goods including coal from the Derbyshire and Nottingham coalfields, and is now part of the network which connects Birmingham to London. The Grade II* listed Foxton Locks is a prominent feature within the canal CA, which also contains various other listed buildings. This site is also a Scheduled Monument and has been recently subject to conservation works, including improved access and interpretation⁴¹.
- 5.3.8 Via its Heritage at Risk programme, English Heritage publishes a list of sites most at risk of being lost through neglect, decay or inappropriate development⁴². Of the heritage sites identified in Table 5.3, the following six are found in the risk register:
- Moated site at Ingarsby, Hungarton (Scheduled Monument);
 - Church of St Thomas in Catthorpe (Listed Place of Worship Grade II*);
 - Church of St Mary in Ashby Magna (Listed Place of Worship Grade II*);
 - Church of St Peter in Tilton on the Hill (Listed Place of Worship Grade I);
 - Church of St Thomas a Becket in Tugby and Keythorpe (Listed Place of Worship Grade II*); and
 - Withcote Hall (Listed Building Grade II*).

³⁹ English Heritage (2013) Heritage Register for HDC [online] available at <http://list.english-heritage.org.uk/advancedsearch.aspx>

⁴⁰ HDC (2007) Conservation Area Character Statements available at http://www.harborough.gov.uk/directory/20/conservation_areas_in_harborough_district

⁴¹ UE Associates (2010) Sustainability Appraisal of the Harborough Core Strategy – Baseline Data

⁴² English Heritage (2013) Heritage at Risk Register [online] available at: <http://www.english-heritage.org.uk/caring/heritage-at-risk/>

- 5.3.9 In addition to designated heritage assets, there is also a wealth of non-designated assets that have local importance, especially when considered together with other features in an area. Lists of non-designated heritage assets often form part of 'made' Neighbourhood Plans⁴³.
- 5.3.10 The 'setting' of individual heritage assets is also important as it sets the context for their appreciation and conservation. This means that changes to non-designated buildings and their surroundings can also have negative or positive effects on heritage assets.
- 5.3.11 Planning policies are in place at a national and local level that protect and enhance heritage assets. Therefore, it is unlikely that significant harm would occur to heritage features as a future baseline. There could also be some improvement should new development restore heritage features in poor condition. However, the need to develop land for housing and employment uses could have a cumulative impact on the setting of heritage assets across the District. This could have a negative effect on the baseline position.

6 Scoping – Health and wellbeing

6.1 Introduction

- 6.1.1 This section sets out the relevant policy framework and baseline position for the following sustainability factors that have been grouped under the theme of 'health and wellbeing'.
- Health and wellbeing;
 - Deprivation and community cohesion;
 - Accessibility and transport;
 - Air quality; and
 - Green infrastructure and recreation.

6.2 Health and Wellbeing

Contextual review

- 6.2.1 The NPPF identifies the importance of the social role of the planning system, which is defined as 'supporting vibrant and healthy communities', with a 'core planning principle' being to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'. The NPPF also outlines that high quality open spaces should be protected or their loss mitigated, unless a lack of need is established. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

⁴³ A list of Harborough's 'made' Neighbourhood Plans can be viewed at http://www.harborough.gov.uk/directory_record/470/neighbourhood_plans_-_made_plans

- 6.2.2 Fair Society, Healthy Lives ('The Marmot Review')⁴⁴ investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: 'overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities'.
- 6.2.3 To ensure that the built environment promotes health and reduces inequalities for all local populations there is a need to:
- Fully integrate the planning, transport, housing, environmental and health systems to address the social determinants of health in each locality;
 - Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by improving active travel; good quality open and green spaces; the quality of food in local areas; and the energy efficiency of housing; and
 - Support developments which provides high quality social infrastructure, including education, skills and sports facilities.
- 6.2.4 The Public Health Outcomes Framework for England 2013-2016 builds upon these principles and seeks to achieve two key outcomes:
- Increased healthy life expectancy - taking account of health quality as well as length of life.
 - Reduced differences in life expectancy and healthy life expectancy between communities - Through greater improvements in more disadvantaged communities.
- 6.2.5 The public health role now resides within local authorities supported by Health and Well-Being Boards and informed by Joint Strategic Need Assessment's and Joint Wellbeing Strategies. The Leicestershire' Health and Wellbeing Strategy 2017-22⁴⁵ sets out the following health and wellbeing outcomes that need to be achieved over the five year period:
- The people of Leicestershire are enabled to take control of their own health and wellbeing;
 - The gap between health outcomes for different people and places has reduced;
 - Children and young people in Leicestershire are safe and living in families where they can achieve their full potential and have good health and wellbeing;
 - People plan ahead to stay healthy and age well and older people feel they have a good quality of life; and
 - People give equal priority to their mental health and wellbeing and can access the right support throughout their life course.
- 6.2.6 The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA, 2017)⁴⁶ establishes Harborough District's full objectively assessed housing need as 532 dwellings per annum between 2011 - 2031, giving a total requirement across the 20 year period of 10,640 dwellings.

⁴⁴ The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available at: <http://www.nice.org.uk/nicemedia/live/12111/53895/53895.pdf>

⁴⁵ Leicestershire County Council (2012) Leicestershire's Health and Wellbeing Strategy 2013-16 [online] available at: <http://www.leics.gov.uk/hwstrategy.pdf>

The current and projected baseline

- 6.2.7 Health service provision in Harborough reflects the rural nature of the District with smaller health facilities located in rural areas, and a greater concentration of services in Market Harborough.
- 6.2.8 In March 2017 the newly built St Luke’s Treatment Centre opened in Market Harborough. This facility includes a minor injuries unit. As a result of this new facility the Market Harborough and District Hospital has now closed. Whilst the St Luke’s Treatment Centre has improved local provision considerably, there is a degree of reliance on hospital provision from Leicester and Kettering⁴⁷.
- 6.2.9 As documented in Appendix 2 of the Adopted Core Strategy (Infrastructure Schedule), the provision and quality of healthcare facilities is mixed across the district. The Primary Care Trust has indicated where issues around capacity, workload and standards exist. A score for each facility was generated, ranging from red (most development needs), deep amber, amber and green (least development needs). Table 6.1 below reproduces this assessment.
- 6.2.10 It is clear that the facilities in the rural areas are generally in need of greater development compared to the larger towns of Lutterworth and Market Harborough. Despite receiving a ‘red’ classification in the table below, a new facility has since opened in Husbands Bosworth in June 2017.

Table 6.1: Healthcare development needs⁴⁸

Market Harborough	Leicester PUA	Rural	Lutterworth	Broughton Astley
Market Harborough Medical Practice Light amber	To be determined	Kibworth Health Centre Red	Lutterworth Health Centre Green	Broughton Astley Deep amber
Two Shires Green		The Old School Surgery, Kibworth Deep amber	Wycliff Medical Centre, Lutterworth Green	
		Great Glen Deep amber		
		High Street, Fleckney Light amber		
		Ullesthorpe Light amber		
		Billesdon Deep amber		

⁴⁶ GL Hearn Ltd (2017) Leicester and Leicestershire Housing and Economic Development Needs Assessment available at http://www.harborough.gov.uk/directory_record/2263/housing_and_economic_development_needs_assessment_hedna

⁴⁷ UE Associates (2010) Sustainability Appraisal of the Harborough Core Strategy – Baseline Data

⁴⁸ <http://www.harborough.gov.uk/corestrategy>

Market Harborough	Leicester PUA	Rural	Lutterworth	Broughton Astley
		Husbands Bosworth Red		

- 6.2.11 Despite the need for health care facilities to be developed in certain parts of the District, the Harborough population fares well in most categories of health issues (see Table 6.2). In the 2011 Census, 85.2% of people reported they were in 'good' or 'very good' health, with only 3.5% reporting that they were in 'bad' or 'very bad' health⁴⁹. In addition, 14.6% of people reported being limited in day-to-day activities⁵⁰, which is lower than the England average at 17.6%.
- 6.2.12 The Harborough Health Profile (2016)⁵¹ shows that the health of the people of Harborough is generally better than the England average. Life expectancy for both men and women is higher than the England average. Life expectancy is not significantly different for people in the most deprived areas of Harborough than in the least deprived areas. In addition, all causes of mortality rates have fallen over the last 10 years, including early death rates from heart disease and stroke and from cancer.
- 6.2.13 Teenage pregnancy, low birth-weights and infant deaths are lower than national averages and are improving. On the other hand, levels of childhood obesity, though lower than the England average, continue to rise in Harborough despite national and local strategies aimed at increasing knowledge and encouraging healthy lifestyles. Indicators of adult health and lifestyles are also better than the England average and are generally improving.
- 6.2.14 Priorities in Harborough include healthy weight, maintaining positive mental health, supporting the young and ageing population, smoking, and alcohol and substance misuse.
- 6.2.15 The trends identified in Table 6.2 below suggest that in the future, health is expected to remain generally good in Harborough. However, access to health facilities is poor from certain rural areas. With a growing and aging population, these issues could be exacerbated unless transport links are improved or enhanced / new facilities are provided to support rural communities.

⁴⁹ ONS – Neighbourhood Statistics – Census 2011 Key Figures for Health and Care [online] available at http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=6275118&c=Harborough&d=13&e=6&q=644451_6&i=1001x1003x1004&m=0&r=1&s=1385053112703&enc=1

⁵⁰ ONS – Neighbourhood Statistics – Census 2011 Long-Term Health Problem or Disability [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&e=6&q=6444516&i=1001x1003x1004&m=0&r=1&s=1385053112703&enc=1&dsFamilyId=2504>

⁵¹ Public Health England, (2016). Harborough Health Profile 2016 [online] available at <http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000131.pdf>

Table 6.2: Health in Harborough

Domain	Indicator	Harborough	National Comparator	Trends
Life Expectancy	Male (2009-11)	80.3	78.9	2004-06: 79.8
	Female (2009-11)	84.8	82.9	2004-06: 82.3
Infants and children health	Teenage pregnancy (under 18 conception rate per 1,000 females, 2009-11)	15.6	34	2004-06: 19.8
	Low Birth-weight (%; 2007)	5.9	7.2	2003-05: 6.3
	Infant Mortality (rate per 1,000; 2009-11)	2	2.5	2003-05: 3.1
	Childhood Obesity (% of children classified as obese at year 6, 2013)	13.4	19.2	2006-07: 7.8
Adults health and lifestyle	Adults smoking (%; 2011-12)	15	20	2003-05: 18.2
	Healthy eating adults (%; 2006-08)	33.9	28.7	2003-05: 29.7
	Physically active adults (% of adults achieving at least 150 mins physical activity per week, 2012)	62.8	56	2005-06: 13
	Obese adults (%; 2006-08)	23	24.2	2003-05: 22.8
Diseases and poor health	Limiting Long-Term Illness (LLTI) (% of people reporting day-to-activities limited a lot, a little or not limited, 2011)	A lot: 6 A little: 8.6 Not limited: 85.4	A lot: 8.3 A little: 9.3 Not limited: 82.4	2001: 13.7% with a LLTI
	Early deaths due to heart disease and stroke (directly age standardised rate per 100,000 population aged under 75, 2009-11)	45.1	60.9	2004-06: 52
	Early deaths due to cancer (directly age standardised rate per 100,000 population aged under 75, 2009-11)	84.7	108.1	2004-06: 87
	Hospital stays for alcohol related harm (directly age sex standardised rate per 100,000 population, 2010-11)	1383	1895	2006-07: 137

Domain	Indicator	Harborough	National Comparator	Trends
Other	Good Health (% of population that consider themselves to have good (incl. very good), fairly good health or bad/not good (incl. very bad) health, 2011)	85.2% good 11.4% fairly good 3.5% bad	81.4% good 13.1% fairly good 5.4%bad	2003: 73.2% good 20.6% fairly good 6.2% not good

Source: ONS – Neighbourhood Statistics – Census 2011 Key Figures for Health and Care; Public Health England – Harborough Health Profile 2013 and Public Health England – Harborough Health Profile 2008

6.3 Deprivation

6.3.1 The Public Health Outcomes Framework for England 2013-2016 seeks to reduced differences in life expectancy and healthy life expectancy between communities; particularly those where deprivation is an issue.

6.3.2 The briefing paper, The Rural Big Society (2011)⁵² makes a series of recommendations for action to tackle rural disadvantage including:

- Making better use of Church of England assets to better support rural communities;
- Developing models of community energy generation suitable for rural areas;
- Developing rural access to next-generation broadband; and
- Capturing a higher amount of revenue from CIL and New Homes Bonus for rural communities.

6.3.3 The National Rural Proofing Guidelines⁵³ set out some important principles and actions for ensuring that rural areas are not disadvantaged including:

- Looking for alternative ways of delivering services in rural areas;
- Reducing the need to travel;
- Better integration and improvement of transport links;
- Make use of rural networks and meeting points such as post offices, parish halls, etc;
- Address the needs of smaller businesses;

⁵²The Rural Development Commission (2011) .The Rural Big Society.

⁵³ DEFRA (2013) National Rural Proofing Guidelines v July 2013 [online] available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/200093/rural-proofing-pamphlet.pdf

DCLG (2012) Planning policy for traveller sites [online] available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2113371.pdf>

- Use small area based data to identify issues and impacts; and
- Engage with rural stakeholders to identify the impact of proposals.

6.3.4 DCLG Planning Policy for Traveller Sites (2012) states that Local Plans should seek to treat travellers in a fair and equal manner that facilitates their traditional and nomadic way of life, whilst also respecting the interest of the settled community, through promoting more private traveller site provision, whilst recognising that there will be those that cannot afford private sites; enabling the provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure; and having due regard for the protection of local amenity and environment⁷⁴.

6.3.5 The Leicestershire and Leicester Gypsy and Traveller Accommodation Assessment (2016)⁵⁴, which replaces an earlier 2013 study, identifies the need to provide formal pitches for Gypsy, Traveller and Travelling Showpeople in accordance with the definitions of the Government's 2015 Planning Policy for Traveller Sites (PPTS).

6.3.6 For Harborough, this is identified as 5 permanent residential pitches, 26 plots for travelling show people. A failure to meet this need would have a negative effect on levels of deprivation and may have adverse implications on community cohesion.

The current and projected baseline

6.3.7 In general, deprivation in Harborough is low. Based on the 2010 Index of Multiple Deprivation (IMD)⁵⁵, the District is ranked as the 35th least deprived Local Authority (out of 354) in England and is the least deprived in Leicestershire. However the 2010 IMD suggests that Harborough is more deprived than it was in 2007, losing 25 places relative to all other local authorities.

6.3.8 Comparison of Harborough's Lower Super Output Areas (LSOAs) with the rest of England further reveals that^{56,57}:

- 38% of Harborough's Lower Super Output Areas (LSOAs) fall within the 10% least deprived in England. These are concentrated in the centre and north western tip of Harborough and to the north of Market Harborough (see Figure 6.1).
- Only one LSOA, located in Market Harborough (Welland Ward), is ranked within the 50% most deprived in England.
- The rest are ranked within the 50% least deprived of England.

⁵⁴ De Montfort University(2013) The Leicestershire, Leicester and Rutland Gypsy and Traveller Needs Assessment refresh (2013)

http://www.harborough.gov.uk/directory_record/467/leicestershire_leicester_and_rutland_gypsies_and_travellers_accommodation_need_assessment_2013

⁵⁵ Research and Information Team, Leicestershire County Council (2011) Indices of Deprivation Headline Results for Leicestershire

⁵⁶ DCLG (2011) English Indices of Deprivation 2010: Overall [online] available at <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010>

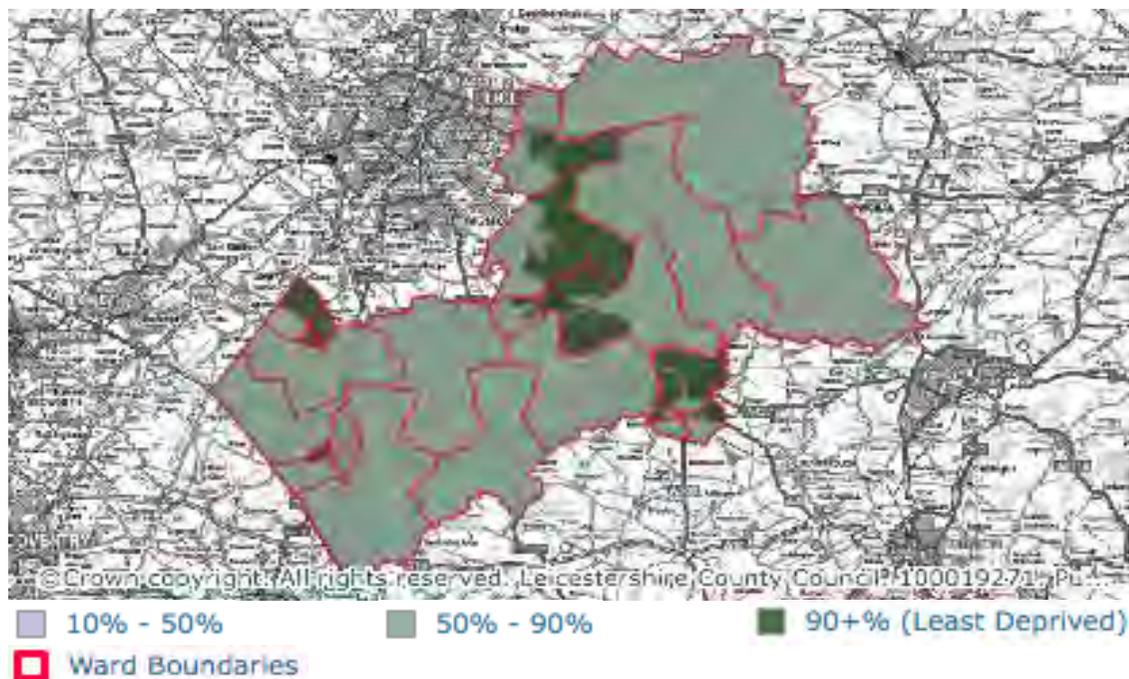
⁵⁷ Leicestershire Statistics and Research Online (2013) Indices of Deprivation 2010, 2007 & 2004 – Interactive Reports – Harborough [online] available at <http://www.lsr-online.org/static/lsr/atlas/DeprivationHarborough2010/atlas.html>

6.3.9 Table 6.3 provides the ranking of the five most deprived LSOAs in the District.

Table 6.3: Five most deprived LSOAs in Harborough: LSRO (2013) Indices of Deprivation 2010, 2007 & 2004 – Interactive Reports – Harborough

LSOA Name	Ward	National Rank*	
Market Harborough – Welland Park	Welland	10,844	Within 50% most deprived
Market Harborough Coventry Road	Logan	16,402	Within 50% least deprived
Lubenham	Lubenham	17,314	Within 50% least deprived
Market Harborough East & Welland Industrial Estate	Great Bowden and Arden	17,341	Within 50% least deprived
The Langtons	Kibworth	19,616	Within 50% least deprived

Figure 6.1: Index of Multiple Deprivation in Harborough: Overall Scores (2013) -



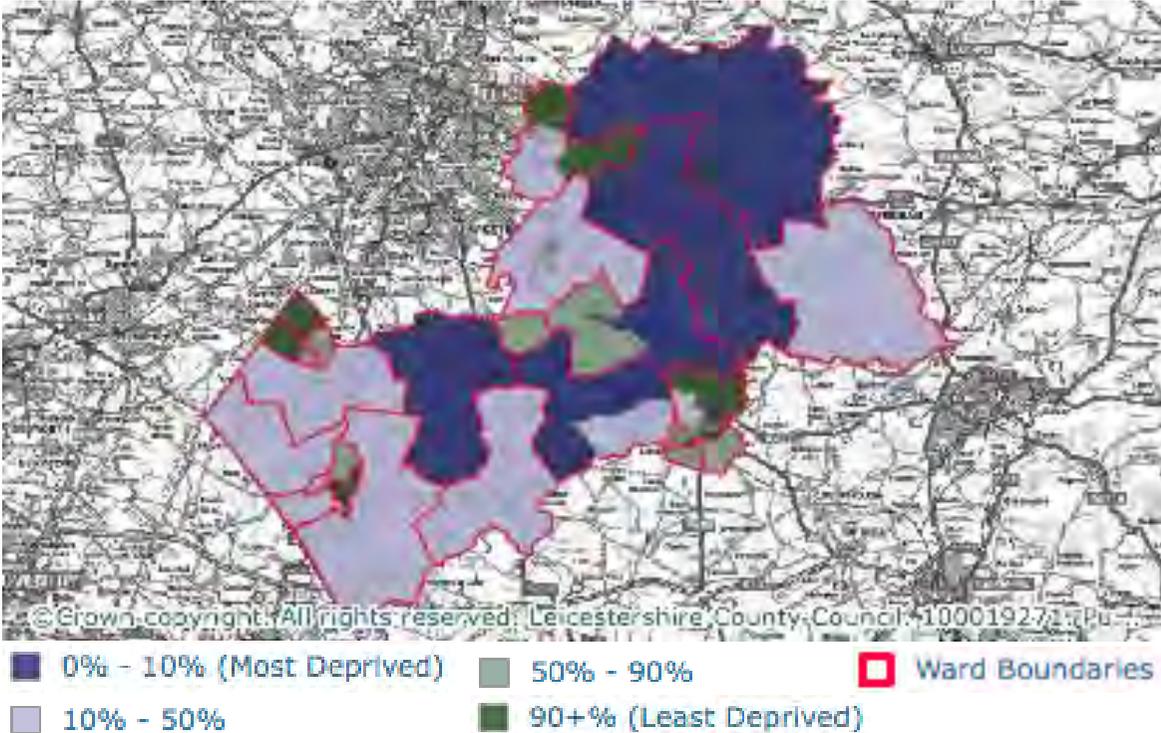
- 6.3.10 Harborough scores comparatively well on each deprivation domain, except for the Barriers to Housing and Services domain, where the District experiences significant levels of deprivation⁵⁸. Five of Harborough's LSOAs are ranked within the 10% most deprived in England for this category, three of which are also ranked within the ten most deprived in Leicestershire.
- 6.3.11 Table 6.4 below provides details on these five LSOAs and Figure 6.2 depicts the extent of deprivation for the Barriers to Housing and Services domain in the District. While Table 6.5 presents the levels of deprivation in Harborough in the context of East Midlands and England.

Table 6.4: Barriers to Housing and Deprivation – Five Most Deprived LSOAs in Harborough

LSOA Name	Ward	National Rank	
Tilton, Hungarton & Tugby	Tilton	555	Within 10% most deprived
Foxton, Saddington & Theddingworth	Lubenham	1,354	Within 10% most deprived
Peatling, Bruntingthorpe, Kimcote & Walton	Peatling	1,393	Within 10% most deprived
Greater Billesdon	Billesdon	2,285	Within 10% most deprived
The Langtons	Kibworth	2,819	Within 10% most deprived

⁵⁸ Leicestershire Statistics and Research Online (2013) Indices of Deprivation 2010, 2007 & 2004 – Interactive Reports – Harborough [online] available at <http://www.lsr-online.org/static/lsr/atlas/DeprivationHarborough2010/atlas.html>

Figure 6.2: Index of Multiple Deprivation in Harborough: Barriers to Housing and Services



Source: LSRO (2013) Indices of Deprivation 2010, 2007 & 2004 – Interactive Reports – Harborough

Table 6.5: Deprivation in Harborough

Feature	Indicator	Current Data	East Midlands	England	Trends
IMD	Rank of average score (2010)	319 (out of 354)	-	-	2007: 344
	Wards within 50% most deprived in England (2010)	Welland	-	-	2007: Welland
Unemployment	Percentage of working age population unemployed (2011)	2.5%	3.3%	3.4%	2001: 1.76%
Affordable Housing	Annual shortfall of affordable housing per year (2011)	264	No data available	No data available	2007: 144
Homelessness	Percentage of statutory homeless households (2011)	4%	4.4%	4.7%	2001: 9%
Benefits	Percentage of people of working age claiming a key benefit (2010)	8%	15%	15%	2001: 7%

Source: LSRO (2013) *Indices of Deprivation 2010, 2007 & 2004 – Interactive Reports*
 ONS – *Neighbourhood Statistics – Economic Activity 2001 & 2011 – Homelessness (2001 – 2011)*
 Benefits Data Indicator: *Working Age Client Group (2001 – 2011, HDC – 2007⁹⁶ & 2011 AMRs*

- 6.3.12 The trend data suggests that levels of deprivation remain low in the District. The distribution of deprivation also remains the same, with only Welland Ward falling within the 50% most deprived areas in England in 2010.
- 6.3.13 Whilst Harborough is ranked as more deprived in 2010 compared to 2007, it is not a significant difference. Unemployment also remains under the East Midlands and national average suggesting that deprivation unlikely to become a key issue for the District within the plan period.

6.4 Accessibility and transport

- 6.4.1 The NPPF states that the transport system should be balanced 'in favour of sustainable transport', with developments to be located and designed to facilitate these modes of travel, in order to minimise journey lengths for employment, shopping, leisure and other activities. Planning policies should also aim for 'a balance of land uses' and wherever practical, key facilities should be located within walking distance of most properties.
- 6.4.2 Higher levels of walking and cycling could reduce congestion, improve local environmental quality, improve personal health and reduce transport-related CO2 emissions⁵⁹. Plans should ensure that local, strategic policies support and encourage both walking and cycling⁶⁰.
- 6.4.3 Local plans should also encourage transport solutions that support reductions in greenhouse gas emissions and reduce congestion; notably through concentrating new developments in existing cities and large towns and/or ensuring they are well served by public transport.
- 6.4.4 The Leicestershire Local Transport Plan 3 (LLTP3) 2011-2026⁶¹ seeks to develop a transport system that:
- Supports a prosperous economy and provides successfully for population growth;
 - Is efficient, resilient, sustainable, well management and well maintained;
 - Helps to reduce the carbon footprint of Leicestershire;
 - Is accessible and integrated and helps promote equality of opportunity for all residents;
 - Improves the safety, health and security of the residents; and
 - Helps to improve the quality of life for the residents and makes Leicestershire a more attractive place to live, work and visit.
- 6.4.5 There are no major transport schemes identified within the Harborough District area, however various road improvement schemes are identified;
- Speed limitation areas at schools within Kibworth, Langton, Market Harborough, Ullesthorpe;
 - Cycle and footway improvements at various locations; and
 - Various local safety schemes including signalling improvements.

⁵⁹ Lancaster University, University of Leeds & Oxford Brookes University (2011) Understanding Walking and Cycling: Summary of Key Findings and Recommendations [online] available at: http://www.its.leeds.ac.uk/fileadmin/user_upload/UWCReportSept2011.pdf

⁶⁰ National Institute for Health and Care Excellence (2012) Walking and cycling: local measures to promote walking and cycling as forms of travel or recreation, Public Health Guidance PH41[online] available at: <http://guidance.nice.org.uk/PH41>

⁶¹ LCC (2011) Local Transport Planning in Leicestershire 2011-2026 - Leicestershire Local Transport Plan 3 [online] available at: <https://www.leicestershire.gov.uk/roads-and-travel/road-maintenance/local-transport-plan-2011-2026>

- 6.4.6 Leicestershire's Carbon Reduction Strategy 2013-2020⁶² also seeks to ensure that carbon emissions from transport do not exceed current levels over the life of the strategy, irrespective of growth in net travel.

The current and projected baseline

- 6.4.7 Located at the heart of England, Harborough has excellent transport links. The M1, located to the east of the District, provides a north-south link connecting Harborough with Felixstowe, Birmingham, London and Edinburgh. The M6/A14, located to the south, provides a link to the West Midlands and East Anglia. The District's other main roads include the A6, the A47, the A508, the A4304 and the A5199, which link Harborough's main settlements with Leicester, Northampton, Kettering and Corby⁶³.
- 6.4.8 The Midland Main Line railway runs through Market Harborough with direct links to London, Leicester, Nottingham, Derby and Sheffield. The Cross-County Cambridge to Birmingham line is also available via Oakham, Melton Mowbray and Leicester outside of the District. Harborough also has proximity to regional airports, with Birmingham Airport and Nottingham East Midlands Airport both located approximately 45 miles away from Market Harborough.
- 6.4.9 Despite these good road, rail and air links, rural accessibility is an issue in Harborough, as reflected in the relatively poor IMD scores for the category "Barriers to Housing and Services". This is mainly due to the disparate nature of settlements and to the difficulty of providing a frequent and economical public transport network⁶⁴. Whilst both Lutterworth and Market Harborough have frequent bus services, including between each other and to surrounding towns such as Leicester and Hinckley, elsewhere buses are often infrequent with smaller settlements relying on community transport services^{65, 66}.
- 6.4.10 Due to the District's relative affluence and rural nature, household car ownership in Harborough is higher (88.2%) than regional (77.9%) and national (74.2%) averages⁶⁷.

⁶² LCC (2013) Leicestershire Together - Carbon Reduction Strategy 2013-2020 [online] available at: https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2016/3/30/carbon_reduction_strategy_2013_2020.pdf

⁶³ UE Associates (2010) Sustainability Appraisal of the Harborough Core Strategy – Baseline Data

⁶⁴ UE Associates (2010) Sustainability Appraisal of the Harborough Core Strategy – Baseline Data

⁶⁵ HDC (2013) Bus Services [online] available at http://www.harborough.gov.uk/info/200078/public_transport/248/transport/3

⁶⁶ HDC (2013) Community Mini Buses [online] available at http://www.harborough.gov.uk/info/200078/public_transport/248/transport/5

⁶⁷ ONS – Neighbourhood Statistics – Car or Van Availability, 2011 [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&e=62&g=6444516&i=1001x1003x1032x1004&m=0&r=1&s=1385911981243&enc=1&dsFamilyId=2483>

Table 6.6: Car Ownership in Harborough

Feature	Indicator	2010 Data	East Midlands	England	Trends (2001 Data)
Car Ownership	Percentage of households with access to a car or van	88.2%	77.9%	74.2%	83.75%

6.4.11 Travel to work data (Table 6.7) reveals a higher proportion of the population travelling to work by car than regional and national averages and a lower proportion of the population travelling by public transport, cycling or walking⁶⁸.

Table 6.7: Travel to Work in Harborough

Feature	Indicator	2011 data	East Midlands	England	Trends (2001)
Travel to Work	Percentage of working population who usually travel to work by train	1.41%	0.86%	3.46%	
	Percentage of working population who usually travel to work by bus, mini bus or coach	1.43%	3.96%	4.85%	2.14%
	Percentage of working population who usually travel to work by driving a car or van	50.30%	42.23%	36.90%	65.76%
	Percentage of working population who usually travel to work by bicycle	1.47%	1.77%	1.91%	2.76%
	Percentage of working population who usually travel to work by foot	6.88%	7.09%	6.95%	9.41%

Source: ONS – Neighbourhood Statistics – Method of Travel to Work, 2011⁶⁹ & Travel to Work, 2001⁷⁰

⁶⁸ NB: Modes of travel do not add up to 100% as a proportion of the working age population are not working or working from home.

6.4.12 Around half of Harborough's working population commute outside of the District for work. Figure 6.3 shows the main destinations of these commuters, most popular being Leicester City and Blaby District. Out-commuting is partly balanced people travelling into Harborough for work, mainly coming from Blaby, Leicester City, Hinckley and Bosworth, Rugby and Kettering⁷¹.

6.4.13 Due to the rural character of Harborough, accessibility is likely to remain a critical issue. Nevertheless, some improvement in road travel is expected through the implementation of the Leicestershire Local Transport Plan (LLTP3). As of April 2013, current LTP3 projects in Harborough include the resurfacing and repair of several Harborough's principle roads such as the A4304 Coventry Road and A4303 Lutterworth Road, and upgrades to the M1 Junction 20 roundabout. The LLTP3 also supports the delivery of a Strategic Development Area to the north west of Market Harborough, a project development which emerged from the Core Strategy process. Modal shift to cycling and walking would also be encouraged, although this would be difficult for some rural settlements.

Figure 6.3: Commuting Flows between Local Authorities (Census 2011)



⁶⁹ ONS – Neighbourhood Statistics – Method of Travel to Work, 2011 [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&e=7&g=6444516&i=1001x1003x1004&m=0&r=1&s=1386066071480&enc=1&dsFamilyId=2567>

⁷⁰ ONS – Neighbourhood Statistics – Travel to Work, 2001 [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&g=6444516&i=1001x1003x1006&k=average+distance&m=0&r=1&s=1385984489473&enc=1&domainId=58&dsFamilyId=283>

⁷¹ HDC (2011) 2011 Annual Monitoring Report [online] available at: http://www.harborough.gov.uk/site/scripts/download_info.php?downloadID=43

6.4.14 In 2015 the Council prepared a series of Settlement Profiles⁷² for the District's towns and larger villages with the aim of helping to identify how key settlements perform as 'sustainable places'. The profile work assessed the sustainability of settlements in terms of the following:

- Transport and communications
- Local services and facilities
- Natural environment
- Built environment
- Local employment and economic activity
- Emerging findings (opportunities, constraints and summary)

6.4.15 The information gathered as part of this work has been used to inform the emerging Local Plan settlement hierarchy and in assessing the suitability of settlements to accommodate development.

6.4.16 The current Settlement Hierarchy is defined in the Core Strategy. Following the profiling work it was identified that

- Houghton on the Hill has 4 of the 6 key services⁷³ and therefore potentially qualifies as a Rural Centre;
- Claybrooke Magna has 2 key services (the primary school within the adjoining parish of Claybrooke Parva is within walking distance and there is a footpath) and therefore potentially qualifies as a Selected Rural Village;
- Great Bowden has 4 key services but it does not perform the function of a Rural Centre due to its close proximity and relationship with MH.
 - Fair (i.e. equality and diversity)

6.4.17 Figure 6.4 illustrates the distribution of basic services and facilities across the District. This will be updated following the settlement profiles study that is currently being undertaken by Harborough District Council. The study is anticipated in Spring 2014.

⁷² HDC Settlement profiles 2015 [online] available at http://www.harborough.gov.uk/directory_record/940/settlement_profiles_may_2015

⁷³ Key services are defined as food shop, GP surgery, library, post office, primary school and public house.

Contextual review

- 6.4.18 The NPPF identifies that there is a need to: prevent 'both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability'.
- 6.4.19 The NPPF identifies that 'Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.
- 6.4.20 Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan'.
- 6.4.21 The UK Air Quality Strategy (2007)⁷⁴ sets out air quality objectives and policy options to further improve air quality in the UK. This is supplemented by more recent guidance on how air pollution and climate objectives can be realised together through an integrated policy approach.
- 6.4.22 The 2013 Lutterworth Air Quality Management Area Action Plan Framework for Harborough District Council⁷⁵ recognises it is unlikely that major road building schemes will obtain funding in the current economic climate and therefore proposes to rely on traffic management and road layout modification schemes. It also sets out a methodology to assess the impacts of those schemes.

The current and projected baseline

- 6.4.23 The Environment Act (1995) set out a procedure for the review and assessment of air quality, to be undertaken by Local Authorities. The process consists of various stages of review and assessment examining specific pollutants. The First Stage Review and Assessment is a screening exercise to identify if there are any particular problems in a Local Authority Area. The second and third stages require progressively more detailed investigations to determine if the National Air Quality Strategy (NAQS) Objectives will be met in the local authority's area.
- 6.4.24 A First Stage Review and Assessment was undertaken for Harborough following the UK Air Quality Strategy which was published in 1997. This assessment found that elevated levels of carbon monoxide, lead, particulate matter and nitrogen dioxide (NO₂) might be present in Harborough. Consequently, a Second and Third Stage Review (2001) were undertaken which concluded that, with the exception of NO₂, all of the national air quality objectives were likely to be met. An Air Quality Management Area (AQMA) was declared in July 2001 for the Market Street area of Lutterworth Town Centre due to an anticipated exceedance of the NO₂ objective. A Stage 4 assessment (which is required when an AQMA is declared) confirmed that the source of the problem was traffic related¹⁰⁸.
- 6.4.25 An updated air quality assessment undertaken in 2009 found that air quality in Harborough is very good with the exception of Lutterworth, where it exceeds the national air quality objective for NO₂. Following further detailed assessments of Lutterworth in 2010 and 2012, the AQMA was extended in 2012 south towards Stoney Hollow Street (see Figure 6.5). Results from these assessments revealed that:

⁷⁴ Defra (2007) Air Quality Strategy for England, Scotland, Wales and Northern Ireland [online] available at: <http://www.defra.gov.uk/environment/quality/air/air-quality/approach/>

⁷⁵ HDC (2013) 2013 Air Quality Progress Report for Harborough District Council

- 85% made by cars, contributing 45-50% of NO₂;
- 6% made by Heavy Goods Vehicles (HGVs), contributing 40-45% of NO₂;
- 8% made by Light Goods Vehicles (LGVs); and
- 1% by buses and motorcycles⁷⁶.

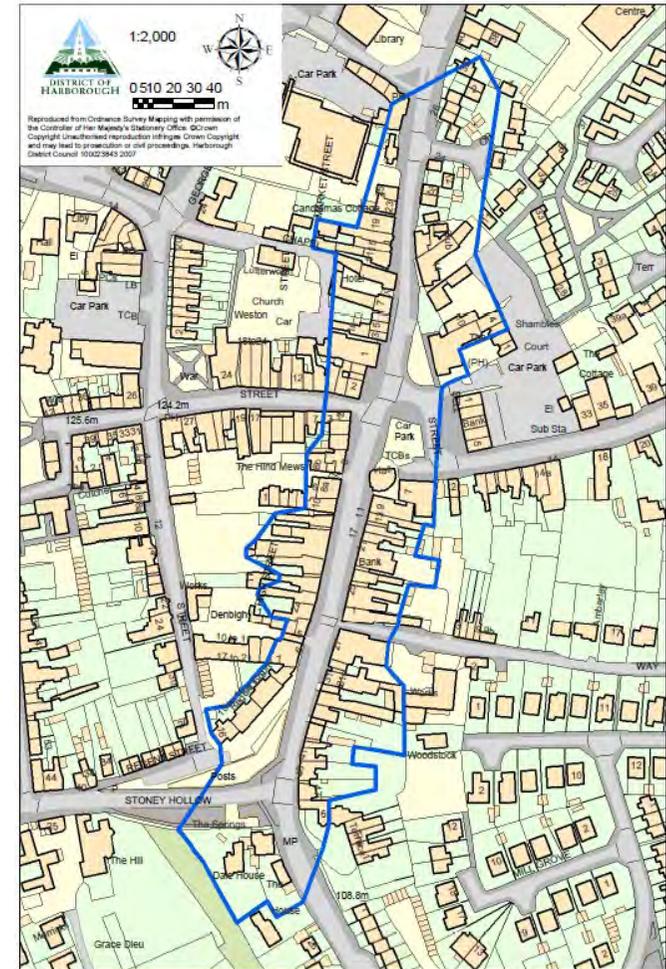
6.4.26 Annual Status Reports indicate that air quality in Harborough district remains good and the general trend for the levels of Nitrogen Dioxide across the district is going down, in line with national projections. However, air quality is likely to remain a major issue within Lutterworth town centre and the designation of an additional AQMA along part of the A6 in Kibworth is currently being progressed following monitoring in 2015/6. Some improvement may be expected resulting from future traffic management and road layout modification schemes prioritised by the Lutterworth AQMA Action Plan, further consideration of introduction of a 20mph speed limit in the town centre, and actions identified in any AQMP Action Plan for Kibworth.

6.5 Green Infrastructure and recreation

Contextual review

- 6.5.1 The NPPF recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 6.5.2 Natural England's Accessible Natural Green space Standards⁷⁷ recommend that people living in towns and cities should have access to natural green space of at least 2ha within 300m (or 5 minute walk) from home.
- 6.5.3 The Leicester-shire and Rutland Sport Strategy for Sport and Physical Activity 2013-17⁷⁸ sets out a range of high level aims for the delivery and management of sporting activities across the county. With the Vision of 'Leicestershire, Leicester and Rutland the most sporting and physically active place in England by 2025', it focuses on 3 outcomes; more people participating; more medals; and better health. Of particular importance to the local

Figure 6.5: Lutterworth AQMA Boundary, 2013



⁷⁶ HDC (2013) 2013 Air Quality Progress Report for Harborough District Council

⁷⁷ Natural England (2009) Green Infrastructure Guidance [online] available at: <http://publications.naturalengland.org.uk/publication/35033>

⁷⁸ Leicester-shire and Rutland Sport Strategy for Sport and Physical Activity 2013-17 [online] available at: <http://www.lrsport.org/uploads/lrs-strategy-for-sport-physical-activity-2013-17.pdf>

plan is Ambition 3 for Places to Play which sets out that ‘Facilities, playing pitches and spaces that encourage Sport and Physical Activity are high quality and accessible’.

The current and projected baseline

- 6.5.4 As a predominantly rural district with low population density, Harborough has a wide diversity of open space (including parks and gardens, local wildlife sites, allotments, sports/play areas and golf courses) as well as high quality and accessible open countryside⁷⁹. According to the ONS 2005 Land Use Statistics⁸⁰, green space in Harborough makes up 93.7% of the total land area, which is better than both the East Midlands (89.8%) and the whole of England (87.5%).
- 6.5.5 In 2016, the Open Spaces Strategy 2016 to 2021⁸¹ was adopted to influence how the Council manages and secures the future open spaces in its ownership, and how it will work in partnership with others to create new open space in the future. Through the strategy the Council will enhance open space, protect open space and enable open space. The strategy is supported at Appendix I by the ‘Provision for Open Space, Sport and Recreation’ which sets out the methodology for calculating open space requirements in new development. It highlights certain areas which were found to have quantitative deficiencies as summarised below by open space type:

Parks & Gardens: Includes urban parks, formal gardens and country parks. There is a deficiency of parks and gardens within all areas of the District, the largest of which is in Kibworth, Fleckney and Great Glen. There are only a small number of parks and gardens within the District.

Natural and Semi-Natural: Includes publically accessible woodlands, urban forestry, scrub, grasslands, wetlands, open and running water and wastelands. Overall, there is considered to be an oversupply of natural and semi natural open spaces, and only Market Harborough and Lubenham are perceived to have shortfalls in natural and semi-natural provision.

Amenity Green space: Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens. Only the Market Harborough and Lubenham areas have a surplus of amenity green space, all other areas are currently considered to have a shortfall of provision.

Provision for Children and Young People: Areas designated for play and social interaction involving children and young people. There is a total deficiency of provision across the District equating to over 10 hectares, and there is a deficiency in each of the analysis areas, the largest of which is in Market Harborough and Lubenham.

Allotments: There is an overall deficiency of allotments within the District; however there is a small oversupply of provision within the Peatling and Bosworth analysis area.

⁷⁹ UE Associates (2010) Sustainability Appraisal of the Harborough Core Strategy – Baseline Data

⁸⁰ ONS – Neighbourhood Statistics – Land Use Statistics (Generalised Land Use Database) [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&e=8&g=6444516&i=1001x1003x1004&m=0&r=1&s=1385718954626&enc=1&dsFamilyId=1201>

⁸¹ HDC (2016) Open Spaces Strategy [online] available at http://www.harborough.gov.uk/directory_record/729/open_spaces_strategy_2016_to_2021

- 6.5.6 A Playing Pitch Strategy is due for completion later in the year and this will assess the quality and quantity of current outdoor playing pitch provision and look at demand and usage data.
- 6.5.7 In addition, the overall supply and demand of indoor sports and recreation provision, consisting of sports halls, swimming pools, health and fitness facilities and village halls was also assessed in a community facilities assessment⁸². This study concluded that:
- Provision of additional sports hall space should be a priority;
 - Existing swimming provision marginally exceeds demand, hence there is no immediate need (or future need based on current participation rates) for additional facilities;
 - There is an under supply of health and fitness provision within the District; and
 - The village halls have an important role to play with regards to indoor sport and recreation provision within the District.
 - There are planning policies in place at a national and local level that seek to protect and enhance green infrastructure, sports / leisure and community facilities.
- 6.5.8 A refresh of the Communities Facilities Study is due for completion in 2017. This will:
- refine the definition of community infrastructure included in the Community Facilities Study 2010.
 - provide a brief update of the developer contribution legislation and the implications of the different developer funding mechanisms that might be adopted.
 - update the 'quantitative' community infrastructure assessment to reflect the planned growth in the new Local Plan to 2031.
 - jointly work with the District Council, develop an approach to preparing a live audit of infrastructure need and action plan linked to planned growth.
 - update the cost information in the 2010 study to reflect current costs.
- 6.5.9 Whilst new development could have a negative effect on some aspects of green infrastructure (such as access to natural open space), it is more likely that development would provide the opportunities to enhance the function of green infrastructure and opportunities for recreation. It is therefore possible that the baseline position could improve over the plan period. However, accessibility to leisure facilities and open space may continue to be 'unequal' across the district; which could be exacerbated by an aging and growing population. The Local Plan provides an opportunity to help address some of these issues.

⁸² Harborough District Council (2010). Assessment of Local Community Facilities Provision and Developer Contribution.
http://www.harborough.gov.uk/downloads/file/1375/community_facilities_assessment

7 Scoping – Resilience (to climate change)

7.1 Introduction

7.1.1 This section sets out the relevant policy framework and baseline position for the following sustainability factors that have been grouped under the theme of 'climate change'.

- Adaption to climate change; and
- Flood risk.

7.2 Adaption to climate change

Contextual review

7.2.1 According to the NPPF, Local Plans should take account of the effects of climate change in the long term, taking into account factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.

7.2.2 The NPPF also states that Planning authorities are encouraged to 'adopt proactive strategies' to adaptation. New developments should be planned so that they avoid increased vulnerability to climate change impacts. Where new development is at risk to such impacts, this should be managed through adaptation measures including the planning of green infrastructure. Development should also be directed away from areas at highest risk from flooding, and should 'not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.

7.2.3 The National Adaptation Programme (2013)⁸³ highlights the importance of adaptation to help the UK become more resilient to climate change. It also reiterates the need for Local Plans to be proactive in adaptation as set out in the NPPF.

7.2.4 Leicestershire's Carbon Reduction Strategy 2013-2020⁸⁴ puts a strong emphasis on prevention: taking action now to prevent adverse impacts on communities, the economy and the environment. Priorities include; supporting the reduction of emissions from residential housing, creating demand from business for carbon reduction, ensuring emissions from transport do not exceed current levels irrespective of growth in net travel and supporting communities to develop small-scale community owned renewable energy / energy efficiency projects. It identifies actions focused on raising awareness, improving understanding of climate change impacts and vulnerability, building capacity in organisations and embedding climate change resilience into commissioning processes.

⁸³ DEFRA (2013) The National Adaptation Programme: Making the Country Resilient to a Changing Climate [online] available at: www.gov.uk/defra

⁸⁴ LCC / VERCO (2013) Carbon Reduction Strategy 2013-2020 [online] available at: https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2016/3/30/carbon_reduction_strategy_2013_2020.pdf

7.2.5 Harborough District Council has produced a Climate Local Action Plan in 2015⁸⁵. It sets priorities for; reducing emissions from HDC operations, improving the uptake of energy efficiency measures and promoting community renewable energy, increasing local resilience to climate change (especially flooding).

The Current and Projected Baseline

7.2.6 According to the 2009 UK Climate Projections, the effects of climate change for the East Midlands are likely to be as follows by 2050 (under a medium emissions scenario)⁸⁶:

- An increase in winter mean temperature of 2.2°C;
- An increase in summer mean temperature of 2.5°C;
- An increase in summer mean daily maximum temperature of 3.3°C;
- An increase in summer mean daily minimum temperature of 2.7°C;
- No change in annual mean precipitation;
- A 14% increase in winter mean precipitation; and
- A 16% decrease in summer mean precipitation.

7.2.7 Climate change is expected to increase the frequency and intensity of extreme weather events already being experienced, such as heat waves, flooding and draught. On the other hand, it may reduce the occurrence of severe winter cold spells.

7.2.8 According to Leicestershire's Local Climate Impacts Profile (LCIP)⁸⁷, a total of 711 weather- related incidents were recorded between 2000 and 2010 in the County. High winds and excessive rainfall represented the majority of these weather events. These weather events are estimated to have cost LCC £5 million and the services most frequently affected included:

- Highways;
- Forestry;
- Children & Young Children (incidents relating to schools);
- Waste Management;
- Adult Social Care;
- Leicestershire Fire & Rescue Service;
- Properties;
- Utility Companies (Anglian Water, Severn Trent, electricity companies);
- Leicestershire Constabulary;
- District and Town Councils;
- The Environment Agency;
- Leicestershire Primary Care Trust; and
- Network Rail and Train Operating Companies.

⁸⁵ HDC Climate Local Action Plan available at http://www.harborough.gov.uk/directory_record/1163/climate_change_action_plan

⁸⁶ UK Climate Projections (2009) [online] available at: <http://ukclimateprojections.defra.gov.uk/22130>

⁸⁷ LCC (2011) A Summary of Local climate Impacts Profile for Leicestershire [online] available at http://www.leics.gov.uk/leicestershire_lclip_summary.pdf

7.2.9 The severity of weather related impacts differed between districts due to local variation in geography and built environment. Priority risks have thus been identified within individual districts. For Harborough, watercourse flooding causing damage to property and infrastructure represents the main priority risk.

7.2.10 Table 7.1 summarises the anticipated threats and opportunities across Leicestershire resulting from climate change, no specific issues were identified for Harborough⁸⁸.

Table 7.1: Summary of Climate Change Threats and Opportunities

Threats	Opportunities
People	
<ul style="list-style-type: none"> • Health risks (dehydration, UV exposure, air quality, contamination) • Risks for staff (health, comfort, travel to work) • Risks for vulnerable groups (people with complex health needs, young children, elderly, those in care, those in poor housing) • Increased anti-social behaviour, crime and disorder during warmer weather 	Reduction in excess winter deaths
Demand	
<ul style="list-style-type: none"> • Increased demand for services protecting and supporting vulnerable people 	Economic opportunities to develop new products and services in response to a changing market
Premises	
<ul style="list-style-type: none"> • Disruption to services • Increased running costs of maintenance, insurance premium and claims, summer cooling • New and existing housing becoming uninhabitable during hot weather or due to flooding 	Reduced costs of heating during winter
Process	
<ul style="list-style-type: none"> • Disruption to services • More frequent severe weather events have the potential to disrupt access to information, facilities and services, whether access is via ICT or in person 	

⁸⁸ LCC (2013) Leicestershire Together - Climate Ready Plan 2013-2016 [online] available at: http://www.leicestershiretogether.org/leicstogetherclimateplan_11085.pdf

Threats	Opportunities
Finance	
<ul style="list-style-type: none"> Restrictions to, and higher costs of, development 	
Logistics	
<ul style="list-style-type: none"> Damage to infrastructure Global impacts on food, energy and water supplies, commodity prices and supply chains A reduction in the efficiency of energy generation and supply 	Reduced cold weather maintenance needed
Environment	
<ul style="list-style-type: none"> Increased carbon emissions due to increased summer cooling demand; this could be balanced to some extent by decreased winter heating demand Insufficient habitat connectivity for species to move as they adapt to climate change 	Decreased winter heating demand
	Opportunity to use Green Infrastructure to increase resilience, with multiple benefits for health, ecology, and the economy, as well as helping to prevent and reduce the adverse impacts of climate change

7.3 Flooding

Contextual review

7.3.1 The Flood and Water Management Act sets out the following approaches to flood risk management:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting at risk properties (including historic buildings);
- Utilising the environment, such as management of the land to reduce runoff and harnessing the ability of wetlands to store water; and Identifying areas suitable for inundation and water storage.

7.3.2 Three Catchment Flood Management Plans (CFMP) cover the District – River Welland CFMP, River Trent CFMP and River Severn CFMP. The CFMP's detail the extent of flooding and set policies for managing flood risk within the catchment.

7.3.3 The Welland Flood Risk Management Strategy¹²⁴ suggests that the risk of flooding from the Welland is relatively low for Market Harborough. The proposed policy for this area is to continue with current flood management practices. However, it is recommended that development incorporates resilience measures so that the location, layout and design can reduce flood risk.

The current and projected baseline

7.3.4 A Level 1 Strategic Flood Risk Assessment (SFRA) was undertaken by Scott Wilson in 2009 on behalf of HDC⁸⁹, and is due to be updated in June 2017 by a Leicester and Leicestershire Water Cycle Study and Strategic Flood Risk Assessment. The results of the 2009 SFRA are summarised below.

Surface Water Flooding

7.3.5 Surface water (pluvial) flooding occurs when heavy rainfall exceeds the capacity of local drainage networks and water flows across the ground. The flashy nature and short duration of such events can make them difficult to mitigate.

7.3.6 Harborough and its town centres regularly suffer from flooding:

- Market Harborough, Peatling Magna, Dunton Bassett, North Kilworth and Kibworth Beauchamp are particularly susceptible to surface water flooding;
- The last major flood in Market Harborough occurred in July 2002 from the River Welland. Over 70 business properties were flooded within the town centre. The main factor attributed to this flooding was insufficient capacity of the drainage system. The town also experienced flooding in 1999 and 2006;
- The last major flood in Lutterworth occurred during 2008 from the River Swift. There was regular more localised flooding, caused by inadequate drains, affecting Station Road near the Town Hall;
- Great Glen has flooded eight times since 1999;
- Kibworth has flooded three times since 2004;
- The 2008 flooding event affected a number of Harborough's rural areas including Great Glen, Foxton, Billesdon, Burton Overy, Newton Harcourt, Kibworth, Thurnby, Lubenham and Scraftoft.

7.3.7 An increase in impermeable surfaces in urban areas is one of the main causes of increased surface water flooding. Many flood events are the result of heavy rain running off impermeable surfaces which then overwhelms drainage systems or small water courses resulting in fast-rising flood water.

⁸⁹ Scott Wilson (2009) Harborough District Council Level 1 Strategic Flood Risk Assessment [online] available at:http://www.harborough.gov.uk/downloads/download/344/harborough_district_strategic_flood_risk_assessment

Climate change is likely to cause more extreme weather events so an effective way to reduce the risks of surface water flooding in urban areas is to reduce the percentage of impermeable surface. New development could lead to an increase in impermeable surfaces, but also offers the opportunity to implement measures that help to manage surface water flood risk.

Sewer Flooding

7.3.8 Sewer flooding is thought to be the most common cause of flooding in the UK. It is usually caused by excess surface water entering the drainage network but can also be due to 'one off' events such as trees falling and fly tipping blocking drains and screens. The data provided by Severn Trent Water (STW) and Anglian Water (AW) shows that sewer and drainage flooding have occurred throughout the District, with a particular clustering of events in Market Harborough, Billesdon, Great Glen and Lutterworth.

7.3.9 Groundwater Flooding

7.3.10 Groundwater flooding occurs as a result of water rising up from an aquifer or from water flowing from abnormal springs. No records of groundwater flooding were found during the SFRA baseline study. However, this does not mean that groundwater flooding does not occur, more that it has not been reported. There may be potential for groundwater flooding to occur following periods of sustained high rainfall and this should be considered in the planning process of any new developments within the District.

Overall Flooding

7.3.11 The SFRA (2009) provided a flood risk map for the District (see Figure 7.1). Flood risk is classified in the following zones:

- Zone 1: Areas considered to be at low risk of fluvial (or tidal) flooding. Whilst fluvial and tidal flooding is not a major concern in these areas, the risk of flooding from other sources, such as surface water, groundwater, sewers or artificial sources may still be an issue;
- Zone 2: This is the extreme 1 in 1000 year fluvial flood event outline;
- Zone 3a: This is the 1 in 100 year fluvial flood event outline that is outside of Flood Zone 3b. It has been determined with an allowance for climate change; and
- Zone 3b: The functional floodplain.

7.3.12 Overall, less than 10% of the administrative area of HDC falls within Flood Zone 3, with the majority of the flood zones falling in rural areas. Nevertheless, as detailed above and shown on Figure 7.1, there are a number of urban locations likely to be affected by flooding.

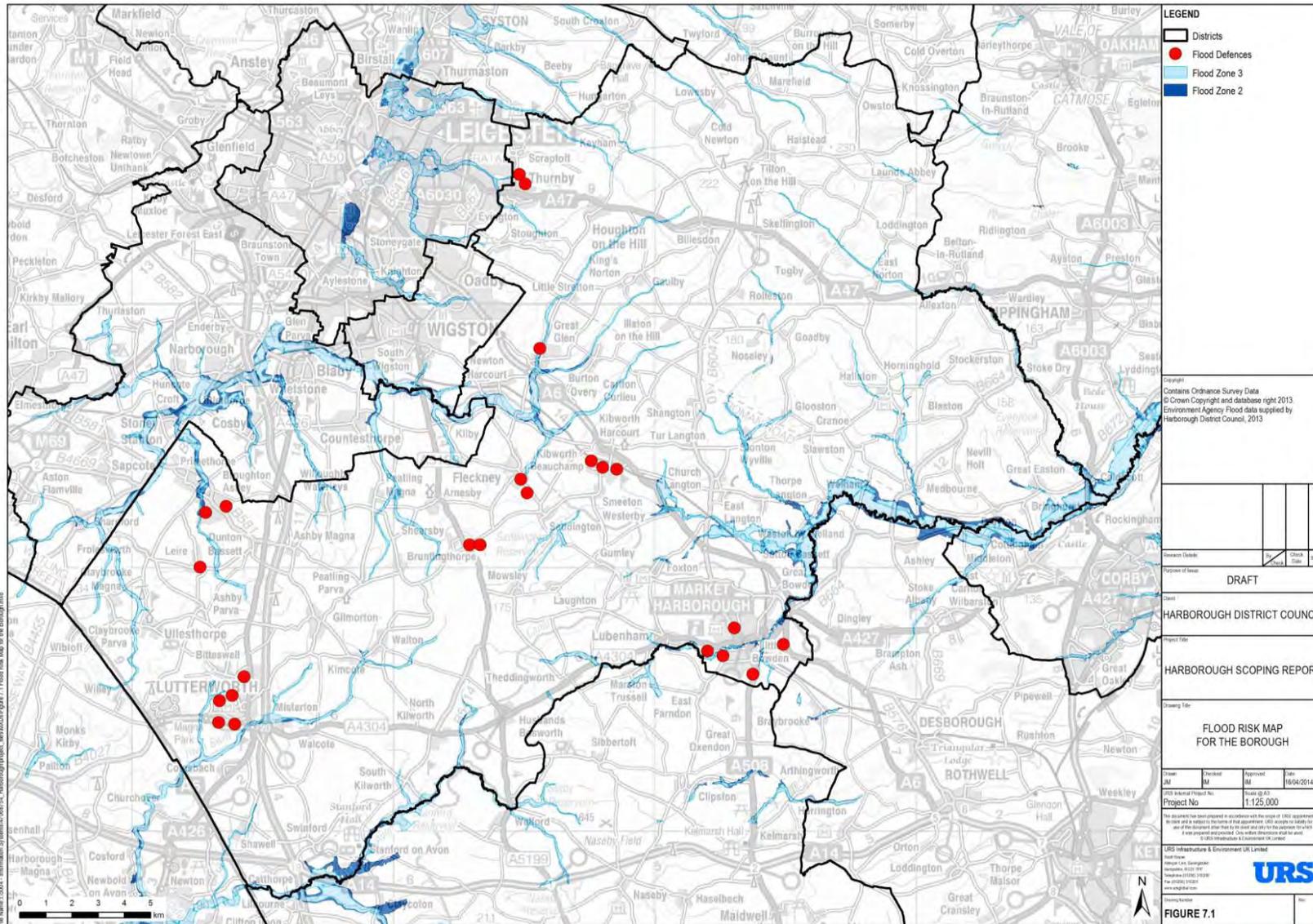
7.3.13 Indeed, recent years have seen more areas within the District suffer from flooding. For example, the leisure centre in Market Harborough experienced surface water flooding during winter 2012/2013 as did the neighbouring football club and the Pumping station on Northampton Road.

Great Bowden Cemetery, although not flooded on this occasion has previously been flooded and work has been carried out on the adjacent watercourse to alleviate the problem.

- 7.3.14 In July/August 2013 the District was also hit with flooding including The Square in Market Harborough when many retail outlets were affected and the Town Centre had to be closed to traffic.
- 7.3.15 There are approximately 26 flood defence balancing areas within the District, some of which are maintained by HDC and an annual inspection and condition survey is carried out on all of them (see Figure 7.1). There are also six critical ordinary watercourses within the District that are also inspected on an annual basis. These are located in Billesdon, Fleckney Foxton, Little
- 7.3.16 Bowden, Lutterworth and Walcote; and are all currently in 'good condition' and receiving maintenance to an acceptable or good standard⁹⁰.
- 7.3.17 Climate change is anticipated to increase the frequency and intensity of flood events, so it is reasonable to anticipate similar flooding events in the future, with resulting disruption to economic activity.

⁹⁰ Harborough District Council (2013) Critical Ordinary Watercourses Condition Survey.

Figure 7.1: Flood zones 2 and 3 in Harborough District



8 Scoping – Housing and economy

8.1 Introduction

8.1.1 This section sets out the relevant policy framework and baseline position for the following sustainability factors that have been grouped under the theme of 'housing and economy'.

- Population;
- Economy;
- Housing.

8.2 Population

8.2.1 Harborough is one of the least densely populated areas in Leicestershire with an estimated population density of 1.4 people per hectare and an estimated total population of 85,382⁹¹. Some 62.5% of the population is of working age, 19.1% is under 16 years old and 18.2% is of state pension age (65+)⁹². Figure 8.1 provides a more detailed age structure of Harborough.

8.2.2 The 2010-based Sub-National Population Projections estimate Harborough's population will rise from 84,000 in 2010 to 104,500 in 2035⁹³. This represents a 17.5% increase which confirms the longer-term increasing population trend of the District. As shown in Figure 8.2 below, the most rapid growth will occur in the number of people of state pension age, from 15,500 in 2010 to 31,500 in 2035.

8.2.3 As illustrated in Table 8.1, the population in Harborough is predominately white in ethnic origin (95.3% in 2011)⁹⁴. Harborough's Black or Minority Ethnic background (BME) population is approximately 7.19% (6,140 people). This percentage is considerably lower than the East Midlands figure of 14.6% and the national figure of 20.2%. The three largest BME groups are Indian (1,849), Other White (1,588) and Irish (486).

⁹¹ ONS – Neighbourhood Statistics – Census 2011 Population and Migration [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=3&b=6275118&c=Harborough&d=13&q=6444516&i=1001x1003&m=0&r=1&s=1384254808403&enc=1&domainId=13>

⁹² ONS – Neighbourhood Statistics – Census 2011 Key Statistics [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=6275118&c=Harborough&d=13&q=6444516&i=1001x1003x1032&m=0&r=1&s=1384270475601&enc=1&domainId=62>

⁹³ Office for National Statistics – Sub-National Population Projections [online] available at <http://www.ons.gov.uk/ons/taxonomy/search/index.html?pageSize=50&sortBy=none&sortDirection=none&newquery=Harborough&content-type=Reference+table&content-type=Dataset&nsl=Sub-national+Population+Projections>

⁹⁴ ONS – Neighbourhood Statistics – Census 2011 Key Statistics [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=6275118&c=Harborough&d=13&q=6444516&i=1001x1003x1032&m=0&r=1&s=1384270475601&enc=1&domainId=62>

8.2.4 The age structure of the population is broadly similar to the national and regional averages. However, the proportion of the population over 65 is already slightly higher and the proportion in the 16-65 age range is slightly lower in Harborough District.

8.2.5 There are differences in the composition of the population as well as the rates of growth in different age groups across the District. These trends are illustrated in Table 8.2.

Figure 8.1: Age Structure of Harborough

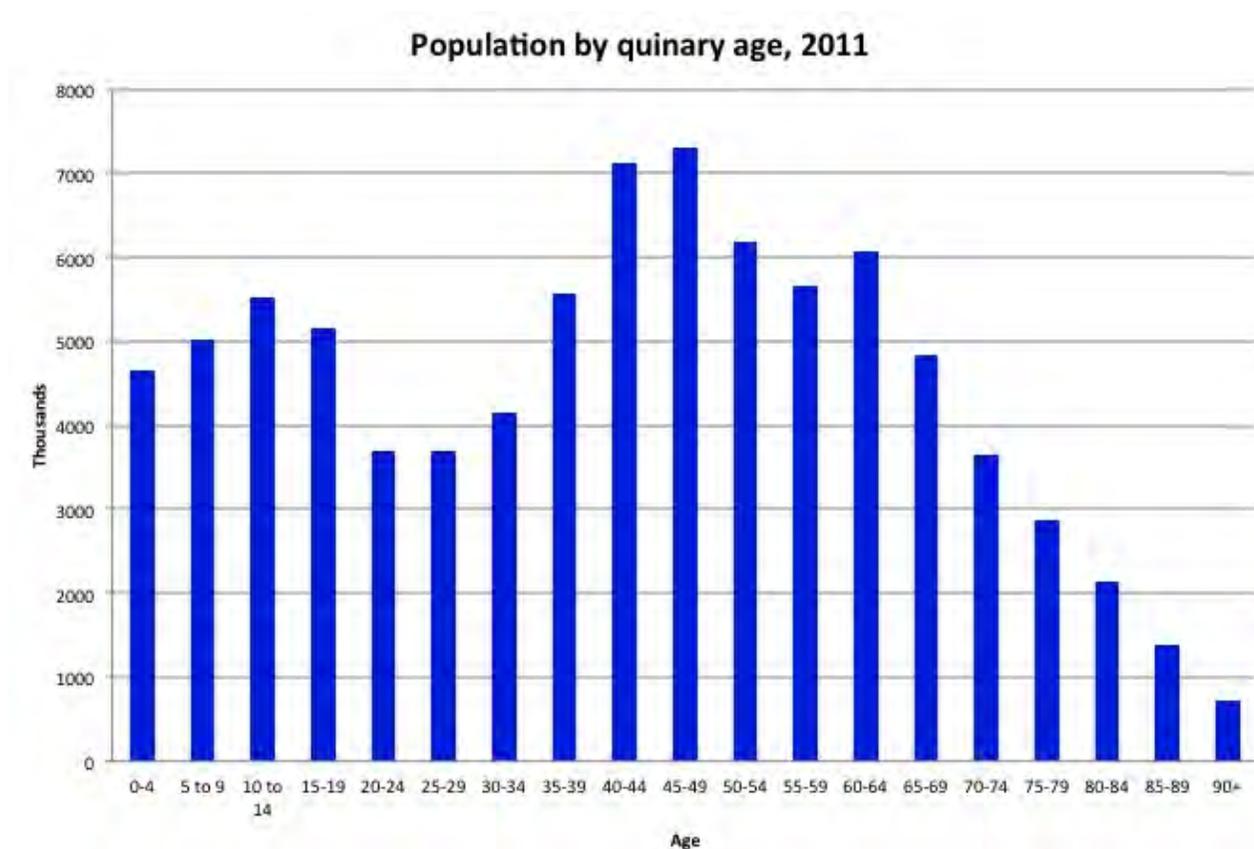


Figure 8.2: 2010-Based Harborough Population Projections by Broad Age Groups

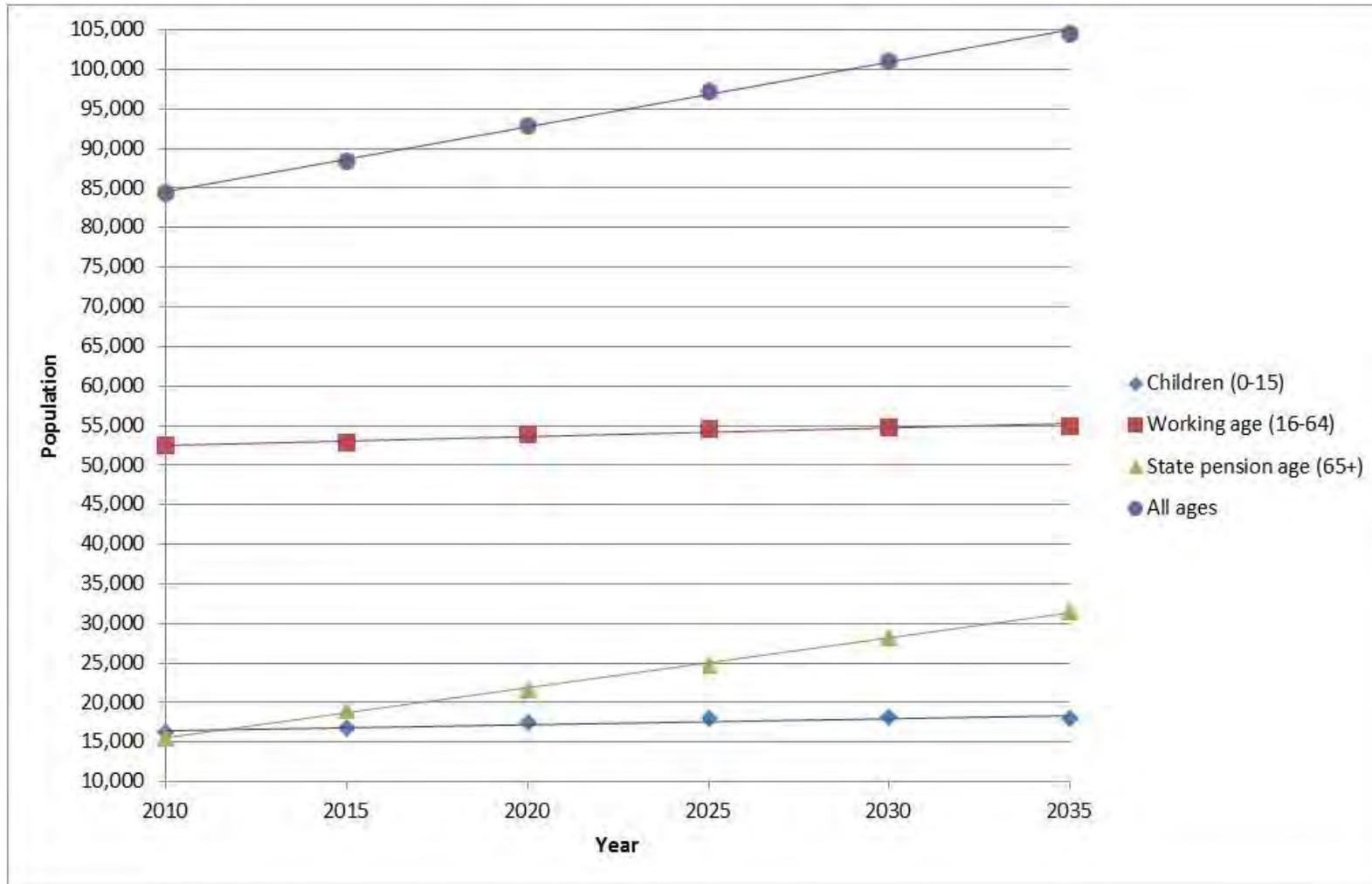


Table 8.1: Population and Ethnicity in Harborough

Settlement and/or Ward Review

Feature	2011 Census Data	Regional/National Comparator (2011 Census Data)		Trends (2001 Census Data)	Projections for 2035 (2010-Based Sub National Population Projections)
		East Midlands	England		
Population Size	85,382	4,533,222	53,012,456	76,559	104,500
Population Density (people per hectare)	1.4	2.9	4.1	1.29	Data not available
Age profile	0-15: 19.1% 16-64: 62.5% 65+: 18.2%	0-15: 18.4% 16-64: 64.4% 65+: 17%	0-15: 18.9% 16-64: 64.8% 65+: 16.4	0-15: 20.15% 16-64: 64.19% 65+: 15.64%	0-15: 17.22% 16-64: 52.63% 65+: 30.14%
Ethnicity	White: 95.3% Mixed: 1.1% Asian: 3.2% Black: 0.3% Arab & Other: 0.2%	White: 89.3% Mixed: 1.9% Asian: 6.4% Black: 1.7% Arab & Other: 0.6%	White: 85.5% Mixed: 2.2% Asian: 7.7% Black: 3.4% Arab & Other: 1%	White: 97.87% Mixed: 0.64% Asian: 1.01% Black: 0.2% Chinese & Other: 0.26%	Data not available

8.2.6 Table 8.2 below summarises the population data for each ward within Harborough and the changes that have occurred since the 2001 Census.

8.2.7 Overall, every ward except for Primethorpe (which has seen a 4.3% decrease in population) has experienced an increase in population ranging from modest growth of less than 3% in areas such as Dunton Ward to significant growth above 30% in areas such as Little Bowden Ward in Market Harborough, and Swift Ward in Lutterworth.

8.2.8 The population trends show that many parts of the District are also experiencing an increase in the proportion of people aged over 65. In particular, Little Bowden in Market Harborough has seen an 88.3% increase in this age bracket between 2001 and 2011. Other wards such as Bosworth, and Fleckney have also seen significant increases in this age group. Most wards have experienced population growth across the three age categories, although the trends suggest that this is mainly in the older age range, followed by the age range under 16. However, other wards experiencing overall growth have witnessed a decrease in the population between 0-16 and 16-65.

8.2.9 Overall the data suggests that there is a growing population that will be economically dependent.

Table 8.2: Population trends in Harborough Wards⁹⁵

Ward		2011	%	2001	% change	Ward		2011	%	2001	% change
Broughton Astley - Astley	Total	2,324		2262	2.7%	Misterton	Total	2,587		2442	5.9%
	<16	613	26%	609	0.7%		<16	522	20%	509	2.6%
	16-65	1555	67%	1550	0.3%		16-65	1665	64%	1576	5.6%
	>65	156	7%	103	51.5%		>65	400	15%	357	12.0%
Billesdon	Total	1,863		1586	17.5%	Nevill	Total	2,308		1970	17.2%
	<16	331	18%	274	20.8%		<16	478	21%	389	22.9%
	16-65	1157	62%	1012	14.3%		16-65	1375	60%	1253	9.7%
	>65	375	20%	300	25.0%		>65	455	20%	328	38.7%
Bosworth	Total	2,557		2134	19.8%	Lutterworth - Orchard	Total	2,227		2152	3.5%
	<16	502	20%	383	31.1%		<16	391	18%	391	0.0%
	16-65	1586	62%	1429	11.0%		16-65	1268	57%	1318	-3.8%
	>65	469	18%	322	45.7%		>65	568	26%	443	28.2%
Lutterworth - Brookfield	Total	2,328		2203	5.7%	Peatling	Total	2,348		2147	9.4%
	<16	477	20%	501	-4.8%		<16	399	17%	421	-5.2%
	16-65	1444	62%	1428	1.1%		16-65	1509	64%	1367	10.4%
	>65	407	17%	274	48.5%		>65	440	19%	359	22.6%
Broughton Astley - Broughton	Total	2,840		2286	24.2%	Broughton Astley - Primethorpe	Total	1,772		1851	-4.3%
	<16	683	24%	590	15.8%		<16	298	17%	366	-18.6%
	16-65	1922	68%	1545	24.4%		16-65	1123	63%	1193	-5.9%
	>65	235	8%	151	55.6%		>65	351	20%	292	20.2%
Dunton	Total	2,200		2159	1.9%	Lutterworth - Springs	Total	2,297		2085	10.2%
	<16	373	17%	394	-5.3%		<16	370	16%	394	-6.1%
	16-65	1405	64%	1452	-3.2%		16-65	1430	62%	1279	11.8%
	>65	422	19%	313	34.8%		>65	497	22%	412	20.6%
Fleckney	Total	4,894		4613	6.1%	Broughton Astley - Sutton	Total	2,004		1893	5.9%
	<16	1031	21%	1120	-7.9%		<16	387	19%	365	6.0%
	16-65	3212	66%	3050	5.3%		16-65	1326	66%	1347	-1.6%
	>65	651	13%	443	47.0%		>65	291	15%	181	60.8%
Glen	Total	4,358		3876	12.4%	Lutterworth - Swift	Total	2,501		1853	35.0%
	<16	802	18%	716	12.0%		<16	517	21%	397	30.2%
	16-65	2613	60%	2439	7.1%		16-65	1646	66%	1231	33.7%
	>65	943	22%	721	30.8%		>65	338	14%	225	50.2%
Market Harborough -Great Bowden and Arden	Total	7,296		6519	11.9%	Thurnby and Houghton	Total	6,980		6516	7.1%
	<16	1357	19%	1205	12.6%		<16	1249	18%	1200	4.1%
	16-65	4559	62%	4130	10.4%		16-65	4120	59%	4015	2.6%
	>65	1380	19%	1184	16.6%		>65	1611	23%	1301	23.8%
Kibworth	Total	6,823		6081	12.2%	Tilton	Total	2,030		1857	9.3%
	<16	1277	19%	1261	1.3%		<16	360	18%	332	8.4%
	16-65	4199	62%	3739	12.3%		16-65	1276	63%	1256	1.6%
	>65	1347	20%	1081	24.6%		>65	394	19%	269	46.5%
Market Harborough - Little Bowden	Total	5,055		3862	30.9%	Ullesthorpe	Total	2,281		2049	11.3%
	<16	1142	23%	876	30.4%		<16	460	20%	371	24.0%
	16-65	3190	63%	2602	22.6%		16-65	1411	62%	1333	5.9%
	>65	723	14%	384	88.3%		>65	410	18%	345	18.8%
Market Harborough - Logan	Total	4,155		4060	2.3%	Market Harborough - Welland	Total	6,405		5686	12.6%
	<16	725	17%	791	-8.3%		<16	1215	19%	1153	5.4%
	16-65	2524	61%	2596	-2.8%		16-65	3,600	56%	3377	6.6%
	>65	906	22%	673	34.6%		>65	1306	20%	1156	13.0%
Lubenham	Total	2,949		2419	21.9%						
	<16	389	13%	418	-6.9%						
	16-65	2108	71%	1644	28.2%						
	>65	452	15%	357	26.6%						

Source: Neighbourhood Statistics - Census 2011 / 2001

⁹⁵ Data in red text highlights where there has been a decreasing population trend. Data in green text highlights where there has been a significant population increase (above 30%).

8.2.10 Table 8.3 below summarises the population trends for each ward. This table draws from the statistics presented in Table 8.2.

Table 8.3: Population trends by Ward for Harborough District.

Billesdon	Has experienced fairly high levels of growth overall (17.5%). The growth is mainly in the over 65 and under 16 age ranges.
Bosworth	Has experienced fairly high levels of growth overall (19.8%). However, the growth is spread fairly evenly across all age categories.
Broughton Astley: Astley, Broughton, Primethorpe, Sutton.	Although Primethorpe Ward has seen an overall decrease in population, all other three wards have experienced growth. In particular, Broughton Ward has witnessed a growth rate of 25%. Despite there being significantly higher rates of growth in the over 65 age range in each of the wards, the proportion of the population in this age range remains well lower than the average for the district (which is 18.2%). For example, in Broughton and Astley wards, the proportion of people over 65 is less than 8%. Conversely, the proportion of people in the 16-65 age range is significantly above the district average for Broughton Astley.
Dunton	Has experienced very low rates of growth (1.9%) overall. This is due to a decrease in the population aged under 16 and from 16-65. Growth has only occurred because the number of people over 65 has increased significantly.
Fleckney	Has experienced stable levels of growth overall (6.1%), however, there has been a decrease in the population under 16 and an increase in the population over 65.
Glen	Has experienced an overall increase of 12.4%, which is represented by growth across all age ranges. However, the rate of growth is significantly higher for the age range over 65.
Kibworth	Has experienced an overall increase of 12.2%. In the under 16 age range the levels of growth have been very low, whilst they have been much higher for the over 65 age range.
Lubenham	Has experienced fairly high growth overall of 21.9%, which has occurred in the economically active and over 65 age ranges. There was a decrease in population aged under 16. The proportion of people in the 16-65 age range is significantly above the average in this Ward.
Lutterworth: Brookfield, Orchard, Springs, Swift	There has been an overall growth in the population in Lutterworth. However, this has not been spread evenly. The highest rate of growth has occurred in Swift Ward (35%), whilst the lowest growth has occurred on Orchard Ward (3.5%). The patterns of growth in Orchard Ward suggest that there is a growing population over 65, which now makes up 26% of the population in this area. There have been increases in the over 65 population in other parts of Lutterworth too. Some parts of Lutterworth have also experience population decline.

<p>Market Harborough: Great Bowden and Arden, Little Bowden, Logan, Welland.</p>	<p>In total, the four wards of Market Harborough have experienced an average population growth of approximately 12%. However, the spread of growth has not been even, with Logan Ward experiencing very low levels of growth and Little Bowden experiencing very high levels of growth. In the main, the economically active population has remained steady across each ward, but there has been a decrease in Logan Ward. There has also been particularly high growth in the over 65 age range in both Logan and Little Bowden Wards. However, despite this growth, the % of people in the over 65 age range in Little Bowden is still only 14%, which is under the average across the district (18.2%).</p>
<p>Misterton</p>	<p>Has experienced modest population growth (5.9%). Although the growth has been highest in the over 65 range, the proportion of the total population in the ward for this group (15%) remains lower than the District average.</p>
<p>Nevill</p>	<p>Has experienced a fairly high overall growth rate of 17.2 %. A large proportion of this has come in the under 16 age range and over 65 age range.</p>
<p>Peatling</p>	<p>Has experienced an overall growth rate of 9.4 % but there has been a decrease in the population under 16.</p>
<p>Thurnby and Houghton</p>	<p>Has experienced fairly modest rates of growth overall (7.1%), but has witnessed high rates of growth in the over 65 age range. The over 65 population is higher than the District average for Thurnby and Houghton.</p>
<p>Tilton</p>	<p>Has experienced average population growth of 9.3%. However, it has witnessed a very high growth rate in the over 65 age range and a very low growth rate in the 16-65 age range.</p>
<p>Ullesthorpe</p>	<p>Has experienced an overall growth rate of 11.3 % but a large proportion of this has come in the under 16 age range and over 65 age range.</p>

8.3 Economy

Contextual review

- 8.3.1 The NPPF outlines that the planning system should contribute to building a strong, responsive economy by ‘ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure’⁹⁶.
- 8.3.2 Local plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas. It should also promote the development and diversification of agricultural and other land-based rural businesses. The improvement of transport links and the provision of adequate digital infrastructure can facilitate the ‘significant untapped potential’ of rural areas to contribute to economic growth and employment⁹⁷.
- 8.3.3 Broadband is a key enabler of socio-economic development, and as such the Government intends to establish world-class Broadband connectivity throughout the UK. Positive impacts associated with Broadband development have been identified in the UK Broadband impact study⁹⁸ which includes; increased productivity, social benefits and reductions in carbon emissions. This is particularly beneficial in rural areas, where access to jobs and services can be more difficult.
- 8.3.4 The Leicester and Leicestershire Enterprise Partnership Strategic Economic Plan (2014- 2020)⁹⁹, currently being refreshed and due for launch October 2017, focusses on investing in; Place, People and Businesses and seeks to help create at least 45,000 new jobs and attract over 2 billion pounds of private sector investment. The strategy will seek to build upon the areas strengths, with significant investment planned in 5 priority Growth Areas and actions to accelerate delivery of 4 Transformational Priorities that are of national significance including the East Midlands Gateway Strategic Rail Freight Interchange close to East Midlands Airport and MIRA Technology Park Enterprise Zone. The strategy aims to make Leicester and Leicestershire:
- An exceptional place to make and distribute goods and services;
 - An exceptional place to easily access employment, leisure and learning;
 - A place with outstanding quality and range of housing and urban and rural environments;
 - A place where the natural environment and heritage is celebrated and protected; and
 - Able to sustainably accommodate the additional growth of our businesses and population.
- 8.3.5 Of particular relevance to the HDC Local Plan, is the focus on the South West Leicestershire Growth Area and the Market Towns & Rural Leicestershire Growth Programme in the Strategy. The Strategy also sets out an action to support the development of Sustainable Urban Extensions through the use of a revolving Intervention fund to advance delivery on allocated SUE and SES development sites throughout Leicester and Leicestershire.

⁹⁶ DCLG (2012) National Planning Policy Framework [online] available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

⁹⁷ Federation of Small Businesses (2012) The Missing Links - Revitalising our rural economy [online] available at: http://www.fsb.org.uk/policy/assets/rural_report_web_final_proof.pdf

⁹⁸ Department for Culture, Media and Sport (2013) UK Broadband Impact Study: Impact Report [online] available at: http://www.sqw.co.uk/file_download/412

⁹⁹ Leicester and Leicestershire Enterprise Partnership (2013) Strategic Economic Plan 2014-2020 <https://www.llep.org.uk/strategies-and-plans/our-strategic-economic-plan-sep/>

8.3.6 The Leicestershire Rural Partnership Framework 2011-2020¹⁰⁰ categorises the majority of Harborough District as 'Rural'. The only exception being the town of Market Harborough. Its' priorities are particularly pertinent to the Local Plan: and there are also three cross-cutting priorities: Rural transport solutions; A better environment; Superfast Broadband.

- Priority 1:Active, inclusive and empowered parish councils and meetings
- Priority 2:Working with communities to deliver local services
- Priority 3:An enterprising and sustainable rural economy
- Priority 4:More affordable homes in rural areas

8.3.7 According to the Harborough Open for Business Prospectus (2013)¹⁰¹, Harborough is the 'understated jewel' of the Leicester and Leicestershire Enterprise Partnership (LLEP) economy – with a strong enterprise culture and the highest levels of performance across most metrics. This performance, though, is founded on quality of residential experience and high levels of out-commuting for employment. It is not, therefore, assured in the long term. With the national economy showing signs of recovery, and LLEP formulating major plans that will shape economic investment in the area to 2020, a Harborough 'open for business' strategy is timely and important. Six key intervention strategies are stated:

- Building an 'open for business' strategic leadership team, and focus its support on business growth ambitions particularly in professional, financial and business services; agriculture and land-based industries; transport and logistics; visitor economy; start-ups and self-employed; and high potential broadband beneficiaries;
- Ensure LLEP and national programmes are legible and accessible to business; and scale up existing local infrastructure and services to increase their local reach;
- Accompany superfast broadband roll out with measures to enable businesses to make the most of improvements in connectivity and web-fuelled business growth opportunity;
- Enhance the business dividend from Harborough's already strong quality of place through strong participation in the visitor economy 'blueprint', sorting out town centre and destination management and encouraging business, leisure, rural and heritage tourism;
- Develop, with Melton, a LEADER programme for rural diversification, agriculture and land- based industries development; and
- Work positively with the MP business community to make it an integral part of the district's economic narrative; and exemplar for Logistics' contribution to wider business growth.

8.3.8 The Open for Business Prospectus is due to be replaced by a Harborough Economic Strategy in 2017, which builds on these foundations and addresses the new challenges facing the Harborough economy. The strategy is expected to outline 4 key areas of action focused on harnessing Harborough's; Location, Potential, Entrepreneurship and Talent.

¹⁰⁰ Leicestershire Rural Partnership (2011) Leicestershire Rural Partnership Framework 2011-2014: <http://www.oakleaves.org.uk/uploads/leicestershire-rural-framework-2011-2014.pdf>

¹⁰¹ Third Life Economics (2013) Harborough Open for Business Prospectus https://www.harborough.gov.uk/directory_record/817/harborough_open_for_business_prospectus

8.3.9 Harborough District Blueprint for Tourism (2013-2018)¹⁰² seeks to capitalise on the districts tourism offer by promoting the district as a place that represents 'Quintessential England'. This would include specific focus on Market Harborough as 'England's finest Rural Market Town, Lutterworth as the 'home of Wycliffe and Whittle and Foxton Locks as 'A perfect day out for all the family'. To help achieve this vision, four strategic themes will be implemented as summarised below:

- *Destination* - Offer people a wide range of quality attraction, accommodation and experiences.
- *Positioning* –Developing and promoting the County's assets while differentiating between business and leisure markets in a way that offers a unique and quality product.
- *People* – Ensure visitor enjoy a world class experience, promoting tourism as a first choice career and investing in skills and training.
- *Intelligence* – Providing evidence to allow public sector and tourism businesses to make informed investment decisions.

The current and projected baseline

8.3.10 Harborough's industrial structure reflects the District's rural character with an over representation of agriculture, increasing dominance of the service sector, under representations in public administration and a generally declining manufacturing sector¹⁰³.

8.3.11 With a higher employment rate (76.8%) and a lower unemployment level (2.4%) in December 2016, Harborough fares better than the East Midlands and England (see Table 8.3)¹⁰⁴. Figures 8.3 and 8.4 present the District's employment and unemployment trends from 20011 to 2016. The fluctuation in employment rates and improvement in unemployment levels experienced in recent years is largely attributable to recovery from the most recent economic downturn.

¹⁰² Leicester Shire Promotions , District Partnership Development (2013) Harborough District Blueprint for Tourism 2013-2019

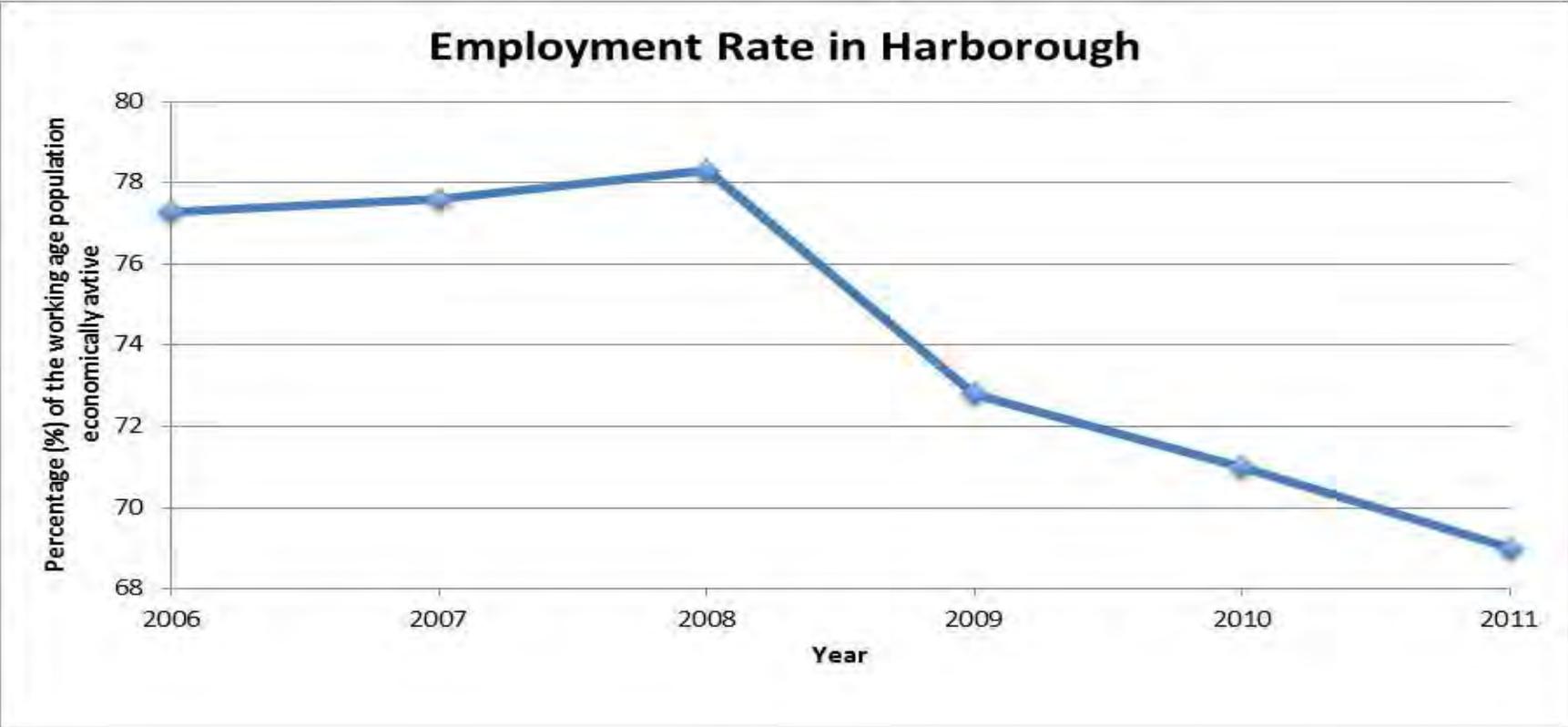
¹⁰³ HDC (2011) Harborough District Local Development Framework – Core Strategy 2006 – 2028 [online] available at:

http://www.harborough.gov.uk/downloads/file/2211/harborough_district_adopted_core_strategy

¹⁰⁴ ONS (2011) – Neighbourhood Statistics – Economic Activity, 2011 [online] available at:

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&e=9&g=6444516&i=1001x1003x1004&m=0&r=1&s=1386003148379&enc=1&dSFamilyId=2484>

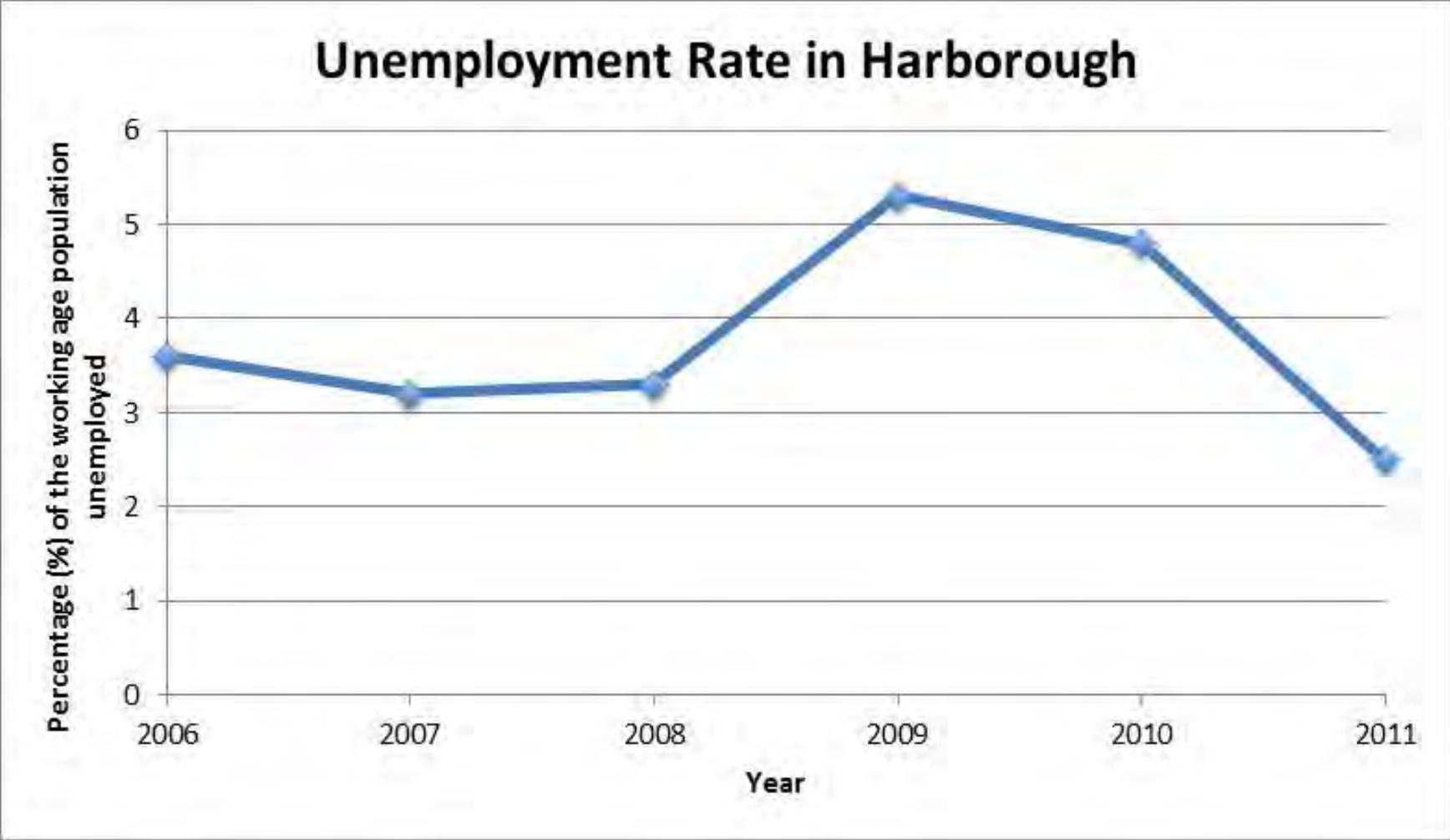
Figure 8.3: Employment Rate in Harborough



Source: HDC (2011) 2011 Annual Monitoring Report¹⁰⁵

¹⁰⁵ HDC (2011) 2011 Annual Monitoring Report [online] available at: http://www.harborough.gov.uk/site/scripts/download_info.php?downloadID=43

Figure 8.4: Unemployment Rate in Harborough



Source: HDC (2011) 2011 Annual Monitoring Report

8.3.12 By 2015, the number of jobs in the District had risen to 46,500. This trend for growth is forecast to continue up to 2031 when the total number of workforce jobs is predicted to be 56,000, an increase of 9,500 compared to 2011¹⁰⁶. Harborough is forecast strong growth in the professional, scientific and technical sector relative to other Leicestershire local authorities, but less so for the administrative and support sectors. Instead the district is expecting strong growth in the transportation and storage sector, and relatively strong growth in the arts, entertainment and recreation sector.

Employment land

8.3.13 In total, Harborough has approximately 300ha of employment land, predominantly for industrial (17%) and warehousing/distribution uses (77%), with relatively little office space (5%). Most employment land and economic activity is concentrated around Market Harborough and Lutterworth. Both towns are the main shopping centres in the District. Main employment land areas include¹⁰⁷:

- Magna Park near Lutterworth, which occupies 200ha and is one of the largest dedicated strategic logistics parks in the UK;
- Bilton Way Industrial Estate, Leicester Road area (various estates) and St John's Business Park (Lutterworth);
- Airfield Farm Business Park incorporating The Harborough Innovation Centre on the outskirts of Market Harborough; and
- Rockingham Road area (various estates), Riverside Industrial Estate, The Point, Compass Point (Market Harborough);
- Swannington Road Industrial Estate (Broughton Astley)

8.3.14 Recent or planned major commercial development in the District has included; Harborough Innovation Centre, Symington Building (HDC & office /library / museum / retail scheme), Market Hall Redevelopment and the development of Waitrose in Market Harborough and the development of Waitrose in Lutterworth¹⁰⁸.

8.3.15 Between 2008 and 2012, a total of 9.1 hectares of employment land was lost to housing.

8.3.16 The HEDNA, the most recent study to forecast economic development needs 2011- 2031 for the Leicester and Leicestershire HMA ,considers the need for B class jobs and associated land requirements. It models the need for floor-space on the basis of FTE jobs growth arising from a recommended Planned Growth Scenario. The study concludes that Harborough should plan to provide a minimum of; 14-21ha for B1a/b (offices uses),22ha for B1c/B2 (Industrial uses) and 8ha for small B8 (warehouse uses in units less than 9,000sq. m). Over the period April 2011 – March 2017 a total of 26.5 ha has been built or committed through the granting of planning applications or allocations in neighbourhood Plans. In addition, in accordance with the Leicester & Leicestershire Strategic Distribution Sector Study (2014, and updated 2016), local authorities in the HMA including Harborough are recommended to meet a shortfall in land provision for strategic B8 uses (units greater than 9,000sq. m) of 50ha at Rail-served sites and 48ha at Non-rail served sites to 2031. This development reflects demand for locations next to the Motorway network within an area of central England called the 'Golden Triangle'. However, it is not demand specific to Harborough.

¹⁰⁶ [GL Hearn \(2017\) Housing & Economic Development Needs Assessment Final Report \(2017\). \[online\] available at http://www.llstrategicgrowthplan.org.uk/the-plan/stage-two/hedna/](http://www.llstrategicgrowthplan.org.uk/the-plan/stage-two/hedna/)

¹⁰⁷ HDC (2011) Harborough District Local Development Framework – Core Strategy 2006 – 2028 [online] available at: http://www.harborough.gov.uk/downloads/file/2211/harborough_district_adopted_core_strategy

¹⁰⁸ HDC (2013) Market Hall Redevelopment [online] available at: http://www.harborough.gov.uk/info/200066/markets/584/market_hall_redevelopment

Skills

- 8.3.17 Harborough benefits from a relatively highly skilled population. In 2016 a significantly higher proportion of the District's working age population is qualified to NVQ level 4 (42.4%) than regional (31.3%) and national averages (38.2%). The proportion of the working age population with no qualifications (6.2%) is also lower than for the East Midlands (8%) and England (8.6%)¹⁰⁹. Reflecting this, over 53% (2016) of the District's working population are in managerial/senior professional or associate professional and technical occupations.
- 8.3.18 In 2015, 2.4% of Harborough's employee jobs were in the Arts, Entertainment and Recreation sector, which was higher than the average for the East Midlands (2.1%)¹¹⁰.
- 8.3.19 Policy CS11 in the Adopted Core Strategy sets out the Council's support for further development of the tourism and recreational potential of Foxton Locks, in recognition of its value not only as a designated heritage asset but also as a key strategic Green Infrastructure corridor which presents significant recreational, biodiversity and countryside access opportunities.
- 8.3.20 The travel to work patterns described in the Accessibility and Transport section of this report demonstrate Harborough's strong economic relationship and interdependency with Leicester City, the wider Leicester urban area, other neighbouring authorities such as Kettering, Rugby and Corby and further afield to London.
- 8.3.21 Table 8.3 outlines some of the economic statistics for Harborough and provides a comparison with the East Midlands and National averages. The data shows that employment rates are higher than the national average. There has been little change since 2001 in this respect. It is also apparent that skills levels have improved in Harborough since 2001, with fewer people having no qualifications and more people achieving a qualification to level 4 or above. Skills levels in Harborough remain higher than the national average. There is also a significant gap in the percentage of working age population achieving level 4 or above in Harborough compared to the average for the East Midlands.
- 8.3.22 Enterprise births are similar to the regional and national averages. However, the level of enterprise deaths has increased in Harborough compared to 2001; reflecting the increased pressures of recession on businesses.

¹⁰⁹ NOMIS (2016) –Local Authority Profile– Qualification , 2016 [online] available at <https://www.nomisweb.co.uk/reports/lmp/la/1946157143/report.aspx>

¹¹⁰ NOMIS (2014) <https://www.nomisweb.co.uk/reports/lmp/la/1946157143/report.aspx?town=harborough#tabempocc>

Table 8.3: Economic Factors in Harborough

Feature	Indicator	2016 data	2011 data	East Midlands	England	Trends (2001 Data)
Employment	Percentage of the working age population economically active	78.8%	69%	61.9%	62.1%	69.52%
Unemployment	Percentage of the working age population unemployed	2.4%	2.5%	3.3%	3.4%	1.76%
Skills	2011: Percentage of the population with no qualifications 2001 / 2016: Percentage of the working age population with no qualifications	6.2%	18.1%	24.7%	22.5%	22.68%
	2011: Percentage of the population qualified to level 2 2001: Percentage of the working population qualified to level 2		16.3%	15.6%	15.2%	21.11%
	2011: Percentage of the population qualified to level 4 and above 2001: Percentage of the working population qualified to level 4 and above		31.8%	23.6%	27.4%	23.07%
Enterprise	All active enterprises	5,130	4,455	153,615	2,001,885	2006: approx. 4,041
	Enterprise births	No data	9.1%	9.3%	10.4%	2006: 9%
	Enterprise deaths	No data	13.5%	12.7%	13.1%	2006: 7.2%

Source: ONS (2011) – Neighbourhood Statistics – Employment/Unemployment Features¹¹¹ - Skills Feature¹¹² - Enterprise Feature¹¹³.

¹¹¹ ONS (2011) Neighbourhood Statistics – Work Deprivation - Economic Activity, 2011 & 2001 [online] available at: <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=6275118&c=Harborough&d=13&q=6444516&i=1001x1003&m=0&r=1&s=1386026330910&enc=1&domainId=9>

¹¹² ONS (2011) – Neighbourhood Statistics – Education, Skills and Training – Qualification and Students, 2011 & 2001 [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadDatasetList.do?a=7&b=6275118&c=Harborough&d=13&q=6444516&i=1001x1003&m=0&r=1&s=1386026330910&enc=1&domainId=5>

¹¹³ ONS (2011) – Neighbourhood Statistics – Business Demography: Enterprise Births and Deaths, 2011 [online] available at <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&e=9&q=6444516&i=1001x1003x1004&m=0&r=1&s=1386024054717&enc=1&dsFamilyId=20879>

Retail

- 8.3.23 The Harborough Retail Study 2013¹¹⁴ identifies that Harborough's main existing retail centres, (Market Harborough, Lutterworth and Broughton Astley) are the most capable of accommodating further future growth. Each of these locations maintain very low levels of shop vacancy rates, at 7.4% overall, much lower than the national average of 13.7%.
- 8.3.24 Though Market Harborough supports a considerably larger retail economy than other centres within Harborough, some areas suffer from limited physical scope for development. The study recommends that in order to meet longer term demand (after 2021) the release of a number of edge of centre sites, along St Mary's Road towards the railway station, could be required. Should this be undertaken, the study suggests that Market Harborough could potentially support 6,300 of the 7,500sq.m projected additional retail floorspace for the entire district up until 2031.
- 8.3.25 Growth opportunities outside of Market Harborough have been identified most notably in the provision of food stores, particularly in Broughton Astley, which has a notable deficiency with only two small outlets. Therefore, it recommends that a large food store should be developed in Broughton Astley, increasing the town's market share of expenditure. There is now planning permission in place for a large food store in the village. Besides this Broughton Astley has limited retail capacity for additional facilities and is projected to accommodate only 400sq.m (up to 2031) gross floorspace through vacant shop units and small scale extensions.
- 8.3.26 Lutterworth is projected to accommodate at least 2,100sq.m gross additional floorspace. As the centre can only support a small amount of this, the report suggests that medium term priorities should lie in exploring the redevelopment potential of land at Bank Street, along with the possible extension of the town's Waitrose store.
- 8.3.27 A Harborough Retail Study Update¹¹⁵ was carried out in 2016. This sets out updated retail floorspace requirements (for both convenience and comparison goods) to 2021, 2026 and 2031, taking into account updated population projections based on the emerging Local Plan housing requirement of 550 dwellings per annum and up to date expenditure projections. It should be read alongside the 2013 Study. Overall it projects that an additional 4,700sq.m of convenience floorspace and 12,100sq.m of comparison floorspace is required across the District to 2031. The bulk of this is needed in Market Harborough.

Broadband development

- 8.3.28 Broadband coverage is an important factor in helping businesses become more efficient and to access wider markets. This is particularly important in rural areas where transport links are typically poorer and businesses may need to take advantage of digital media to operate more effectively.
- 8.3.29 Data collected from BDUK in 2011 identified that approximately a third of Leicestershire's broadband connectivity operated on download speeds of less than 2 megabytes per second. Much of this lagging connectivity is within areas such as Laughton, Ullesthorpe and Broughton Astley which are poorly served. As part of the Government's objective to implement super-fast broadband in 95% of UK premises by 2017, Leicestershire County Council is rolling out fibre broadband and attempting to meet this coverage target. By the end of March 2017 coverage in Harborough had

¹¹⁴ Harborough District Council (2013) Harborough District Retail Study Update, December 2013. http://www.harborough.gov.uk/info/200074/planning/52/background_reports/31

¹¹⁵ Harborough Retail Study Update 2016 [online] available at http://www.harborough.gov.uk/directory_record/488/retail_reports

increased to 88%. The strategic plan is designed to improve quality of life and cater to future economic requirements, considering 90% of new jobs will require IT skills by 2015.

8.4 Housing

Contextual review

- 8.4.1 The NPPF states that local planning authorities should have a clear understanding of housing needs in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- 8.4.2 The NPPF states that, in rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.
- 8.4.3 Laying the Foundations (2011)¹¹⁶ is the UK Governments Housing Strategy for England which sets out the case for a significantly increased supply of housing that offers flexibility, affordability and quality. The subsequent Housing White Paper 'Fixing our Broken Housing Market' (2017), a consultation document, outlines potential changes to; standardise housing requirements assessment methodologies, revise the NPPF, CIL and introduce a Housing Delivery Test expected to be implemented during 2017.

The current and projected baseline

- 8.4.4 The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA, 2017)¹¹⁷ establishes Harborough's full objectively assessed housing need as 532 dwellings per annum over the period to 2031. This is a total of 10,640 dwellings over the 20 year period. Between April 2006 and October 2016, 4319 dwellings were completed¹¹⁸.
- 8.4.5 A total of 640 dwellings were completed in from April 2015 to March 2016, of which 85 were affordable units¹¹⁹. Between 2006/7 and 2015/16 an annual average of 68 affordable dwellings have been completed. Affordability is an issue in the District and, in establishing an objectively assessed housing need figure for Harborough, the HEDNA included a 15% uplift in order to improve affordability housing delivery and address market signals evidence relating to the District being one of the most expensive parts of the Housing Market Area. The affordability of housing is also highlighted by the relatively poor scores in the 'Barriers to Housing and Services' deprivation category (see Deprivation section of this Scoping Report).

¹¹⁶ HM Department for Communities and the Local Environment (2011) Laying the Foundations: A Housing Strategy for England.

¹¹⁷ GL Hearn Ltd (2017) Leicester and Leicestershire Housing and Economic Development Needs Assessment 2017 [online] available at http://www.harborough.gov.uk/directory_record/2263/housing_and_economic_development_needs_assessment_hedna

¹¹⁸ HDC 5 Year Housing Land Supply – Interim update 2016/17 [online] available at http://www.harborough.gov.uk/directory_record/468/monitoring_reports_for_planning_strategy

¹¹⁹ HDC Annual Monitoring Report April 2015 – March 2016 [online] available at http://www.harborough.gov.uk/directory_record/468/monitoring_reports_for_planning_strategy

8.4.6 Housing prices are higher than the national average and significantly higher than the regional average¹²⁰ (see Table 8.4).

8.4.7 The percentage of privately owned dwellings has slightly risen to 92.1% since 2001 and is above regional and national averages. During the same period dwellings owned by local authority or registered social landlords (RSL) have decreased from 9.6% to 7.9%¹²¹. Homelessness had also been decreasing and is slightly lower than regional and national averages¹²² although this may be due to differences in measurement techniques (see Table 8.4).

Table 8.4: Housing in Harborough

Feature	Indicator	2011 Data	National/Regional comparator		Trends (2001 Data)
			East Midlands	England	
House Prices	Average house price (2009 data)	£179,000	£135,000	£170,000	2003 data: £179,020
Affordable housing	Annual shortfall of affordable housing per year	264	No data available	No data available	2007 data: 144
Homelessness	Percentage of statutory homeless households	4%	4.4%	4.7%	9%
Private housing stock	Percentage of owner occupied and privately rented dwellings	92.1%	83.9%	82.1%	89.9%
Local authority housing stock	Percentage of dwellings owned by local authority	0%	9.4%	7.5%	8%
RSL housing stock	Percentage of dwellings owned by registered social landlord	7.9%	6.5%	10.1%	1.6%

Source: ONS (2011) – Neighbourhood Statistics – Key Figures for Housing – Homelessness (2001- 2011) – Dwelling by Tenure and Condition (2001-2011) HDC (2007) – 2007 AMR; HDC (2011) 2011 AMR
HDC (2006) Affordable Housing Supplementary Planning Document

8.4.8 The Strategic Housing Land Availability Assessment (SHLAA) Update 2015¹²³ considered a total of 398 submitted sites. Of these 83 sites were excluded from the assessment as they were either superseded by later submissions, fully developed, or did not meet one or more of the site assessment criteria relating to location or size.

¹²⁰ ONS (2011) – Neighbourhood Statistics – Key Figures for Housing [online] available at

http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=6275118&c=Harborough&d=13&e=7&q=644451_6&i=1001x1003x1004&m=0&r=1&s=1386068131699&enc=1

¹²¹ ONS (2011) – Neighbourhood Statistics – Dwelling Stock by Tenure and Condition (2001-2011) [online] available at

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&e=7&q=6444516&i=1001x1003x1004&m=0&r=1&s=1386068930605&enc=1&sfamilyId=811>

¹²² ONS (2011) – Neighbourhood Statistics – Homelessness (2001-2011) [online] available at

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275118&c=Harborough&d=13&e=7&q=6444516&i=1001x1003x1004&m=0&r=1&s=1386068930605&enc=1&sfamilyId=656>

¹²³ HDC Strategic Housing Land Availability Assessment 2015 Update [online] available at http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_shlaa

8.4.9 Of the remaining sites, 47 sites (15%) had planning permission, 50 sites (16%) were deemed to be 'deliverable' (0-5 years), 139 sites (44%) were 'potentially developable' (6 or more years) and 80 sites were considered to be 'not currently developable'. Table 8.5 summarises the expected housing capacity. The 'deliverable' sites with planning permission for 5 or more dwellings are expected to deliver 1,142 dwellings within the next 5 years.

Table 8.5: Potential Housing Capacity in Harborough

Housing Potential Site Categories	Number of Sites	Estimated Number of Dwellings
'Deliverable' sites without planning permissions	50	3,457
'Potentially developable' sites	139	19,824
Total	189	23,281

Source: HDC SHLAA 2015 Update

8.4.10 As shown in Table 8.6, of the 189 sites assessed as either 'deliverable' or 'potentially developable' only 13 (7%) are on PDL. The potential estimated capacity is focused on Greenfield sites, as the 13 PDL sites only account for 1% of the total estimated capacity.

Table 8.6: Potential Housing Capacity by Land Type

Land Type	Number of Sites	Estimated Number of Dwellings
Previously Developed Land (PDL)	13	214
Greenfield Land	172	22,837
Mixed	4	251

Source: HDC SHLAA 2015 Update

9 Scoping – Resource use

9.1 Introduction

9.1.1 This section sets out the relevant policy framework and baseline position for the following sustainability factors that have been grouped under the theme of 'resource use'.

- Water availability;
- Waste & recycling;
- Minerals; and
- Energy and carbon emissions.

9.2 Water availability

Contextual review

- 9.2.1 The NPPF states that local planning authorities should produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.
- 9.2.2 The White Paper, Water for Life says that authorities should encourage and incentivise water efficiency measures at the demand side¹²⁴.
- 9.2.3 The Anglian Water, Water Resources Management Plan, 2014 sets out how water will be made available for the next 25 years. These documents are reviewed on a five yearly basis, and are subject to extensive consultation and the Local Authorities have an opportunity to input into them.

The current and projected baseline

- 9.2.4 Harborough District is served by two water companies. Severn Trent Water (STW) provides potable water distribution for the Harborough administrative area and wastewater collection for the urban centres of Broughton Astley and Lutterworth. Anglian Water provides wastewater collection and management for the south and western region of the Harborough administrative area including the main population centre, Market Harborough¹²⁵.
- 9.2.5 The Welland Catchment Abstraction Management Strategy (CAMS)¹²⁶, which covers much of the eastern part of Harborough, including Market Harborough, records that there is no water available for abstraction on the River Welland and its tributaries except at extremely high flows. The Soar CAMS¹²⁷, which covers the north western part of Harborough, suggests that water is available for further abstraction.

¹²⁴ Defra (2011) Water for life (The Water White Paper) [online] available at: <http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>

¹²⁵ Scott Wilson (2009) Harborough District Council Level 1 Strategic Flood Risk Assessment [online] available at http://www.harborough.gov.uk/downloads/Harborough_SFRA_Level_1_Report.pdf

¹²⁶ Environment Agency (2013) Welland Catchment Abstraction Management Strategy – A licensing strategy to manage water resources sustainably [online] available at http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/LIT7778_660701.pdf

- 9.2.6 The River Welland and its tributaries are already reaching maximum abstraction levels. Stress on water resources is likely to further increase due to increased demand from a growing population and potential lower river flows during dry periods as a result of climate change¹²⁸.
- 9.2.7 However it is important to recognise that water for supply is managed on a large scale in water resource zones. In this way the source of water does not need to be local to the point of supply as water can also be moved between water resource zones over long distances.
- 9.2.8 Therefore, local water issues as identified in the Catchment Abstraction Management plans are no necessarily relevant for water for supply. On this basis, the Environment Agency considers that it is unlikely that development will impact on water resources in the River Welland.

9.3 Waste and recycling

Contextual review

- 9.3.1 The Government's Review of Waste Policy in England' (2011) recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials. As such, it sets out a vision to move beyond our current 'throwaway society' to a 'zero waste economy'. The report recognises that planning will play a critical role in delivering this ambition.
- 9.3.2 The Waste Management Plan for England (2013) concludes that from the 2011 review, further policy measures are not needed to meet the key objectives of the revised Waste Framework Directive.
- 9.3.3 The Government announced in November 2013 that it is to reduce its policy development in areas such as commercial and industrial waste and construction and demolition waste, as well as energy from waste policy development. Continued support will however ever continue on the EU waste agreements as the European Commission brings forward proposals on waste and resource efficiency. In addition, the Materials Recovery Facility regulations will be progressed to drive up the quality of recycled material and help support growth and the economy by maximising the economic value of the waste material collected¹²⁹.
- 9.3.4 The Government's December 2013 statement on waste, (Prevention is Better than Cure¹³⁰) the agenda to move towards resource efficiency is presented. The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth. The Government wants to 'encourage businesses to contribute to a more sustainable economy by building waste reduction into design, offering alternative business models and delivering new and improved products and services'.

¹²⁷ Environment Agency (2013) Soar Abstraction licensing strategy – A licensing strategy to manage water resources sustainably [online] available at http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/LIT_2646_3c9ca3.pdf

¹²⁸ STW (2013) Revised Draft Water Resources Management Plan 2013 – Our proposals for the next 25 years [online] available at <http://www.severntrent.com/future/future-plans-and-strategy/water-resources-management-plan/draft-WRMP-consultation-documents>

¹²⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/255508/waste-stakeholder-letter-131106.pdf

¹³⁰ HM Government, (2013): Prevention is Better than Cure: The Role of Waste Prevention in Moving to a More Resource Efficient Economy, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265022/pb14091-waste-prevention-20131211.pdf

- 9.3.5 While much of the document focuses upon the consumer rather than infrastructure sector, the Government seeks to assess progress against the aim of this programme, by measuring changes in overall waste arisings, the environmental impacts of waste and also by considering how these factors relate to changes in the resource efficiency of the economy.
- 9.3.6 The Waste Management Plan for England (2013) also notes that Planning Policy Statement 10 (Planning for Sustainable Waste Management¹³¹) is in the process of being replaced by a National Planning Policy for sustainable waste management.
- 9.3.7 Leicestershire and Leicester Waste Core Strategy (2009)¹³² contains the following spatial vision:
- 9.3.8 To provide Leicestershire and Leicester with an efficient, safe and sustainable range of waste facilities with capacity equal to the amount of waste generated and requiring management within Leicestershire and Leicester in locations that minimise environmental impact, provide community benefit and help improve quality of life by:
- Encouraging waste reduction;
 - Increasing the reuse and recycling of waste; and
 - Less reliance on landfill by increased energy recovery
- 9.3.9 Leicestershire Municipal Waste Management Strategy (2011)¹³³ sets a local target of 58% recycling and composting of Local Authority Waste by 2017.

The current and projected baseline

- 9.3.10 Harborough's waste arisings have decreased by 6.8% since 2008/09. In parallel, recycling, composting and reuse rates have continuously increased reaching up to 57% for household waste, which is significantly above the regional and national averages, respectively at 47% and 43%. This average falls down to 53% when considering all municipal waste, which remains significantly better than the regional and national averages¹³⁴.
- 9.3.11 Data on the proportion of municipal waste going to landfill, being incinerated or sent to energy from waste facilities was not available at the district level.

¹³¹ Planning for Sustainable Waste Management, www.gov.uk/government/publications/planning-for-sustainable-waste-management-planning-policy-statement-10

¹³² LCC & Leicester City Council (2009) Leicestershire and Leicester Waste Development Framework – Core Strategy and Development Control Policies [online] available at http://www.leics.gov.uk/adopted_wdf_core_strategy-for_web.pdf

¹³³ LCC (2012) Leicestershire Municipal Waste Management Strategy – Strategy Update 2011 [online] available at: <http://politics.leics.gov.uk/documents/s70269/Appendix%203%20-%20LMWMS%20Strategy%20Update%202011%20Final%20Draft.pdf>

¹³⁴ Defra (2013) ENV18 – Local authority collected waste: annual results tables [online] available at <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

9.3.12 Whilst household numbers are predicted to increase, drivers for reduction in waste arising are likely to counter the effect that this might have on arisings and thus a zero growth rate is predicted¹³⁵. The trend data in Table 9.1 suggests that recycling, composting and reuse rates are likely to further increase in order to meet the proposed targets.

Table 9.1: Waste Arisings and Recycling Rates in Harborough Wards

Feature	2012/13 (tonnes)	(thousand tonnes)		Trends (2008/09)
		East Midlands	England	
Household waste arisings per person	0.4	-	0.42	0.44
Total household waste arisings	34,154	2,015	22,643	35,977
Municipal waste arisings	37,555	2,180	25,021	40,283
% household waste sent for recycling, composting & reuse (RCR)	57%	47%	43%	48%
% municipal sent for recycling, composting & reuse	53%	48%	45%	49%

Source: Defra (2017)¹³⁶

9.3.13 There are three Household Waste Recycling Facilities in Harborough and others located in neighbouring authorities (see Figure 9.1).

9.3.14 Biennial surveys at the Council's Civic Amenity (CA) sites record that Harborough residents predominantly use the following sites: Market Harborough, Lutterworth, Kibworth, Oadby and Somerby. In addition, it is considered likely that residents in or immediately around the village of Great Easton may use the Corby site.

9.3.15 There are no new civic amenity sites expected or being planned for in Harborough, but this would be reviewed on an individual application basis especially with regards to large developments (for example applications for greater than 1,000 residential dwellings).

9.3.16 All residential developments are likely to result in increased use of the CA sites and either; a reduction in available capacity; or, an increase in capacity shortfall. However, a 100% offsetting policy is applied when requesting S106 contributions from new development to deal with increases in waste. Therefore, in the long term pressure on particular waste sites and access should remain consistent¹³⁷.

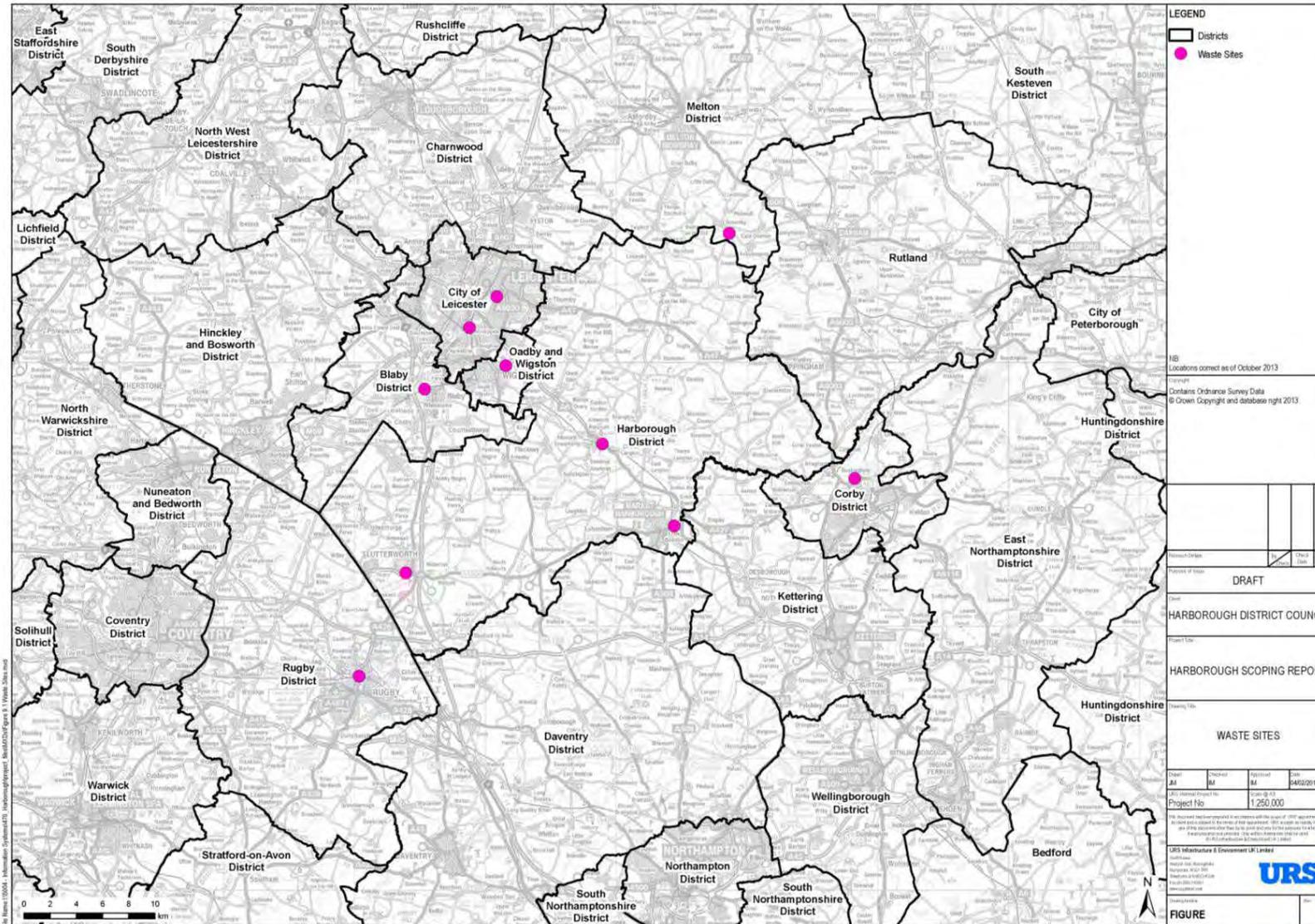
¹³⁵ LCC (2012) Leicestershire Municipal Waste Management Strategy – Strategy Update 2011 [online] available at:

<http://politics.leics.gov.uk/documents/s70269/Appendix%203%20-%20LMWMS%20Strategy%20Update%202011%20Final%20Draft.pdf>

¹³⁶ Defra (2013) ENV18 – Local authority collected waste: annual results tables [online] available at <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

¹³⁷ Pers. com Leicestershire County Council February 2013.

Figure 9.1: Household Waste Recycling Centres in Harborough and surrounding districts.



9.4 Minerals

Contextual review

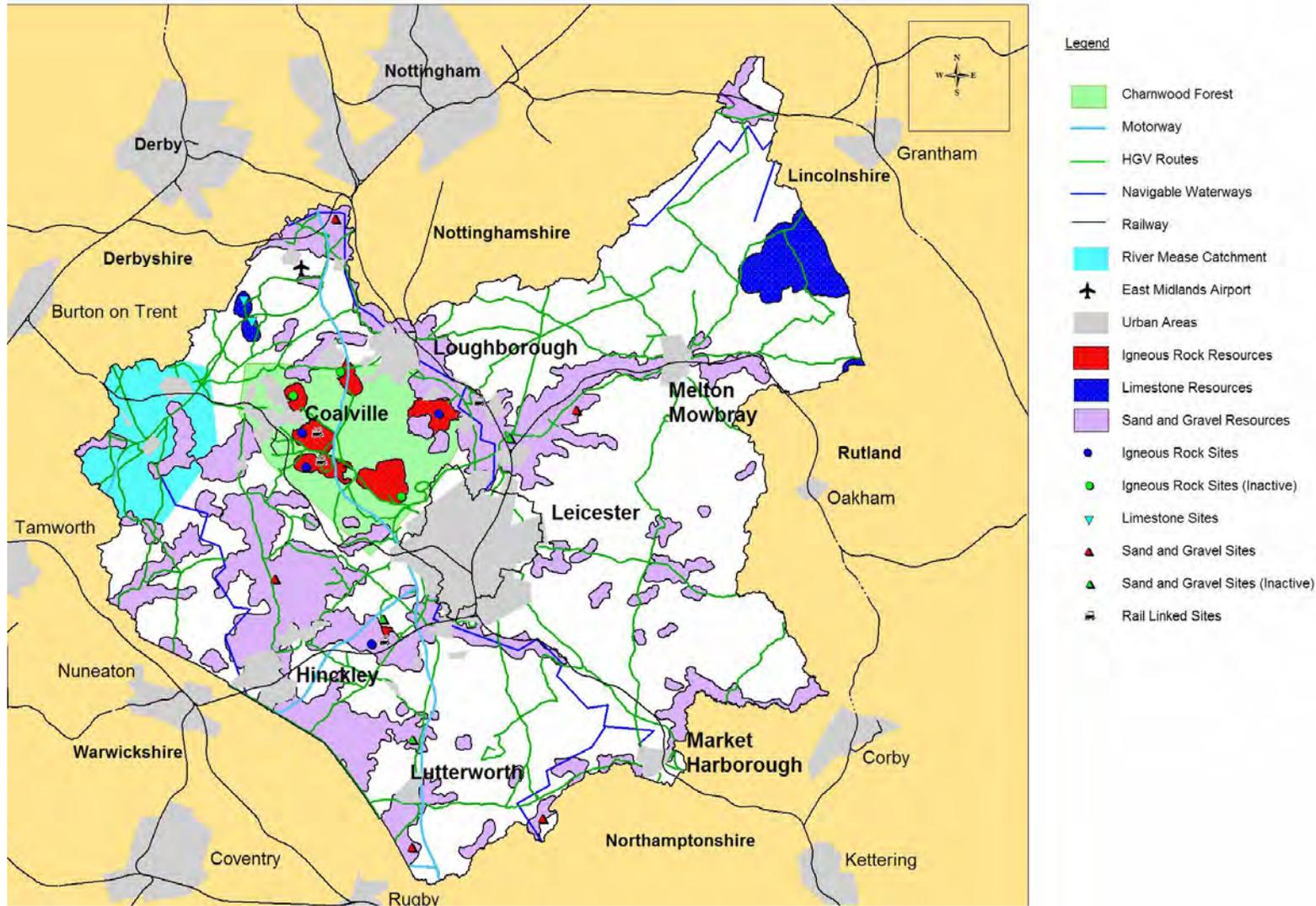
- 9.4.1 The NPPF states that minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.
- 9.4.2 Leicestershire Minerals Core Strategy (2009)¹³⁸ vision for minerals is “*to manage mineral extraction in Leicestershire in a way which meets the social and economic needs of the County and makes an appropriate contribution to the national and regional need for minerals in ways which seek to protect and enhance the character and quality of the environment and the quality of life for existing and future generations, in accordance with the principles of sustainability*”.
- 9.4.3 Consultation on a Pre-submission Minerals and Waste Local Plan took place in 2016. This set out a Spatial Vision as follows: To enable the provision of sufficient minerals and waste facilities within the County of Leicestershire in locations that meet the economic and social needs of present and future generations whilst seeking to protect and enhance the environment¹³⁹. Also published alongside the plan was the ‘Mineral and Waste Safeguarding [Harborough District] Document S3/2015 (December 2015)’¹⁴⁰ which sets out Mineral and Waste Safeguarding Areas across Harborough.

¹³⁸ LCC (2009) Leicestershire Minerals Development Framework – Core Strategy and Development Control Policies up to 2021 [online] available at: http://www.leics.gov.uk/adopted_mdf_core_strategy-for_web-2.pdf

¹³⁹ LCC Leicestershire Mineral and Waste Local Plan (up to 2031) Pre-submission Draft [online] available at https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2016/10/4/minerals_and_waste_local_plan_pre-submission_2016.pdf

¹⁴⁰ LCC Minerals and Waste Safeguarding [Harborough District] Document S3/2015 [online] available at https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2016/10/4/harborough_district_s3_2015.pdf

Figure 9.2: Aggregates resources in Harborough



9.5 Energy and Carbon Emissions

Contextual review

- 9.5.1 According to the NPPF, the need to ‘support the transition to a low carbon future in a changing climate’ is a ‘core planning principle’.
- 9.5.2 Planning should play a key role in securing ‘radical reductions’ in greenhouse gas (GHG) emissions planning for new development in locations and ways which reduce GHG emissions in order to meet the targets set out in the Climate Change Act 2008. Local plans should also support energy efficiency improvements to existing buildings and extensions¹⁴¹.
- 9.5.3 Local plans should positively promote renewable energy technologies and consider identifying suitable areas for their construction; working with developers to make renewable energy projects acceptable to local communities.
- 9.5.4 The UK Renewable Energy Strategy (2009)¹⁴² sets the target to achieve a 15% share of energy from renewable sources by 2020. The National Renewable Energy Action Plan for the United Kingdom (2009)¹⁴³ sets out a framework to achieve this target, with the following three key components:
- Financial support for renewables;
 - Unblocking barriers to delivery; and
 - Developing emerging technologies.
- 9.5.5 Leicestershire’s Draft Carbon Reduction Strategy 2013-2020¹⁴⁴ sets the target to reduce average annual carbon emissions by 23% by 2020 compared to levels in 2005, which is considered comparable to the national target set in the Climate Change Act (2008). This would mean that carbon emissions in Leicestershire would be 4,400kt in 2020. Priorities related to energy include:
- To exceed county wide pro-rata allocation of capital funding available from existing national initiatives for energy improvement activities in the residential housing stock; and
 - Create the demand from business for carbon reduction.
- 9.5.6 Harborough District Council has prepared a Climate Local Action Plan (2015), which sets out two overarching Climate Local Commitments (1. Low carbon pathways, 2. Ensuring communities and places and resilient to the impacts of climate change).

¹⁴¹ Committee on Climate Change (2012) How local authorities can reduce emissions and manage climate risk [online] available at:

http://hmccc.s3.amazonaws.com/Local%20Authorities/1584_CCC_LA%20Report_bookmarked_1b.pdf

¹⁴² Available online at <http://www.official-documents.gov.uk/document/cm76/7686/7686.pdf>

¹⁴³ Available online at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/47871/25-nat-ren-energy-action-plan.pdf

¹⁴⁴ LCC (2013) Leicestershire Together - Draft Carbon Reduction Strategy 2013-2020 [online] available at: http://www.leicestershiretogether.org/crs_consultation_draft_vfinal.pdf

The current and projected baseline

- 9.5.7 Across Harborough road transport is by far the largest source of carbon dioxide emissions contributing almost half (48%) of the District's total emissions¹⁴⁵ reflecting the relative affluence of Harborough, the rural nature of the District and high car dependence (see Accessibility & Transport). This contrasts with national trends, where road transport contributes to 28% of total emissions, but is broadly similar to the 40% figure for the county¹⁴⁶.
- 9.5.8 Overall, per capita emissions are higher in Harborough than in Leicestershire and the UK. This is particularly significant considering the lack of industry and power generation in the District.
- 9.5.9 As shown in Figure 9.1, carbon emissions decreased by 15% between 2005 and 2011 in Harborough, which is similar to the 17% decrease experienced in Leicestershire and the UK. Further reductions are required to meet the 2020 targets.

Table 9.1: Harborough CO₂ Emissions Estimates DECC (2013) Local and Regional CO₂ emissions estimates for 2005-2011: Full Dataset

Year	Sector				Total Emissions (kt CO ₂)	Per Capita Emissions (t CO ₂)
	Industry and Commercial (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	Land Use & Land Use Change (kt CO ₂)		
2005	216.2	208.2	371.5	14.3	810.1	10.1
2006	212.1	208.5	366.0	13.2	799.7	9.8
2007	199.5	206.2	371.9	12.3	789.9	9.6
2008	206.6	205.1	348.7	10.7	771.1	9.2
2009	185.3	185.0	335.7	10.5	716.4	8.5
2010	193.1	199.3	333.6	9.5	735.5	8.7
2011	172.9 (25%)	176.4 (26%)	329.2 (48%)	8.9 (1%)	687.5	8.0
Leicestershire						
2011	1,516.5 (32%)	1,294.6 (27%)	1,914.7 (40%)	18.8 (1%)	4,744.6	7.3
England						
2011	185,795.8 (42%)	128,780.6 (29%)	124,058.0 (28%)	3,835.6 (1%)	434,798.8	6.9

- 9.5.10 The trends data illustrated in Figure 9.1 above suggest that carbon emissions are likely to continue to decrease in order to meet set targets. Increased investments in renewable energy are also expected (see section below) combined with advances in renewable energy technologies.

¹⁴⁵ DECC (2013) Local and Regional CO₂ emissions estimates for 2005-2011: Full Dataset [online] available at <https://www.gov.uk/government/publications/local-authority-emissions-estimates>

¹⁴⁶ DECC (2013) Local and Regional CO₂ emissions estimates for 2005-2011: Full Dataset [online] available at <https://www.gov.uk/government/publications/local-authority-emissions-estimates>

However, it may become increasingly difficult to continue to reduce carbon emissions once the most cost effective measures have already been taken advantage of. Therefore, the reduction in carbon emissions might decline.

Renewable Energy

9.5.11 There have been thirty two planning applications for wind turbines between 2006 and 2013 of which:

- 15 have been implemented; principally at Swinford [11 turbines / installed capacity 22 megawatts] and Low Spinney near Ashby Magna [4 turbines / installed capacity 8 mega watts]
- have been consented but not yet implemented; and
- have been refused¹⁴⁷.

9.5.12 The Renewable Energy Assessment undertaken for Leicestershire¹⁴⁸ revealed that Harborough offers the greatest potential for wind energy out of Leicestershire's seven districts. Table 9.2 lists the eight potential sites, which were identified for large wind turbines. In total these sites could provide up to an estimated 65,700MWh per year, sufficient for 13,980 homes.

9.5.13 The information concerning low carbon energy generation within Harborough is not currently collated. However, operator information on Swinford & Low Spinney wind farms indicates that they are expected to produce enough electricity to supply 12,300 & 6,936 homes annually, respectively.

Table 9.2: Potential Sites for Large Wind Turbines in Harborough

Location	Resource	Potential	Capacity	Comment
Hovel Hill	6.3m/s	Medium	6 – 8 MW	This site, located around 2 km from South Kilworth, offers an area for 3-4 large turbines. Site access could present a problem. Falls within the 30 km advisory zone around from Coventry Airport.
Theddingworth	6.5m/s	Low	4 – 6 MW	This site's relative proximity to Husbands Bosworth could present a problem. Grand Union canal could also make access more difficult. Suitable for 2-3 turbines.
Laughton	6.7m/s	High	2 MW	Small site could be considered for a large single turbine.
Foxton	6.1m/s	Medium	6 – 8 MW	Site located between Foxton and the A6 road and suitable for 3-4 wind turbines. Footpaths could be an issue for planning and reduce the available area for wind turbines.
Saddington	6.3m/s	Medium	2 – 4 MW	Site suitable for 1-2 large wind turbines. Footpaths could present a problem for this site.
Thorpe Langton	6.1m/s	Medium	4 MW	Site suitable for 2 large wind turbines, spoiled by irregular topography features.

¹⁴⁷ HDC (2013) Strategic Planning Monitoring Report Oct 2012 – Mar 2013

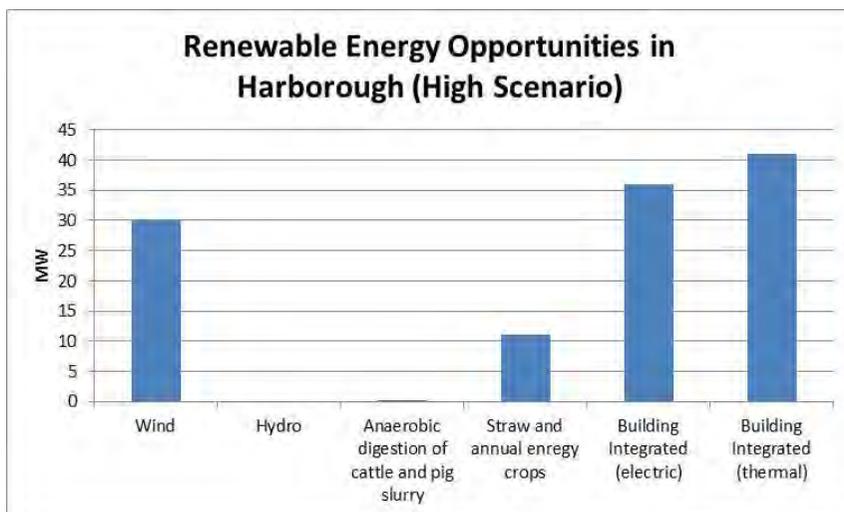
¹⁴⁸ IT Power (2008) Planning for Climate Change – Renewable Energy Opportunities for Blaby, Harborough, Hinckley and Bosworth, Melton, North West Leicestershire, Oadby and Wigston and Rutland [online] available at http://www.harborough.gov.uk/downloads/file/445/renewable_energy_assessment

Location	Resource	Potential	Capacity	Comment
Glooston	6.3m/s	Low	6 MW	Located around 1,5km from Foxton. Suitable for up to 3 wind turbines. Layout for the turbines should take into account Stonton Wood, which could shelter the site from south west winds.
Hallaton	6.2m/s	Medium	2 – 4 MW	Site suitable for 2-3 wind turbines, marred only by possible access problems.

Source: IT Power (2008) Planning for Climate Change Report – Renewable Energy Assessment

9.5.14 Figure 9.2 presents the renewable energy opportunities in Harborough, using the most optimistic scenario. Building integrated technologies represents the greatest potential but is highly dependent on local planning policies. Currently, there is little incentive for installing micro-generation on existing and new buildings. Harborough also has some potential for short rotation coppice and other energy crops. On the other hand, there is no potential for hydro and anaerobic digestion of cattle and pig slurry¹⁴⁹.

Figure 9.2 Summary of Opportunities for Renewable Energy in Harborough (High Scenario)



Source: IT Power (2008) Planning for Climate Change Report – Renewable Energy Assessment

¹⁴⁹ IT Power (2008) Planning for Climate Change – Renewable Energy Opportunities for Blaby, Harborough, Hinckley and Bosworth, Melton, North West Leicestershire, Oadby and Wigston and Rutland [online] available at http://www.harborough.gov.uk/downloads/file/445/renewable_energy_assessment

10 Key Sustainability Issues

10.1.1 Drawing upon the review of the policy framework (contextual review) and baseline data, a range of sustainability issues and opportunities have been identified as a focus for the SA. These are brought together in Table 10.1 below.

Table 10.1: Sustainability themes and issues 'scoped-in'

Theme	Key sustainability issues and opportunities
Natural Environment	<p>Biodiversity</p> <ul style="list-style-type: none"> • There is only a small amount of land within the District formally designated for its nature conservation value. However, locally important wildlife habitats and species have been recorded across the District. • Protecting, maintaining and enhancing wildlife habitats are key objectives at national and local level, with a specific goal to enhance wildlife value and connectivity in the countryside. The Local Plan presents an opportunity to enhance wildlife habitats if development is appropriately located and designed. <p>Water quality</p> <ul style="list-style-type: none"> • At a strategic level, the effects of increased development could have significant effects on water quality if required upgrades to the network are not secured in-phase with development and increased demands. <p>Land Quality</p> <ul style="list-style-type: none"> • Greenfield development may affect the best and most versatile land.
Healthy & Wellbeing	<p>Health and Wellbeing</p> <ul style="list-style-type: none"> • A lack of health service provision in rural areas exists, which could be exacerbated by population growth and an ageing population and challenges of rural transport. <p>Accessibility & Transport</p> <ul style="list-style-type: none"> • Whilst Harborough has good road, rail and air links, accessibility is a critical issue in the rural areas of the District. <p>Air quality</p> <ul style="list-style-type: none"> • Although the District has generally good air quality, an AQMA has been designated in Lutterworth. Monitoring indicates that there are on-going air quality concerns in this area. <p>Green Infrastructure and recreation.</p> <ul style="list-style-type: none"> • There is a deficiency in the provision of certain types of green infrastructure. (<i>Parks & gardens, provision for children and young people and allotments</i>).

Theme	Key sustainability issues and opportunities
Resilience	<p>Climate Change</p> <ul style="list-style-type: none"> Climate change is expected to increase the frequency and intensity of extreme weather events such as heat waves, flooding and drought. <p>Flood risk</p> <ul style="list-style-type: none"> Watercourse and surface water flooding causing damage to property and infrastructure represents the priority risk for Harborough.
Economy and Housing	<p>Population</p> <ul style="list-style-type: none"> An increasing and ageing population could put pressure on health services, housing provision and employment opportunities. <p>Economy</p> <ul style="list-style-type: none"> Harborough has a highly skilled workforce, with an increasingly important service sector. There are also strong links with surrounding authorities with over 50% of the population commuting out of the District for work. Agricultural and rural economic activities are important to Harborough's economy. Retail provision is forecast to increase to support an expanding population and economy (including tourism). Much of the available floorspace is in Market Harborough. The development of high-speed broadband could have positive impacts for Harborough's socio-economic development. However, currently parts of the district are extremely poorly served. <p>Housing</p> <ul style="list-style-type: none"> Increased housing pressures resulting from increasing population. There is a deficiency in affordable housing provision. The majority of land available for housing is Greenfield.
Resource use	<p>Minerals</p> <ul style="list-style-type: none"> Harborough contains sand and gravel resources that are to be protected from sterilisation. <p>Energy and carbon emissions</p> <ul style="list-style-type: none"> Reduction of carbon emissions is a key objective at the national and local level. Reducing the impact of traffic emissions is a particular challenge for rural areas.

Summary

10.1.2 Together, the sustainability topics highlight that the main challenges for Harborough are to:

- Ensure that its growing population and highly skilled workforce can benefit from continued access to employment and affordable housing;
- Ensure that rural areas benefit from economic growth without eroding the character of settlements and exacerbating accessibility issues;
- Support environmental quality to maintain the attractiveness of the District for economic development, health and wellbeing and the natural environment;
- Protect and enhance the historic character of Harborough's settlements.
- Support the viability of rural community services and improve transport links to facilities and services in urban areas;
- Become more resilient to the impacts of climate change.

11 The SA Framework

- 11.1.1 An SA framework is a methodological approach to guide sustainability appraisals that is drawn together from a consideration of the key issues and opportunities identified through scoping.
- 11.1.2 An SA Framework was first established in the SA Scoping Report that was prepared in 2008 to support preparation of the Core Strategy and other Local Development Framework Documents (as per the previous plan-making process). This framework was updated in response to consultation feedback and new evidence. The finalised framework was then presented in the SA Report that accompanied the Core Strategy in 2010.
- 11.1.3 In response to the 2012 changes to the plan-making process, the Council resolved to prepare a new Local Plan the scope of which was agreed following a consultation exercise in March 2013. Whilst much of the Core Strategy will remain, the Local Plan includes site allocations and amendments to various policies. As a result the scope of the sustainability appraisal has been updated and some minor amendments to the SA Framework have been made to reflect the Local Plan and changes in the evidence base that have occurred since 2010.
- 11.1.4 As illustrated in Table 11.1 below, the SA Framework consists of nine sustainability objectives that are grouped in the six sustainability themes used in this report. Supporting each objective is a series of guiding criteria when undertaking policy appraisals.
- 11.1.5 As a result, the number of objectives and criteria has been reduced from 12 to 9 and 59 to 23 respectively since the 2010 Scoping Report. This will assist in making the appraisal process more focused and easier to engage with. Despite this change, much of the 2010 SA Framework has been retained.

Table 11.1: The SA Framework

Sustainability Theme	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Natural Environment	1) Protect, enhance and manage biodiversity. 2) Protect, enhance and manage environmental resources.	1.1) Would biodiversity interests be affected? 2.1) What could be the effects on the quality of water environments? 2.2) What could be the effects on land quality?	<ul style="list-style-type: none"> - Net contribution towards habitat creation / improvement (hectares). - Net loss of Best and Most versatile Agricultural land. - Effect on condition of SSSIs and overall percentage of SSSI in favourable or unfavourable recovering condition. - Net effect on number and area of Local Wildlife Sites. - Impact on Water Framework Development compliance. - Hectares of contaminated land brought back into productive use. - The number of new systems or area of land covered by Sustainable Drainage Systems.

Sustainability Theme	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Built and natural heritage	3) Protect, enhance and manage the historic character and distinctiveness of the District's settlements and their surrounding landscapes.	<p>3.1) How could proposals affect the historic value and character of settlements and/or surrounding landscapes?</p> <p>3.2) Could proposals hinder or assist efforts to maintain and enhance features (designated and non-designated) of historic, cultural or archaeological interest?</p>	<ul style="list-style-type: none"> - Number of heritage features 'at risk'. - Development granted contrary to heritage policies. - Percentage of people that think the character of their neighbourhood has improved / stayed the same / declined.
Health and Wellbeing	<p>4) Safeguard and improve community health, safety and wellbeing.</p> <p>5) Improve accessibility to employment, retail, business, health and community services, supporting health and well-being in the district.</p>	<p>4.1) How could proposals affect standards of open space, recreation and leisure provision?</p> <p>4.2) Could proposals have an effect on efforts to maintain and strengthen local identity and community cohesion?</p> <p>4.3) Could proposals have different impacts on certain social groups (<i>age, gender, social class for example</i>)?</p> <p>4.4) How could proposals impact upon air quality (particularly in Lutterworth)?</p> <p>5.1) What impact could there be on local service provision, particularly in rural areas?</p> <p>5.2) What modes of transport would most likely be encouraged and how would these affect greenhouse gas emissions?</p>	<ul style="list-style-type: none"> - Average healthy life expectancy. - Participation levels in sport and recreation. - Area of green infrastructure provided in conjunction with new housing. - Amount of eligible open spaces managed to green flag award standard. - Number of properties experiencing pollutant concentrations in excess of the standard. - Percentage of completed non – residential development complying with car-parking standards. - Length of new/improved cycleway and pedestrian routes.

Sustainability Theme	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Resilience (to climate change)	6) Reduce the risks from local and global climate change upon economic activity, delivery of essential services and the natural environment.	<p>6.1) What would be the effect in terms of flood risk?</p> <p>6.2) How would the resilience of local businesses be affected?</p> <p>6.3) How would the proposal affect the delivery of essential services?</p> <p>6.4) What will be the effects on green infrastructure and its ability to contribute to climate change resilience?</p>	<ul style="list-style-type: none"> - Number of planning permissions granted contrary to Environment Agency advice on flooding. - Annual local authority expenditure on flood management measures.
Housing and Economy	7) Provide affordable, sustainable, good-quality housing for all.	<p>7.1) How could proposals affect levels of house building?</p> <p>7.2) How could proposals affect the ability to deliver affordable housing?</p>	<ul style="list-style-type: none"> - Net additional dwellings. - Gross affordable housing completions.
	8) Support investment to grow the local economy.	<p>8.1) Would proposals help to create job opportunities for local residents?</p> <p>8.2) Would the proposals support the rural economy?</p> <p>8.3) Would the proposals help to support the vitality of town centres and their retail offer?</p> <p>8.4) Would the proposals help to secure improvements in telecommunications infrastructure? (For example high speed broadband connectivity)</p>	<ul style="list-style-type: none"> - Total amount of additional floor space by type. - Employment land available. - Jobs created / retained in rural areas. - Total number of visitors and spend on tourism. - Broadband coverage and speed.

Sustainability Theme	SA Objectives	Guiding Criteria	Potential Monitoring Indicators
Resource use	9) Use and manage resources efficiently, whilst and minimising Harborough's emissions of greenhouse gases.	<p>9.1) To what extent would proposals lead to an increase or decrease in the use of energy and / or water?</p> <p>9.2) Do proposals help to achieve / support a reduction in carbon emissions?</p> <p>9.3) Do proposals encourage the efficient use of minerals?</p>	<ul style="list-style-type: none"> - % of developments achieving a higher CFSH homes water efficiency rating than required by building regulations. - Carbon emissions from road transport.

Part 2: Consideration of Alternatives

12 Introduction

- 12.1.1 An important element of the SA process is to undertake an appraisal of reasonable alternatives to the plan, taking into account the objectives and geographical scope of the plan.
- 12.1.2 Rather than looking at alternatives to the Plan viewed as a whole, the process tends to involve consideration of alternatives for a number of key issues that are addressed through plan making. For the Harborough Local Plan, this involved:
- Alternatives to the spatial strategy (the scale and location of housing and employment growth)
 - Alternative site options for strategic site allocations.
 - Alternatives for the delivery of land for strategic warehouses (the scale and location of land for strategic warehousing and distribution)
- 12.1.3 Alternatives must be considered in the context of the plan objectives and in order to be considered 'reasonable' will therefore need to be in general conformity with these objectives. It should also be noted that the process of selecting a 'preferred strategy' is an iterative process and is informed by consultation findings and the results of the SA amongst other factors.
- 12.1.4 The SA process has involved the consideration of alternatives in parallel to the key stages of plan-making. Therefore, an assessment of reasonable alternatives was undertaken at several stages; with the findings presented in a series of interim SA Reports. This formal SA Report brings together (and updates) the findings presented in those interim SA reports.
- 12.1.5 Each of the key plan issues listed above are assigned chapters in Part 2 of the SA Report (consideration of alternatives), detailing the following:
- An introduction to the reasonable alternatives.
 - The assessment methodologies used.
 - A summary of the assessment findings.
 - What the preferred approach is and why.

13 Housing and employment strategy (introduction and methodology)

13.1 Introduction to the reasonable alternatives

13.1.1 In working towards a preferred strategy for housing and employment distribution in the Local Plan, the Council identified nine strategic options ranging from dispersed approaches, through to those reliant on the delivery of Sustainable Development Areas (SDAs). Each of these nine options was assessed through the sustainability appraisal (SA) with the findings presented in an interim SA Report (September 2015). Following consultation on an Options Consultation Paper (which contained these nine options) in September 2015, the Council selected four approaches that it considered to be the most appropriate to take forward to the next stages of testing and plan development.

13.1.2 These four options are outlined below, and they each broadly correlate with one of the original nine strategic options. However, some adjustments to the distribution of homes were made to account for updated evidence about housing availability and constraints.

Selected Option 2 – This is a broad continuation of the Core Strategy approach (Correlating with Option 2 in the Options document)

Selected Option 4 – This involves an SDA to the north of Scraftoft with development elsewhere distributed according to the Core Strategy (This is a variant of Option 4 in the Options document)

Selected Option 5 - This involves an SDA at to the north east of Kibworth, with development elsewhere distributed according to the Core Strategy (Correlating with one of the alternative Kibworth SDAs set out in Option 5 of the Options document)

Selected Option 6 - This involves an SDA to the east of Lutterworth, with development elsewhere distributed according to the Core Strategy (Correlating with Option 6 in the Options document)

13.1.3 At this stage of plan-making, the effects of these four options had already been broadly identified in the first interim SA Report¹⁵⁰. However, this was at a scale of growth that would deliver 9500 dwellings to 2031 (i.e. the full objectively assessed housing need for the district of 475 dwellings per annum). In light of the emerging HEDNA and an indication that there could be un-met housing needs from neighbouring authorities, the Council uplifted the scale of housing growth to 550 dwellings per annum (11,000 over the plan period), giving greater flexibility. The selected options were therefore adjusted to reflect this higher level of need. The methodology is essentially the same in terms of how dwellings have been distributed across the settlements. However, where capacity does not exist, it has been necessary to decant some housing to nearby settlements that can accommodate needs.

13.1.4 This Section of the SA Report sets out the methodology for how these four selected spatial options were appraised, followed by a summary of the findings within Section 14.

¹⁵⁰ At the previous stage alternative SDAs were put forward for Kibworth and a different SDA was put forward to the east of Scraftoft/Thumbby.

13.2 Appraisal methodology

13.2.1 The sustainability appraisal has been undertaken from the ‘bottom-up’ (at the community level) and ‘top-down’ (from a strategic perspective) to illustrate the effects of each of the four selected strategic options on individual settlements as well as what this means across the District. This approach allows for a transparent and robust appraisal of the options. It also allows for interested stakeholders to examine the sustainability implications of each option at the level they are most concerned with. The starting point for undertaking the appraisals was to identify the varying levels of housing and employment growth proposed at each settlement under the four selected strategic options. It is important to note that these options do not take account of alternative approaches to provision for the strategic distribution sector (which was dealt with in a separate interim report).

13.3 Settlement level appraisals

13.3.1 An appraisal of the strategic options has been undertaken for each settlement identified in the settlement hierarchy¹⁵¹ as follows.

Principal Urban Area	<i>Thurnby & Bushby, Scraftoft</i>
Sub Regional Centre	<i>Market Harborough</i>
Key Centres	<i>Lutterworth, Broughton Astley</i>
Rural Centres	<i>Billesdon, Fleckney, Great Glen, Houghton on the Hill, Husbands Bosworth, Kibworth, Ullesthorpe</i>
Selected Rural Villages	<i>Bitteswell, Church Langton, Claybrooke Magna, Dunton Bassett, Foxton, Gilmorton, Great Bowden, Great Easton, Hallaton, Lubenham, Medbourne, North Kilworth, South Kilworth, Swinford, Tilton-on-the-Hill, Tugby</i>

13.3.2 **Appendix A** outlines how much housing would be proposed under each of the four options for each of these settlements. In some cases, there are little differences between the four options. Therefore, for each settlement, this information has been used to group the four selected housing options (*and corresponding employment provision*) into distinct ‘scenarios’ that reflect potential different effects from an SA perspective¹⁵² that the housing and employment options could have. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

13.3.1 For each settlement a table has been produced like the example below which identifies the distinct scenarios and the corresponding housing options and employment provision. The findings for each settlement are presented in full at **Appendix B**.

13.3.2 As **Table 13.1** illustrates, three scenarios were tested for Great Glen. Scenario 1 covers housing Option A as it involves higher growth for Great Glen than for any of the others. Scenario 2 involved lower levels of growth than Scenario 1. However, the scenario was split in two to reflect

¹⁵¹ Following the appraisal of the selected options, there were amendments to the settlement hierarchy, namely: Church Langton and East Langton were combined, Claybrooke Magna includes Claybrooke Parva and is named ‘The Claybrookes’, Great Easton also includes Bringhurst and is named ‘Great Easton and Bringhurst’.

¹⁵² These groupings into scenarios are similar, but not exactly the same as the groupings presented in Section 13 of the Councils Options Consultation Paper (Sept 2015).

differences between Option C (which involves the Kibworth North East SDA nearby) and Options B and D (which do not involve an SDA at a settlement near to Great Glen).

13.3.3 The scale of housing growth for each settlement has been determined (e.g. *very high, high, moderate etc.*) taking into account past rates of population and dwelling growth in each settlement between 2001 and 2011 using Census data. For some settlements, scenarios with similar amounts of housing have been sub-divided to differentiate between the housing options that have corresponding growth at nearby SDAs, and those that do not.

13.3.4 Each settlement level appraisal table contains an ‘assumptions’ section that further explains why scenarios have been differentiated.

Table 13.1: Identifying scenarios for appraisal at each settlement (Example for Great Glen)

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Low growth (57 dwellings)	2: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	For Option C, employment provision would be made at Kibworth SDA. As Great Glen is only 5km away and a 10 minute bus ride, it is likely that residents in Great Glen could benefit from employment opportunities. Therefore, although Scenarios 2a and 2b involve the same level of housing growth, they have been separated to reflect the presence or absence of Kibworth SDA.
2a	Very low growth (5-dwellings)	4: Scruptoft North SDA	10 ha	4 ha	-	3 ha	17 ha	
		6: Lutterworth East SDA		10 ha			23 ha	
2b	Very low growth (8 dwellings) with SDA	5: Kibworth North East SDA	10 ha	4 ha	5 ha	3 ha	28 ha	

Determining the effects

13.3.5 The appraisals undertaken for each settlement determine the nature and significance of effects against the Sustainability Objectives (and sub-criteria) established in the SA Framework (Table 11.1). The effects are grouped into six SA Topics, which were identified in the Scoping Report. The relevant SA Objectives for each topic are listed beside the SA topic in **Table 13.2** below.

Table 13.2: SA Topics and corresponding SA Objectives

SA Topic	SA Objectives covered
1. Natural Environment	Biodiversity, agricultural land, soil, water, geodiversity
2. Built and Natural Heritage	Landscape & settlement character, heritage
3. Health and Wellbeing	Health, recreation, open space access to services, air quality, community cohesion
4. Resilience to Climate Change	Flooding, green infrastructure
5. Housing and Economy	Housing delivery, rural economy, investment
6. Resource Use	Energy efficiency, water efficiency, carbon emissions, minerals

13.3.6 When determining the significance of any effects against each of the six SA Topics, a detailed assessment of factors was undertaken to take account of:

- the scale and nature of development;
- the sensitivity of receptors; *and*
- the likelihood of effects occurring.

13.3.7 These factors were used to determine a score for each scenario against the six SA topics. The scoring system used is outlined below.

- Major positive ✓✓✓
- Moderate positive ✓✓
- Minor positive ✓
- Insignificant impacts -
- Minor negative ✗
- Moderate negative ✗✗
- Major negative ✗✗✗
- Uncertain effects (positive or negative) ? / ?

13.3.8 If effects are determined to be significant, then a tick or cross will be scored. To differentiate between the extent of effects; a minor, moderate or major effect can be scored. This allows for a more detailed comparison and differentiation between scenarios that are determined to have a significant effect. Where uncertain effects are predicted, a question mark is recorded. If the question mark is red, this means that the effects would be negative should they occur (but it is not possible to say with confidence that this would be the case – hence an uncertain negative effect). Conversely, if the question mark is green, it means that the effects would be positive should they occur.

Defining significance

13.3.9 For the settlement level appraisals, the significance of effects has been determined in the context of the settlement in question. It is important to remember that what is significant at the settlement scale may not be significant in the context of the District as a whole. For example, the provision of 40 new houses may have a significant negative effect on the character of a small rural village. However, in the context of the District as a whole, this may not constitute a significant effect if there are no implications for other settlements.

13.4 Cumulative appraisal

13.4.1 The appraisals undertaken for each settlement (as discussed above) do not consider effects ‘outside’ of those settlements; rather they provide a local view of what the implications might be for settlements under each of the different housing and employment options. Whilst this is useful to engage residents with the issues facing their local communities, it should be borne in mind that the Local Plan (and SA) explores such implications at a strategic level. This means looking at how the Options affect the District ‘as a whole’ and looking at cumulative and synergistic effects between settlements. These strategic effects are addressed through a ‘cumulative appraisal’ that brings together the individual settlement level appraisals and explores the effects of the housing and employment options ‘as a whole’ across the District. This section outlines the methodology for undertaking this cumulative appraisal.

13.4.2 The cumulative assessment presents the findings of the settlement level appraisals in a series of matrices; one for each of the six SA topics. The scores from each settlement appraisal have been transferred into the relevant cell in the matrix. For each settlement, the cells in the matrix are shaded according to the predicted effects in the settlement appraisals. Where no effect is likely to occur (i.e. a neutral effect) then the cell is left blank/unshaded. Where there are uncertain effects, the cell simply comprises of text that is coloured red (for uncertain negative effects) or green (for uncertain positive effects).

13.4.3 If a cell is coloured amber to reflect a minor negative effect, and the text is also coloured red, this means that there are potential moderate negative effects, but there is sufficient uncertainty whether these would actually occur. Likewise, if a cell is coloured light green to reflect a minor positive effect, and the text is also coloured light green, then there are potentially moderate positive effects, but there is sufficient uncertainty to prevent a moderate effect being predicted at this stage.

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

13.4.4 **Figure 13.1** below illustrates how the matrix has been completed for Option 1 in terms of the effects on natural environment. This illustrates that there are minor negative effects on natural environment predicted in fourteen settlements including; Bitteswell, Hallaton, Medbourne, Ullesthorpe, Gilmorton, Foxton, Swinford, Dunton Bassett and Market Harborough. It also shows that moderate negative effects are predicted to occur in South Kilworth whilst uncertain negative effects are predicted to occur at Claybrooke Magna and Fleckney.

Figure 13.1: Sample of the cumulative appraisal matrix showing effects of **Option A** on natural environment

Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score	
1	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

'Overall Scores'

13.4.5 An overall score has been determined for each of the four selected strategic housing and employment options for each of the six sustainability topics. These overall scores have been determined by considering the overall implications of each option across the District. Whilst this is influenced by the scores predicted at a settlement level, the overall score is not simply an 'adding up' of the effects at settlement level, as the significance of effects differs at different levels of the settlement hierarchy. For example, what is significant for a rural village is not necessarily significant at larger settlements such as Key Centres. The overall score also takes account of cumulative and synergistic effects which can only be considered at a strategic level. The overall scores are presented as follows.

- Major positive ✓✓✓
- Moderate positive ✓✓
- Minor positive ✓
- Insignificant impacts -
- Minor negative ✗
- Moderate negative ✗✗
- Major negative ✗✗✗
- Uncertain effects ? / ?

13.4.6 Where uncertain effects are predicted, a question mark is recorded. If the question mark is red, this means that the effects would be negative should they occur (but it is not possible to say with confidence that this would be the case – hence an uncertain negative effect). Conversely, if the question mark is green, it means that the effects would be positive should they occur. If both red and green question marks are recorded, there is potential for both negative and positive effects (but they are uncertain).

13.4.7 A text summary is provided for each selected housing and employment option to further explain the rationale for determining the overall score of each option against each sustainability topic (see sections 14.2 to 14.7). This has culminated in the production of a summary / conclusions table that summarises the sustainability effects of each option across the District (see section 14.8).

13.4.8 **Figure 13.2** illustrates how the three 'layers' of the appraisal correspond to one another, with the scores identified at the settlement level feeding into the matrices for the cumulative appraisals and then the overall scores identified through the cumulative appraisals feeding into the conclusions table which outlines the overall sustainability performance of each Option.

Figure 13.2: Fitting the appraisals together – how the settlement level appraisals have informed the strategic appraisals (example only)

Settlement level appraisals (examples)

Tugby (appraisal of effects on natural environment*)

Natural Resources (SA Objective 1 and 2)		Scenario 1	Scenario 2	Scenario 3
Nature of effects	Biodiversity Increased housing on greenfield land (Scenario 1 and 2) could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees. There would be mixed effects on natural resources with Scenario 3 as very low growth would occur. However, there would also be mixed opportunity for enhancement to biodiversity. Environmental quality There would be loss of land classified as Grade 3 under Scenario 1 and 2 and to a lesser extent 3. The scale of development involved would not have an effect on levels of air quality or water quality.			
Sensitivity of receptors	There is an SSSI (Lagbels) Forest in Tugby, and although the loss partly within the parish, it is some distance from village core. There are a few TPOs in Tugby but we cannot be identified by development. Open land for development may contain hedgerows and trees on the boundary of value to wildlife.			
Likelihood of effects	Agricultural land surrounding Tugby is classified as Grade 3. Mitigation measures could be secured as part of developments on affected sites. This could also include the potential for enhancement. There is likely to be greater environmental effects with the higher growth option. The SSSI (Inquest near to Lagbels) Forest only needs approximately 1000 hedgerows to be assessed for potential impacts on the SSSI. The hedgerow numbers under each scenario are lower than this so impacts would not be anticipated.			
Significance	Although scenario 1 and 2 to a lesser extent 3 and 3 present the potential for negative effects, mitigation measures could offset the effects to local wildlife. However, Scenario 3 is considered as a minor negative effect as the lower scale of growth would make it more difficult to avoid wildlife damage and disturbance. For Scenario 2, it is likely that these effects could be avoided, necessary, and hence avoided where it is possible. If enhancement measures are secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if the result will be the same. There would be a loss of agricultural land under Scenario 1 and 2, which would be unavoidable. Although this would be very small scale. For Scenario 1 and to a lesser extent 2, which would be avoided through development, this constitutes a minor negative effect on soil. There would be no effect under Scenario 3.			

Fleckney (appraisal of effects on natural environment*)

Natural Environment (SA Objectives 1 and 2)		Scenario 1	Scenario 2a	Scenario 2b
Nature of effects	Biodiversity - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Development would also present the potential for greater visitor disturbance to the Grand Union Canal. The effects would be likely to be more pronounced for Scenario 1 due to the slightly higher level of growth, and less likely for scenario 2, which would involve lower levels of growth. The potential to enhance green infrastructure could be a positive effect under both scenarios. Environmental quality - There would be a loss of land classified as Grade 3 under both scenarios. Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village of Gt. This could potentially be an issue for both scenarios which would generate a greater number of trips.	x?	x	x
Sensitivity of receptors	The Grand Union SSSI lies to the East of Fleckney. Areas of land outside the settlement boundary to the East fall within the SSSI risk zone that requires development above 50 dwellings to be assessed for potential effects on the SSSI. Within the urban area and surrounding land to the north, south and west, development above 100 dwellings should be assessed. Individually, developments surrounding Fleckney may not trigger this requirement, but there is a potential for cumulative effects. There are areas of land surrounding Fleckney that may have local importance to wildlife. For example, adjacent to Fleckney Brook.			
Likelihood of effects	Agricultural land surrounding Fleckney is classified as Grade 3. It is considered unlikely that those options involving an SDA at Kibworth (Option C) would have an effect on road traffic through Fleckney. This is because access to services and jobs from an SDA in Kibworth would be more likely to be direct to the A6. For both scenarios, effects on biodiversity would be likely as there would be a need to release all or most land identified in the SHLAA and/or further land that may come forward through a call for sites. This would need to be on greenfield land, and there would likely be a loss of trees, hedgerows and grassland. It is very likely that there would be a permanent loss of agricultural land (over 20ha) under each of the scenarios, with a slightly higher amount for scenario 1. Depending upon the location and scale of development, trips to and through the village of Gt by car could potentially increase, as development would be likely to occur on the settlement edges.			
Significance	Both scenarios are likely to have negative effects on wildlife due to the scale of development and the need to release most or all identified SHLAA sites and/or further sites on the settlement edge. Whilst this would not have a direct effect on any designated wildlife sites, it would lead to the loss of local habitat such as hedgerows, trees and grassland. There would also be the potential for cumulative effects on the Grand Union Canal SSSI from increased visitor pressure, which would need to be managed. However, mitigation and enhancement measures would be likely to be secured through plan policies, so the magnitude of effects would be likely to be reduced. Nevertheless, a minor negative effect is predicted for these two scenarios. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case. Furthermore, the overall loss of open space required to deliver housing is likely to outweigh the potential benefits, and hence a negative effect would remain for both scenarios. There would be a loss of agricultural land under scenarios 1 and 2 which would be unavoidable. For scenario 1, which involves a slightly higher level of development, this constitutes a minor negative effect on soil as over 20ha of land would be likely to be lost in total. For both scenarios, there would likely be a noticeable increase in car trips through the village of Gt, which could have an effect on air quality. The extent of effects is unclear at this stage as traffic modelling has not been undertaken. For scenario 1, the overall effect on natural resources is predicted to be a minor (potential/moderate) negative effect to take account of the slightly higher potential for effects upon soil and biodiversity compared to Scenario 2. For scenario 2, the effects on natural resources are predicted to be a minor negative to reflect disturbance and loss of wildlife habitats and species.			

Cumulative appraisal for each SA Topic (example)

	Selected Rural Villages								Rural Centres			Key Centres	SRC	PUA	Overall Score	
Option 2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
Option 3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Overall appraisal of sustainability for each option (example)

	Option A (Core Strat)	Option B Scraptoft North SDA	Option C (Kibworth North East SDA)	Option D (Lutterworth East SDA)
Natural Environment	XXX	XX		
Etc...				

14 Housing and employment strategy (appraisal findings for the selected spatial options)

14.1 Introduction

- 14.1.1 As described in the methodology in Chapter 13; an appraisal of the four selected spatial options was undertaken for each settlement within the settlement hierarchy (i.e. *PUA, Sub Regional Centre, Key Centres, Rural Centres and Selected Rural Villages*).
- 14.1.2 **Appendix B** sets out the detailed appraisal findings for the housing and employment options for each settlement. Each settlement-level appraisal commences with a description of the scenarios to be tested and how these relate to the four selected spatial options.
- 14.1.3 Sections 14.2 to 14.7 present a summary of effects predicted for each settlement. The following topics are presented and an overall score is predicted for each selected spatial option against the six SA topics based upon a consideration of cumulative effects across the District:
- Section 14.2: Summary of effects on natural environment;
 - Section 14.3: Summary of effects on built and natural heritage;
 - Section 14.4: Summary of effects on health and wellbeing;
 - Section 14.5: Summary of effects on resilience to climate change;
 - Section 14.6: Summary of effects on housing and economy;
 - Section 14.7: Summary of effects on resource use.
- 14.1.4 Following each summary table a short discussion is presented to identify the cumulative effects as well as the rationale for the 'overall scores' predicted for the four selected spatial options against each SA Topic.
- 14.1.5 Section 14.8 brings the overall scores together to present conclusions on the broad sustainability performance of each option across the District.

14.2 Summary of effects at settlement level on natural environment

14.2.1 This section discusses the overall score for each selected spatial option taking into consideration the effects at each settlement, how significant these are on a District level, and any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on 'natural environment'. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *biodiversity, agricultural land, soil, water geodiversity*). See Table 11.1 for the full SA Framework.

Core Strategy Option	SDA based options (one SDA)
SO2: Core Strategy	SO3: Scraftoft North SDA SO5: Kibworth North East SDA SO6: Lutterworth East SDA

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
SO2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effects	Uncertain negative effects
Neutral effect	

Selected Option 2 (Core Strategy)

- 14.2.2 Option 2 is predicted to have a moderate negative effect on natural environment overall, as there would be potential for minor negative effects on biodiversity at many of the Sustainable Rural Villages, Rural Centres and Key Centres (which constitutes a cumulative moderate negative effect on biodiversity). There would also be a cumulative loss of agricultural land (mostly grade 3).

Selected Option 3 (Scraptoft North SDA)

- 14.2.3 Similar to Selected Option 2, Selected Option 3 would have mixed effects; with some minor negative effects on wildlife predicted at certain villages and key centres but neutral effects at others. Unlike Selected Option 2 though there would be no negative effects at Ullesthorpe and Houghton on the Hill and the effects on Lutterworth would be minor rather than moderate negative. Though there may be potential for strategic green infrastructure improvements at the SDA, this has not been factored into the appraisal at this stage.
- 14.2.4 On balance a moderate negative effect is predicted for this option taking into account negative effects across the District such as cumulative effects on agricultural land (mostly Grade 3) and local wildlife sites.

Selected Option 5 (Kibworth North East SDA)

- 14.2.5 Selected Option 5 performs similarly to Selected Option 3. There would be mixed effects with some minor negative effects predicted at certain villages and key centres but neutral effects at others. The effects on the natural environment on Market Harborough, and Lutterworth are predicted to be minor, and effects at Scraptoft, Thurnby, and Bushby would be neutral (due to lower levels of growth in these locations). However, a moderate negative effect is predicted at Kibworth due to the loss of agricultural land associated with Kibworth SDA (it is unclear which parts are Grade 3a or 3b, but parcels of land to the north of the proposed SDA fall within farmland that is subject to Environmental Stewardship Agreements and is therefore of environmental and agricultural value). There may be potential for green infrastructure enhancement, but at this stage details of mitigation and enhancement measures have not been factored into this assessment.
- 14.2.6 On balance a moderate negative effect is predicted for this option taking into account effects across the District.

Selected Option 6 (Lutterworth East SDA)

- 14.2.7 Selected Option 6 performs similarly to Options 3 and 5, with a mix of effects on settlements with regards to the natural environment. Minor negative effects are predicted for some rural villages that are more sensitive in terms of biodiversity or would need to accommodate larger amounts of growth. The effects at Scraptoft, Thurnby and Bushby and Kibworth would be neutral, which is more favourable than the other three options which each have negative effects at one or both of these locations.
- 14.2.8 Major negative effects are predicted at Lutterworth to reflect a number of constraints such as the SSSI and a loss of best and most versatile agricultural land (Grade 2). However, mitigation measures have not been taken into account at this stage. Should a sensitive development be proposed that enhances green infrastructure, it ought to be possible to minimise negative effects and seek enhancements.

14.2.9 Overall, a moderate negative effect is predicted for this option taking into account effects across the District. Though there is a major constraint at the SDA (SSSI), mitigation measures ought to help reduce this effect, and the effects across the district are otherwise neutral or minor negatives in the main.

Key points and recommendations for the natural environment

14.2.10 For all four options, the effects on most settlements are only minor. Some of these effects are unavoidable and mitigation would be difficult (i.e. the loss of best and most versatile agricultural land). Localised effects on local wildlife habitats could be mitigated through plan policies, so in the main, residual effects would be neutral. However, there are some moderate negative effects at certain settlements where attention ought to be focused.

14.2.11 The SDA options have all been recorded as generating negative effects, but a comprehensive green infrastructure plan at these strategic developments ought to ensure that these effects are reduced or positive effects generated. Lutterworth SDA may present more difficulties in terms of biodiversity given the presence of Misterton Marshes SSSI.

14.2.12 Particularly negative effects (compared to other SRVs) are recorded for South Kilworth for all four options due to the probable loss of Grade 2 agricultural land and potential effects on local wildlife habitat. Given that there are no sites identified in the SHLAA 2015, it would be appropriate to adopt a windfall (infill and rounding) approach to housing delivery at South Kilworth. There are other settlements that could adopt slightly higher targets to make up this 'shortfall' without triggering significant negative effects (For example Great Glen, or Kibworth (for the alternative SDA options B and D)).

14.3 Summary of effects at settlement level on Built and Natural Heritage

14.3.1 This section discusses the overall score for each selected option taking into consideration the effects at each settlement, how significant these are on a District level any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on built and natural heritage. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *landscape & settlement character, heritage*). See Table 11.1 for the full SA Framework.

Core Strategy Option	SDA based options (one SDA)
SO2: Core Strategy	SO3: Scraftoft North SDA SO5: Kibworth North East SDA SO6: Lutterworth East SDA

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
SO2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XXX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
SO3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
SO5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
SO6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Selected Option 2 (Core Strategy)

- 14.3.2 Selected Option 2 is predicted to have a major negative effect overall as there would be either moderate or minor negative effect at the majority of rural centres and selected rural villages due to the scale of growth potentially affecting the character of these settlements and the setting of heritage assets. There would also be minor negative effects on the character of Market Harborough, Lutterworth and Scraftoft / Thurnby / Bushby, relating to effects on landscape.

Selected Option 3 (Scraftoft North SDA)

- 14.3.3 Selected Option 3 would have mixed effects, with some minor or moderate negative effects predicted on the character of certain villages and key centres but neutral effects at others. Unlike Option A, there would be no negative effects at Lubenham, Swinford, Gilmorton or Great Bowden, and the negative effects at Dunton Bassett and Houghton on the Hill would be minor rather than moderate. The SDA falls partially within a Conservation Area, which presents the potential for negative effects upon its character. It would therefore be important to ensure sensitive design and a smooth transition from the existing Conservation Area into a strategic development. Although the effects upon landscape at the SDA would lead to more prominent negative effects for Scraftoft / Thurnby / Bushby (due to development in a green wedge), the effects on Market Harborough and Lutterworth would be neutral. Therefore, overall, Option 3 is predicted to have a less negative (moderate negative) effect compared to Selected Option 2.

Selected Option 5 (Kibworth North East SDA)

- 14.3.4 Selected Option 5 performs very similarly to Option 3 with mixed effects across the district. However, unlike Option 3, Option 5 has a major negative effect in Kibworth as substantial development would occur on areas of sensitive landscape and partly within Kibworth Harcourt Conservation Area. Conversely, the effects at Scraftoft/Thurnby/Bushby, Market Harborough and Lutterworth are predicted to be neutral. A moderate negative effect is predicted overall, reflecting the major effects in Kibworth and minor/moderate negative effects at various villages and centres.

Selected Option 6 (Lutterworth East SDA)

- 14.3.5 Like Options 3 and 5, Option 6 would have mixed effects on settlements with minor negatives predicted for some rural villages and moderate effects on others that are more sensitive or would need to accommodate larger amounts of growth. Whilst there would be negative effects at Lutterworth mainly due to effects on landscape character associated with the SDA, the effects would be moderate rather than major (for an SDA at Kibworth - Option 5). The difference is mainly related to the fact that Kibworth is more constrained in terms of both landscape and built heritage; whilst the likely effects on built heritage at Lutterworth are less prominent given that designated heritage assets are located mainly in the town centre away from the SDA.
- 14.3.6 Overall, a moderate negative effect is predicted, reflecting the mix of effects at settlements across the district

Key points and recommendations for built and natural heritage

- 14.3.7 No positive effects are predicted across all four options. This is reflective of the potential effects of development upon the built and natural heritage. These findings are reflective of the strategic nature of the appraisal and do not necessarily mean that positive effects could not be generated as a result of specific site allocations and / or policies in the draft Plan.
- 14.3.8 Moderate negative effects are common across all four options for Hallaton, Bitteswell, South Kilworth, Swinford and Foxton. For each of these locations, there should be a review of the settlement's 'capacity' to accommodate growth without having a significant negative effect on built and natural heritage. For some settlements, it may be possible to reduce the quantum of housing slightly without having negative effects upon housing provision, whilst for others, mitigation should be secured by requiring character-led development (which is typically low density and rural at these settlements).
- 14.3.9 On balance, Selected Option 2 performs the worst out of the four options, due to higher levels of growth distributed to each of the SRVs and Rural Centres. The three SDA options perform similarly, with the main differences relating to the proposed SDAs themselves.

14.4 Summary of effects at settlement level on Health and Wellbeing

14.4.1 This section discusses the overall score for each Option taking into consideration the effects at each settlement; how significant these are on a District level and cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on health and wellbeing. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA topic (i.e. *education, health, recreation, open space access to services, air quality, community cohesion*). See Table 11.1 for the full SA Framework.

Core Strategy Option	SDA based options (one SDA)		
SO2: Core Strategy	SO3: Scraftoft North SDA	SO5: Kibworth North East SDA	SO6: Lutterworth East SDA

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth			
SO2	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley	Market Harborough	Scraftoft, Thurnby, Bushby	✓✓✓
	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth			
SO3	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley	Market Harborough	Scraftoft, Thurnby, Bushby	✓✓
	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth			
SO5	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley	Market Harborough	Scraftoft, Thurnby, Bushby	✓✓✓
	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth			
SO6	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley	Market Harborough	Scraftoft, Thurnby, Bushby	✓✓✓
	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth			

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Selected Option 2 (Core Strategy)

- 14.4.2 Option 2 is predicted to have a major positive effect overall as the provision of housing (including affordable and specialist) and the potential for contributions to social / community infrastructure would deliver positive outcomes. Cumulatively, these effects would constitute a major positive, as levels of health and wellbeing ought to improve consistently across the District. There would be particular benefits for Fleckney, Market Harborough and Scraptoft / Thurnby / Bushby. Uncertain negative effects are predicted to account for potential effects on air quality at Lutterworth, Market Harborough and Fleckney; however, these are not likely to be significant, and do not reduce the overall positive effects on health.

Selected Option 3 (Scraptoft North SDA)

- 14.4.3 Option 3 would have mixed effects with either neutral or positive effects on health in the selected rural villages and rural centres (with the exception of a minor negative effect in Ullesthorpe). This is due to improved health and wellbeing resulting from access to housing and potential enhancements to community infrastructure and open space. There would be moderate positive effects on health and wellbeing in Fleckney and Scraptoft / Thurnby / Bushby. Unlike Option 2, there would be only neutral, rather than minor positive, effects at Great Bowden, Dunton Bassett and Kibworth. The benefits at Fleckney and Market Harborough would be moderate rather than major as under Option 2. Consequently, a moderate positive effect is predicted overall. Uncertain negative effects are predicted to account for potential effects on air quality at Lutterworth, Market Harborough, Houghton on the Hill and Fleckney; however, these are not likely to be significant, and do not reduce the overall positive effects on health.

Selected Option 5 (Kibworth North East SDA)

- 14.4.4 Option 5 performs similarly to Option 3. It would have mixed effects with either neutral or positive effects on health in the selected rural villages and rural centres (with the exception of a minor negative effect in Ullesthorpe). For the SRVs, Option 3 and 5 perform the same, with the exception of positive effects at Church Langton for Option 5 and not Option 3. At the Rural Centres, Option 5 performs much better, with major positive effects at both Fleckney and Kibworth (due to infrastructure upgrades, jobs and housing provision at a new community). The SDA in Kibworth would contribute to positive effects in surrounding villages such as Fleckney, Great Glen and Church Langton. Similar to the alternative options, there would also be positive effects at Lutterworth, Market Harborough and Scraptoft, Thurnby and Bushby. Uncertain negative effects are predicted to account for potential effects on air quality at Lutterworth, Market Harborough and Fleckney; however, these are not likely to be significant, and do not reduce the overall positive effects on health.
- 14.4.5 Overall, the cumulative effects across the district are predicted to be a major positive.

Selected Option 6 (Lutterworth East SDA)

- 14.4.6 Option 6 would have either positive or neutral effects on all settlements. Compared to Selected Options 2, 3 and 5, this option is more positive for South Kilworth, Bitteswell and Gilmorton due to the benefits of the SDA at Lutterworth and proximity to potential jobs growth at Magna Park.
- 14.4.7 There would also be minor positive effects in Scraptoft / Thurnby / Bushby, moderate positive effects in Market Harborough and a major positive effects in Lutterworth (due to infrastructure upgrades, jobs and housing provision at a new community). However, uncertain negative effects are

predicted to account for potential effects on air quality at North Kilworth, Bitteswell, Gilmorton, Ullesthorpe, Market Harborough and Fleckney; however, these are not likely to be significant, and do not reduce the overall positive effects on health.

- 14.4.8 Overall, a major positive effect is predicted, as this Option performs the best at the SRV level, whilst also having similar positive effects for the Rural Centres, Key Centres and Market Harborough.

Key points and recommendations for health and wellbeing

- 14.4.9 Positive effects on health and wellbeing are predicted for the majority of settlements across the district regardless of the option. This is mainly due to the provision of housing to meet local needs, support for local community shops and services and access to jobs, particularly at Market Harborough, Lutterworth (particularly for Option 6), Fleckney and Kibworth (for Option 5). Effects at some settlements are only neutral. This reflects low levels of growth (e.g. Church Langton) and / or the potential for positive effects to be offset by increased pressure on education and health services (e.g. Lubenham).
- 14.4.10 Negative effects are predicted at Ullesthorpe under Options 2 and 5. These are due to low levels of growth that could limit the potential for affordable and market housing provision, acting as a negative effect on health in the long term. Given that negative effects upon the environment have not been identified for Ullesthorpe at any of the tested levels of growth, it ought to be possible to increase housing in this settlement for any of the options; helping to ensure that no settlements across the district experience negative effects upon health and wellbeing.

14.5 Summary of effects at settlement level on Resilience to Climate Change

Core Strategy Option	SDA based options (one SDA)			
SO2: Core Strategy	SO3: Scraftoft North SDA	SO5: Kibworth North East SDA	SO6: Lutterworth East SDA	

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
SO2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✘
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	?
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	?
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	?
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

- 14.5.1 For all four options, the effects are predicted to be neutral or an uncertain negative effect for the majority of settlements. These uncertainties relate to the lack of detail about site allocations at this stage, but it is not anticipated that flood risk would be a major issue (Though some site options are at risk of flooding, including the SDA at Lutterworth).
- 14.5.2 In the main, it is unlikely that development would take place in areas at risk of fluvial flooding as there would be a need to apply the sequential and exception tests. It would also be necessary to consider and secure Sustainable Urban Drainage systems to ensure that developments were not at risk of flooding and did not increase flood risk elsewhere.
- 14.5.3 Minor negative effects are predicted in Fleckney for all four options and for Market Harborough for Selected Option 2. This reflects higher levels of growth and the potential for increased surface water flooding.

Key points and recommendations for climate change resilience

- 14.5.4 No specific recommendations have been identified.

14.6 Summary of effects at settlement level on Housing and Economy

14.6.1 This section discusses the overall score for each Option taking into consideration the effects at each settlement, how significant these are on a District level and any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on housing and economy (excluding consideration of Strategic Distribution provision). The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *housing delivery, rural economy, investment*). See Appendix B for the full SA Framework.

Core Strategy Option	SDA based options (one SDA)		
SO2: Core Strategy	SO3: Scraftoft North SDA	SO5: Kibworth North East SDA	SO6: Lutterworth East SDA

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
SO2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thumby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thumby, Bushby	✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thumby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxton	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thumby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Selected Option 2 (Core Strategy)

- 14.6.2 Selected Option 2 is predicted to have a significant and major positive effect on housing and economy, as there would be benefits for the majority of settlements through the provision of greater housing choice, affordable housing and increased spending in village and town centres. The effects would be 'spread fairly evenly' across the District, though for some settlements the effects would be neutral, minor and for others moderate.

Selected Option 3 (Scraptoft North SDA)

- 14.6.3 Option 3 would have mostly positive effects across the District by supporting modest housing growth in village and rural centres and more pronounced growth in the main centres of Lutterworth and Market Harborough and at an SDA at Scraptoft. However, unlike Option 2, negative effects are predicted for Ullesthorpe, and only neutral effects for Kibworth. This is due to low levels of growth in these areas which could affect the ability of residents to access housing in the longer term and could be missed opportunities to further support the vitality of these settlements. The positive effects at some of the SRVs would also be less pronounced compared to all three alternative options. This is because the two alternative SDA options involve employment growth that could benefit certain nearby settlements, whilst the Core Strategy approach delivers a greater level of housing to the SRVs overall.
- 14.6.4 This option would see a major positive effect in the Scraptoft area through the delivery of an SDA, although the viability and deliverability of an SDA still needs to be established. Overall, a moderate positive effect is predicted reflecting the positive effects across the district, but taking account of the negative effects that would occur at others.

Selected Option 5 (Kibworth North East SDA)

- 14.6.5 Option 5 is predicted to have a major significant positive effect as there ought to be beneficial effects on housing and economy at the majority of settlements through the provision of greater housing choice, affordable housing and increased spending in village and town centres. This Option would also see a major positive effect in Kibworth and surrounding settlements (e.g. Fleckney) through the delivery of an SDA. Although minor negative effects are predicted for Ullesthorpe, these are outweighed by the more prominent positives elsewhere.

Selected Option 6 (Lutterworth East SDA)

- 14.6.6 Option 6 is predicted to have a major significant positive effect as there would be positive effects on housing and economy at the majority of settlements through the provision of greater housing choice, affordable housing and increased spending in village and town centres. There would be a major positive effect on Lutterworth and surrounding settlements through the delivery of an SDA. Neutral effects are predicted for Great Glen and Kibworth due to the lack of growth. Although there are substantial commitments and completions at these settlements, a lack of further growth could be viewed as missed opportunities. It should be possible to increase growth at these locations without having a detrimental effect at other settlements.
- 14.6.7 This Option is most favourable with regards to matching housing growth close to areas of jobs growth. An SDA at Lutterworth would help to provide housing close to potential job opportunities from expansion at Magna Park (should this be a part of the Council's preferred strategy for strategic distribution).

Key points and recommendations for housing and economy

- 14.6.8 Positive effects on housing and economy are predicted for the majority of settlements across the district regardless of the option. This is mainly due to the provision of housing to meet local needs and support for the vitality of settlements.
- 14.6.9 Effects at some settlements are only neutral (Tilton) or uncertain positive (South Kilworth, Tugby). This reflects low levels of growth in these locations, which would not support further local housing provision.
- 14.6.10 Negative effects are predicted at Ullesthorpe for Options 3 and 5, and only neutral effects at Great Glen and Kibworth under for Options 3 and 6. These are due to very low levels of growth at Rural Centres: which as higher order settlements than the SRVs ought to be capable of accommodating more housing growth to meet needs in more accessible locations. Though these two settlements are both experiencing growth due to a substantial amount of commitments and completions, it is considered reasonable that a small amount of further growth could be accommodated to allow for more sensitive targets to be set at settlements where significant negative effects upon character could be experienced.
- 14.6.11 Given that negative effects upon the environment have not been identified for Great Glen for any of the 4 options, it ought to be possible to increase housing here for any of the options, helping to ensure that positive effects are generated for Great Glen. With regards to employment land provision, Option 3 provides the lowest overall figure of the four options, given that it would not involve an element of employment alongside the SDA at Scraftoft. However, it would provide access to jobs in the Leicester Urban Area. Option 6 would be particularly positive in terms of providing accommodation to communities in the west of the District, where there is good access to major centres of employment such as Magna Park (which may expand further).

14.7 Summary of effects at settlement level on Resource Use

14.7.1 This section discusses the overall score for each Option taking into consideration the effects at each settlement, how significant these are on a District level and any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on resource use. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. energy efficiency, water efficiency, carbon emissions). See Table 11.1 for the full SA Framework.

Core Strategy Option	SDA based options (one SDA)
SO2: Core Strategy	SO3: Scraftoft North SDA SO5: Kibworth North East SDA SO6: Lutterworth East SDA

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
SO2	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✗
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO3	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO5	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
SO6	Bitt'well	C'Lang	C.Magna	D'Bass	Foxtan	Gilmor	G'Bowd	G'East	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Selected Option 2 (Core Strategy)

- 14.7.2 Option 2 is predicted to have a minor negative effect overall as it would distribute more housing to rural villages, than under other options, which are less well served by services, jobs and public transport. Given that car travel is the dominant form of transport it is predicted that this could lead to an increase in carbon emissions from travel which would have a cumulative effect across the District.
- 14.7.3 This increase in emissions from 'rural areas' could be offset somewhat by supporting growth in Market Harborough, Lutterworth and Scraptoft / Thurnby / Bushby. However, nine out of twenty three settlements would contribute negative effects in terms of carbon emissions. Therefore, a minor negative effect is predicted overall.

Selected Option 3 (Scraptoft North SDA)

- 14.7.4 Option 3 is predicted to have mixed effects in terms of the emissions generated from travel from Rural Villages and Rural Centres. At some settlements, there would be neutral effects, whilst at other SRVs there would be minor negative effects. At the Rural Centres, there would be mostly neutral or positive effects, with only Fleckney having a negative effect. There would also be substantial provision of housing in Market Harborough which could help to reduce further emissions from travel by locating new housing in the most accessible locations. The delivery of an SDA at Scraptoft also ought to promote sustainable growth although it would be likely that car trips into Leicester would continue. Consequently a neutral effect is predicted overall across the District.

Selected Option 5 (Kibworth North East SDA)

- 14.7.5 Option 5 is predicted to have a mostly neutral effect in terms of the emissions generated from travel from selected rural villages and Rural Centres (although a handful of settlements could contribute to an increase in emissions). However, there would be substantial provision of housing in Market Harborough, which could help to reduce further emissions from travel by locating new housing in the most accessible locations. The delivery of an SDA in Kibworth also ought to promote sustainable growth, although it would be likely that car trips would continue to be the dominant mode of travel. Consequently a neutral effect is predicted overall across the District.

Option 6 (Lutterworth East SDA)

- 14.7.6 Option 6 is predicted to have a mostly neutral effect in terms of the emissions generated from travel across the District, with the fewest negative effects out of the four options. There would also be substantial provision of housing in Market Harborough, which could help to reduce further emissions from travel by locating new housing in the most accessible locations. The delivery of an SDA in Lutterworth also ought to promote sustainable growth, and good links to jobs (for example at Magna Park); although it would be likely that car trips would continue to be the dominant mode of travel. Though there would be no SDA at Kibworth, there would also be positive effects here as it has better access to services than settlements at the SRVs. On balance a minor positive effect is predicted across the district as the positive effects at certain settlements outweigh the negative effects predicted for others.

Key points and recommendations for resource use

14.7.7 Minor negative effects are predicted at some of the SRVs for each option. This is largely due to the broadly poorer accessibility to services, facilities, jobs and sustainability at these settlements. Planning policy can help somewhat by encouraging active and sustainable modes of travel. However, it is difficult to reverse the trend of car reliance in these areas.

14.8 Overall Summary / Conclusions

14.8.1 **Table 14.1** below presents a summary of the sustainability performance of each of the four selected strategic options against the six Sustainability Topics. These scores have been reproduced from the summary tables in the preceding sections and reflect the cumulative effects for each option, taking into account the effects at each settlement and ‘as a whole’ across the district. Essentially, this section represents the ‘conclusions’ to the appraisal of the four strategic options.

Table 14.1: Sustainability summary for the strategic options

	Selected Option 2 (Core Strategy)	Selected Option 3 (Scraptoft North SDA)	Selected Option 5 (Kibworth North East SDA)	Selected Option 6 (Lutterworth East SDA)
Natural Environment	xx	xx	xx	xx
Built and Natural Heritage	xxx	xx	xx	xx
Health and Wellbeing	✓✓✓	✓✓	✓✓✓	✓✓✓
Resilience to climate change	x	?	?	?
Housing and Economy	✓✓✓	✓✓	✓✓✓	✓✓✓
Resource Use	x	-	-	✓

14.8.2 All four options are predicted to have significant positive effects upon health and wellbeing, housing and the economy for Harborough District. This is to be expected given that each option would help to meet housing needs across the district for each option, plan for the increased provision of employment land to support new and higher quality jobs, and by supporting infrastructure improvements. Options 2, 5 and 6 each generate major positive effects, but Option 3 only generates moderate positive effects on these two SA topics due to the lower provision of employment land overall which does not generate as many positive effects overall compared to the other three options.

- 14.8.3 The environmental effects are fairly consistent across the options, with a cumulative loss of best and most versatile agricultural land predicted to occur, as well as pressure on local wildlife habitats and species. Although the loss of agricultural land is negative in terms of the quantity lost, this is not significant on a district level, given that it represents a small proportion of the total. It should be possible to avoid Grade 2 agricultural land. Though this depends upon the specific sites selected. For Option 6 though, there would likely be a loss of Grade 2 land associated with the SDA.
- 14.8.4 It is harder to quantify effects upon biodiversity, but the potential for effects is an issue that will need to be tackled through site allocations and plan policies. It is likely that mitigation and enhancement could help to minimise effects, but it will be important to minimise cumulative effects and take advantage of opportunities to enhance biodiversity through green infrastructure provision. The SDA at Lutterworth presents a particular issue with regards to the presence of a SSSI. It is presumed that development here would need to avoid this sensitive location and demonstrate how effects would be managed.
- 14.8.5 With regards to 'built and natural heritage', all four options are predicted to have negative effects on the character of settlements across the district, mainly due to a change in the scale of settlements and (particularly for the SDAs) the surrounding landscapes. For Kibworth North East SDA (Option 5) and Scraftoft North SDA (Option 3) the effects upon heritage assets would be more likely to be significant given that both encroach into Conservation Areas and contain or are adjacent to listed buildings. The effects at Lutterworth SDA (Option 6) are less pronounced given that the proposed site is somewhat 'separated' from heritage assets in the town by the M1.
- 14.8.6 Option 2 performs the most negatively for both the natural environment and the built and natural environment, due mainly to the increased levels of growth at the SRVs, which could affect their character, and / or local biodiversity resources.
- 14.8.7 Option 2 is also the only option where a negative effect is predicted with regards to climate change resilience. This is largely due to higher rates of growth in some settlements and the possibility that meeting higher growth could mean consideration of areas that are at greater risk of flooding. The SDA options, would also each present better opportunities to secure strategic flood management measures into a comprehensive masterplan for the sites. Although Lutterworth SDA does contain some areas at risk of flooding, the site is of a strategic scale to allow these areas to be avoided.
- 14.8.8 Options 3, 5 and 6 all involve one SDA, at Scraftoft, Kibworth and Lutterworth respectively. The effects are therefore very similar at a District level. However, Option 3 scores less positively against health and wellbeing and housing and economy. This is in the main due to the lack of employment development at the Scraftoft SDA (meaning a lower overall employment target compared to the alternatives).
- 14.8.9 Options 5 and 6 perform almost the same overall (with slight differences across the different settlements), with Option 6 slightly 'edging' Option 5 due to a minor positive effect on resource that is predicted compared to a neutral effect for Option 5.
- 14.8.10 In terms of matching job opportunities to housing growth, Option 6 is perhaps the most desirable as it would provide substantial housing nearby to Magna Park, which is a potential location for major employment growth. Though Kibworth and Scraftoft have their own strengths and links with areas such as Leicester, it is considered that Option 6 is the most balanced approach.
- 14.8.11 With regards to meeting housing needs, each option sets out a broadly appropriate spread of housing to meet 'Harborough's' needs. However, Options 2 and 3, which propose substantial growth close to the Leicester urban area are well placed to meet any unmet needs from Leicester City should these needs arise. However, it is recognized that other settlements that are not as close to Leicester may also have strong links, and this would need to be explored further.

14.8.12 It is important to remember that the effects that have been predicted do not take account of proposed mitigation measures for the potential SDAs. It is recognised that these negative effects could possibly be effectively mitigated due to the potential for strategic green infrastructure enhancements. The extent to which negative effects could be mitigated and positives enhanced may alter the effects predicted overall for Options 3, 5 and 6.

14.9 Mitigation and enhancement

14.9.1 Negative effects predicted at this stage did not necessarily mean that taking forward a particular option would definitely lead to the realisation of such negative effects. It is possible to mitigate negative effects and enhance positives and this becomes more apparent when further Plan details are developed (for example specific site allocations and Plan policies). Mitigation and enhancement measures have been identified within the settlement level appraisals (see Appendix B). These have been drawn together and summarized below under five key issues. When the Council has determined its preferred strategic approach, these mitigation and enhancement measures were taken into consideration to help minimize negative effects and maximise the positive effects.

Key issue	Recommendations	Actions Taken
<p>Potential effects on the character of the built and natural environment, particularly in villages and rural centres that are low density and small scale.</p>	<p>Development ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlements. Where development is adjacent to a Conservation Area, it would be beneficial to apply the design principles of the Conservation Area into the new development even though it may not fall within this area as this would help to ensure a controlled transition between the Conservation Area and the new development. Development also ought to respect the approaches into selected rural villages and rural centres, as these act as the 'gateways' to settlements.</p> <p>For all options, the level of development proposed at Hallaton, Bitteswell, South Kilworth, Swinford and Foxton is predicted to have moderate negative effects on their character and minor / moderate negative effects on the natural environment. Reducing the level of housing here could help to mitigate these effects, and would not lead to significant negative effects on other aspects of sustainability (i.e. housing, economy and health). Conversely, there are settlements where negative or neutral effects have been identified due to low levels of growth (Ullesthorpe and Great Glen, or Kibworth under Options 3 and 6). An increase in growth here could be accommodated whilst having fewer negative effects on the built and natural environment.</p>	<p>Minor changes made to lower housing targets for Bitteswell, Swinford, South Kilworth, Foxton. Target for Great Glen higher in preferred option.</p>
<p>Some settlements contain dwellings that are not connected to the mains gas or electricity networks</p>	<p>New development should be connected to the gas and electricity networks. Where possible, improved connectivity for those dwellings that are reliant upon oil and electric heating should be sought.</p>	<p>No specific change made. SS1 focusses development in sustainable settlements, where mains services are generally available.</p>

Key issue	Recommendations	Actions Taken
<p>Development under all options will lead to the loss of agricultural land throughout the district (some of which could be best and most versatile)</p>	<p>The loss of agricultural land (some of which would be likely to be Grade 3a/3b, and to a lesser extent Grade 2 depending upon the preferred approach) will lead to a cumulative negative effect. For smaller scale developments it may be difficult to offset this loss. However, under an SDA approach it may be possible to 'offset' the loss of agricultural land somewhat through the provision of community allotments on site (<i>should the land be identified as Grade 2 or Grade 3a</i>). The data available only identifies if agricultural land is Grade 3, and does not break it down into 3a (which is best and most versatile) and 3b (which is not). A precautionary approach has been taken, though more detailed surveys are required to confirm classifications.</p>	<p>Allotments is covered generally by Policy G12c. Policy L1 also requires specific allotment provision at the Lutterworth SDA.</p>
<p>Where significant growth occurs, there is potential for increases in surface water run-off.</p>	<p>Development ought to deliver a net reduction or neutral effect on surface water run-off rates, rather than seeking to '<i>minimise the net increase</i>' (which suggests that an increase is anticipated and accepted). A review of Policy CS10 would be beneficial.</p>	<p>Policy C4 SuDS included. Policy requires SUDS meet the green field run off rate and constrain peak flows.</p>
<p>The low levels of development at Great Glen, Ullesthorpe, (under SDA options) and Kibworth (Options B and D) could lead to less positive effects on health, wellbeing, housing and economy (<i>than relying on completions and commitments alone</i>).</p>	<p>By increasing housing provision at some settlements, it may be possible to generate positive effects without affecting the overall spatial strategy.</p> <p>As discussed above; an increase in growth at Great Glen and Kibworth would not be expected to have significant negative effects upon the built and natural environment. However, it would generate positive effects in these settlements, whilst mitigating negative effects at more sensitive locations (For example South Kilworth).</p> <p>Under options 3 and 6, it ought to be possible to increase housing delivery in Kibworth (given its role as a Rural Centre) without significantly affecting the built or natural environment. This would help to generate more positive effects on well-being, housing and economy should the preferred approach be option 3 or 6 (which involve no/low growth at Kibworth and Great Glen).</p>	<p>Minor change has been made. Provision at Ullesthorpe and Great Glen (due to commitments and minor change), is higher under the preferred option.</p>

14.10 What is the preferred option and why?

- 14.10.1 In October 2016 findings of the further assessment of selected spatial Options 2, 4, 5 and 6 , including the results of SA, led to Option 6 (involving a Strategic Development Area on land East of Lutterworth) being identified as the recommended preferred option. It was also determined that the Scraftoft North SDA (variant of Option 4) should be identified as an addition to the preferred option, as a reserve site to be released if needed to contribute to meeting housing need from elsewhere.
- 14.10.2 The decision took into account assessment based on a wide variety of evidence and further information on: deliverability and risks associated with the east of Lutterworth SDA, transport modelling, updated housing delivery projections, and the location of SDAs in relation to Harborough's needs and other matters. In November 2016 the Council's Executive noted Option 6 as the preferred option, together with a variant of Option 4 (as the basis for the draft Local Plan and IDP, subject to the risks associated with the East of Lutterworth SDA being satisfactorily addressed.
- 14.10.3 The completion of the HEDNA in early 2017, and ongoing liaison on and clarification of details for the SDAs resulted in the identification of an amended preferred option comprising a hybrid of Option 6 involving a SDA east of Lutterworth and the variation of Option 4 Scraftoft North SDA, but with the latter no longer being a reserve site solely to meet unmet needs from elsewhere under the Duty to Cooperate and with an additional 20% flexibility allowance in total provision to meet both unmet needs and other unforeseen circumstances. In preparing the report recommending this amended approach, officers considered a range of alternative approaches as possible ways forward. Of these two could be considered to be reasonable alternatives that could have been selected but which did not offer the same benefits as the East of Lutterworth/ Scraftoft North hybrid.
- 14.10.4 The next section of this report discusses the summary of effects of the preferred option (referred to as Alternative A for the purposes of this SA) and the two other reasonable alternatives which could potentially have been selected to deliver a sound plan to the current timetable. These have been termed Alternatives B and C for this SA

15 Housing and employment strategy (final spatial alternatives)

15.1 Introduction

15.1.1 The preferred option (Alternative A) re-configured the previous preferred option (Option 6 plus a reserve site at Scraptoft North- Option 4 variation) to deliver the higher level of growth of 12,800 by including the Scraptoft North SDA as contributing to general housing need as well as the need of adjoining authorities and was appraised. Alternative B, replacing the East of Lutterworth SDA with Kibworth North and East SDA and retaining Scraptoft North as a reserve and Alternative C allocating all 3 SDA's with Scraptoft as a reserve, were the only two (out of 5 possible approaches) deemed reasonable to test from an SA perspective against the preferred option at this stage of the plan making process.

15.2 Summary of effects at settlement level on natural environment

15.2.1 This section discusses the overall score for each of the final spatial alternatives taking into consideration the effects at each settlement, how significant these are on a District level, any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on 'natural environment'. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *biodiversity, agricultural land, soil, water geodiversity*).

SDA based options

A. Lutterworth East SDA and Scraptoft North SDA

B. Kibworth SDA and Scraptoft North SDA

C. All three SDAs

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxtan	Gilmor	G'Bowd	G'East& B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	
A	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				×
	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxtan	Gilmor	G'Bowd	G'East& B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	×
B	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				×
	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxtan	Gilmor	G'Bowd	G'East& B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	×
C	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				×
	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxtan	Gilmor	G'Bowd	G'East& B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	×

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effects	Uncertain negative effects
Neutral effect	

Option A

- 15.2.2 For the majority of settlements a neutral effect is predicted. This is broadly due to a low scale of growth at individual settlements and / or low sensitivity. Where growth is higher, and the potential for disturbance of habitats and loss of agricultural land is greater, negative effects could occur (e.g. Market Harborough Fleckney, Swinford, Medbourne, South Kilworth, Tilton).
- 15.2.3 The SDAs at Lutterworth and Scraftoft are both located on land designated for biodiversity value, and therefore potential for significant negative effects exists. However, it would be expected that mitigation and enhancement measures would be secured.
- 15.2.4 Overall, a minor negative effect is predicted across the district. This reflects the largely neutral effects for most settlements, but acknowledges that in some locations, there will be a loss of agricultural land, and some effects on biodiversity of local value. It also reflects the more substantial effects that could occur at the SDAs. Cumulatively, the effects on the natural environment would still only be expected to be minor (provided that the potential effects on the SSSI at Lutterworth are carefully managed).

Option B

- 15.2.5 For the majority of settlements a neutral effect is predicted. This is broadly due to a low scale of growth at individual settlements and / or low sensitivity. Where growth is higher, and the potential for disturbance of habitats and loss of agricultural land is greater, negative effects could occur (e.g. Market Harborough Fleckney, Swinford, Medbourne, South Kilworth, Tilton).
- 15.2.6 The SDA at Scraftoft is located on land designated for biodiversity value, and therefore potential for negative effects exists. However, it would be expected that mitigation and enhancement measures would be secured.
- 15.2.7 At Kibworth, there would be a substantial loss of best and most versatile agricultural land.
- 15.2.8 Overall, a minor negative effect is predicted across the district. This reflects the largely neutral effects for most settlements, but acknowledges that in some locations, there will be a loss of agricultural land, and some effects on biodiversity of local value. It also reflects the more substantial effects that could occur at the SDAs. Cumulatively, the effects on the natural environment would still only be expected to be minor (provided that the potential effects on the SSSI at Lutterworth are carefully managed).

Option C

- 15.2.9 For the majority of settlements a neutral effect is predicted. This is broadly due to a low scale of growth at individual settlements and / or low sensitivity. Where growth is higher, and the potential for disturbance of habitats and loss of agricultural land is greater, negative effects could occur (e.g. Market Harborough Fleckney, Swinford, Medbourne, South Kilworth, Tilton).
- 15.2.10 The SDAs at Lutterworth and Scraftoft are both located on land designated for biodiversity value, and despite growth within the plan period being less at the SDAs, the potential for negative effects would still exist (though at a lower magnitude compared to the higher scale SDA options. It is also expected that mitigation and enhancement measures would be secured.

15.3 Summary of effects at settlement level on Built and Natural Heritage

15.3.1 This section discusses the overall score for each of the final spatial alternatives taking into consideration the effects at each settlement, how significant these are on a District level any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on built and natural heritage. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *landscape & settlement character, heritage*).

SDA based options		
A. Lutterworth East SDA and Scraftoft North SDA	B. Kibworth SDA and Scraftoft North SDA	C. All three SDAs

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
A	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxtan	Gilmor	G'Bowd	G'East & B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
B	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxtan	Gilmor	G'Bowd	G'East & B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
C	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxtan	Gilmor	G'Bowd	G'East & B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	XX
	Hall'ton	Lubham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Discussion

15.3.2 Each of the options is predicted to have similar effects across the district, with the differences only occurring as a result of which combination of SDA development is proposed. This is because the distribution of growth elsewhere is broadly the same.

15.3.3 At settlements where no or little growth is proposed, neutral effects are predicted. For the selected rural villages, a mix of effects is recorded. For some settlements, a minor negative effect is predicted, reflecting effects on the character of the built environment on edge of settlement sites.

- 15.3.4 For settlements where the built environment is particularly sensitive, the effects are predicted to be moderately negative. For example, in Hallaton and Swinford, development could take place in the Conservation Area.
- 15.3.5 Each of the SDAs has potential for negative effects on landscape character due to their large size. Scraptoft North is also within the current Leicester / Scraptoft Green Wedge. As this SDA is included within all the options, it would have the same effect once built-out. However, for Option C, the effects in the plan period would be less prominent.
- 15.3.6 For option A, the Lutterworth SDA is predicted to have a moderate negative effect on built and natural environment. Whilst the sites development could improve access to the countryside and relieve some traffic in Lutterworth centre, it would change the character of the landscape and could affect the setting of heritage assets.
- 15.3.7 The effects for Kibworth are predicted to be the most prominent as the SDA falls within parts of the Conservation Area and also involves development of land that is mainly classified as having 'medium-low' capacity to accommodate change.
- 15.3.8 Overall, each of the options is predicted to have a moderate negative effect, which reflects the combination of effects at settlements across the district. Though many of the effects are only minor or neutral for the smaller settlements, the cumulative effects are predicted to be moderate, particularly when the effects of the SDAs are taken into consideration. Each of the options scores the same overall, and there is not much to separate the options given their similarities. However, Option B would generate the only major significant effect (At Kibworth), which is perhaps less well balanced when compared to options A and C.

15.4 Summary of effects at settlement level on Health and Wellbeing

15.4.1 This section discusses the overall score for each of the final spatial alternatives taking into consideration the effects at each settlement; how significant these are on a District level and cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on health and wellbeing. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA topic (i.e. education, health, recreation, open space access to services, air quality, community cohesion).

SDA based options		
A. Lutterworth East SDA and Scraftoft North SDA	B. Kibworth SDA and Scraftoft North SDA	C. All three SDAs

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
A	<i>Bitt'well</i>	<i>C/E Lang</i>	<i>Claybrks</i>	<i>D'Bass</i>	<i>Foxton</i>	<i>Gilmor</i>	<i>G'Bowd</i>	<i>G'East& B</i>	<i>Billesdon</i>	<i>Fleckney</i>	<i>G. Glen</i>	<i>Kibworth</i>	<i>Lutterworth</i>	<i>Market Harborough</i>	<i>Scraftoft, Thumby, Bushby</i>	✓✓✓
	<i>Hall'ton</i>	<i>C/E Lang</i>	<i>M'bourne</i>	<i>S.Kilwor</i>	<i>Swinf</i>	<i>Tilton</i>	<i>N'Kilwor</i>	<i>Tugby</i>	<i>H'Bosworth</i>	<i>Ull'thorpe</i>	<i>Houghton on the Hill</i>	<i>Br' Astley</i>				
B	<i>Bitt'well</i>	<i>C/E Lang</i>	<i>Claybrks</i>	<i>D'Bass</i>	<i>Foxton</i>	<i>Gilmor</i>	<i>G'Bowd</i>	<i>G'East& B</i>	<i>Billesdon</i>	<i>Fleckney</i>	<i>G. Glen</i>	<i>Kibworth</i>	<i>Lutterworth</i>	<i>Market Harborough</i>	<i>Scraftoft, Thumby, Bushby</i>	✓✓✓
	<i>Hall'ton</i>	<i>Lub'ham</i>	<i>M'bourne</i>	<i>S.Kilwor</i>	<i>Swinf</i>	<i>Tilton</i>	<i>N'Kilwor</i>	<i>Tugby</i>	<i>H'Bosworth</i>	<i>Ull'thorpe</i>	<i>Houghton on the Hill</i>	<i>Br' Astley</i>				
C	<i>Bitt'well</i>	<i>C/E Lang</i>	<i>Claybrks</i>	<i>D'Bass</i>	<i>Foxton</i>	<i>Gilmor</i>	<i>G'Bowd</i>	<i>G'East& B</i>	<i>Billesdon</i>	<i>Fleckney</i>	<i>G. Glen</i>	<i>Kibworth</i>	<i>Lutterworth</i>	<i>Market Harborough</i>	<i>Scraftoft, Thumby, Bushby</i>	✓✓✓
	<i>Hall'ton</i>	<i>Lub'ham</i>	<i>M'bourne</i>	<i>S.Kilwor</i>	<i>Swinf</i>	<i>Tilton</i>	<i>N'Kilwor</i>	<i>Tugby</i>	<i>H'Bosworth</i>	<i>Ull'thorpe</i>	<i>Houghton on the Hill</i>	<i>Br' Astley</i>				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Discussion

15.4.2 Each of the options is predicted to generate positive effects across the district by delivering new homes and accompanying support for services and facilities. In the main these effects are only minor due to the small scale of growth at most settlements. In settlements with no further growth proposed, the effects are predicted to be neutral. The effects are not considered to be negative, because existing commitments and completions should ensure that the settlements still grow and help to support local health and wellbeing through new housing, facilities and services.

15.4.3 Where substantial growth is proposed at Market Harborough and the SDAs, the effects are predicted to be very positive, as there would be support for new educational facilities, healthcare, community facilities and open space in addition to affordable housing, and employment opportunities (for

Lutterworth and Kibworth SDAs only). These effects would benefit new and nearby communities, and therefore each option is predicted to have a significant major positive effect overall on health and wellbeing.

- 15.4.4 Uncertain negative effects are recorded to reflect a potential for increased traffic and congestion which could affect air quality. This is associated with higher concentrations of growth at the larger settlements (e.g. Market Harborough) or proximity to one of the SDAs. Though Kibworth SDA and Lutterworth SDA ought to ease congestion in the settlements themselves with the completion of a bypass, there could be effects on nearby settlements.
- 15.4.5 Though each option scores the same overall there are some differences in how the benefits would be experienced across the district. Options A and C would benefit more of the SRVs compared to Option B; whilst Option B would be more beneficial to the rural centres of Fleckney and Kibworth. Option C perhaps spreads the benefits of development most evenly.
- 15.4.6 At Lutterworth SDA, the lower scale of growth in the plan period under Option C would not support the anticipated link road. This could lead to increased traffic in the town centre during the plan period, and have a more negative effect on air quality compared to options A and B.
- 15.4.7 At settlements close to the SDAs, there could be increased traffic, which could have negative effects on air quality, though this would be at a lower magnitude than for options A and B.

15.5 Summary of effects at settlement level on Resilience to Climate Change

15.5.1 This section discusses the overall score for each of the final spatial alternatives taking into consideration the effects at each settlement; how significant these are on a District level and cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on resilience to climate change. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA topic (i.e. *Flooding, green infrastructure*).

SDA based options

A. Lutterworth East SDA and Scraptoft North SDA

B. Kibworth SDA and Scraptoft North SDA

C. All three SDAs

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
A	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G'East&B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
B	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G'East&B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			
C	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G'East&B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraptoft, Thurnby, Bushby	-
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill		Br' Astley			

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Discussion

15.5.2 The distribution of development between the SRVs is virtually the same for each of the three options, and so the effects are predicted to be the same for each option. Neutral effects are predicted for all settlements apart from Medbourne and South Kilworth, where an uncertain negative effect is predicted due to the presence of flood zones 2 and 3 within the settlements, and uncertainty about where development would occur.

15.5.3 With the exception of Kibworth, the distribution between the rural centres is also broadly the same, and so effects for each option are predicted to be the same. Potential minor negative effects have been identified for Fleckney for each option, due to cumulative effects on surface water run-off. Though there are differences in development between each option for Kibworth, flood risk is not likely to be an issue for any. Although development on greenfield land could have negative effects on surface water run-off, it is likely that development of an SDA would involve SUDs as an integral feature. Therefore, an uncertain positive effect is predicted at Kibworth for Options B and C. The same is the case for the SDA at Scraptoft, which is included within each of the three options.

- 15.5.4 For Lutterworth, the effects are also predicted as an uncertain positive effect, as though some areas are at risk of flooding it is likely these would be avoided and SUDs could potentially enhance resilience.
- 15.5.5 Overall, a neutral effect is predicted for each option. Though there are negative effects identified in Fleckney and Market Harborough to reflect potential cumulative effects on surface water run-off, these are only likely to be minor (or neutral if mitigation is secured). At the SDAs, it is expected that SUDs would be secured, and at the very least, a neutral effect should be secured. For all other settlements, flood risk is not highlighted as an issue in those locations or cumulatively.

15.6 Summary of effects at settlement level on Housing and Economy

15.6.1 This section discusses the overall score for each of the final spatial alternatives taking into consideration the effects at each settlement, how significant these are on a District level and any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on housing and economy (excluding consideration of Strategic Distribution provision). The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *housing delivery, rural economy, investment*).

SDA based options

A. Lutterworth East SDA and Scraftoft North SDA

B. Kibworth SDA and Scraftoft North SDA

C. All three SDAs

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
A	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G'East&B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
B	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G'East&B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
C	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G'East&B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✓✓✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Discussion

15.6.2 Each of the options is predicted to have positive effects on housing provision for most of the settlements, apart from those where no further growth is proposed beyond committed development. However, the scale of growth is low at most of the SRVs and Rural Centres, and so the effects are mostly minor. Where there is a nearby SDA, settlements could experience further positive effects as residents would be closer to alternative housing and employment opportunities. As option C involves all three SDAs, this perhaps spreads the benefits over a greater geographical area, therefore benefiting more communities. Option B benefits fewer individual settlements compared to options A and C, but would still have significant major positive effects overall.

15.7 Summary of effects at settlement level on Resource Use

15.7.1 This section discusses the overall score for each of the final spatial alternatives taking into consideration the effects at each settlement, how significant these are on a District level and any cumulative or synergistic effects. This informs the overall score for each option with regards to the effects on resource use. The factors that have been considered when determining the effects have been guided by the SA Objectives and Sub Criteria that fall within this SA Topic (i.e. *energy efficiency, water efficiency, carbon emissions*).

SDA based options		
A. Lutterworth East SDA and Scraftoft North SDA	B. Kibworth SDA and Scraftoft North SDA	C. All three SDAs

	Selected Rural Villages								Rural Centres				Key Centres	SRC	PUA	Overall Score
A	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G East & B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
B	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G East & B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				
C	Bitt'well	C/E Lang	Claybrks	D'Bass	Foxton	Gilmor	G'Bowd	G East & B	Billesdon	Fleckney	G. Glen	Kibworth	Lutterworth	Market Harborough	Scraftoft, Thurnby, Bushby	✓
	Hall'ton	Lub'ham	M'bourne	S.Kilwor	Swinf	Tilton	N'Kilwor	Tugby	H'Bosworth	Ull'thorpe	Houghton on the Hill	Br' Astley				

Major positive effect	Major negative effect
Moderate positive effect	Moderate negative effect
Minor positive effect	Minor negative effect
Uncertain positive effect	Uncertain negative effect
Neutral effect	

Discussion

15.7.2 The effects are predicted to be very similar for all three options, as the distribution of development is broadly the same with the exception of the location of the SDAs. For the selected rural villages the effects are mixed, with some being predicted to have neutral effects (due to low or no levels of growth) and others predicted to have minor negative effects due to an increase in development in areas with a strong reliance on car travel.

15.7.3 The delivery of new homes and employment at the SDAs is predicted to encourage positive trends in travel, with closer access to local services, public transport and jobs. This is also the case for new development in Market Harborough, which is well located in terms of accessibility. Positive effects are therefore predicted for each option to reflect the large amount of new homes that would be located in these areas.

15.7.4 Overall, a minor positive effect is predicted, to reflect that the majority of development is focused in areas with good accessibility, which should help to ensure that greenhouse gas emissions associated with travel do not increase.

15.8 Overall Summary / Conclusions

15.8.1 **Table 15.1** below presents a summary of the sustainability performance of each of the three final strategic alternatives against the six Sustainability Topics. These scores have been reproduced from the summary tables in the preceding sections (15.2 -15.7) and reflect the cumulative effects for each option, taking into account the effects at each settlement and 'as a whole' across the district. Essentially, this section represents the 'conclusions' to the appraisal of the three final strategic alternatives.

Table 15.1: Sustainability summary for the strategic alternatives

	Option A	Option B	Option C
Natural Environment	×	×	×
Built and Natural Heritage	×	×	×
Health and Wellbeing	✓✓✓	✓✓✓	✓✓✓
Resilience to climate change	-	-	-
Housing and Economy	✓✓✓	✓✓✓	✓✓✓
Resource Use	✓	✓	✓

15.8.2 The overall performance of each alternative against each of the sustainability topics is presented in table 15.1 above. As it can be seen, the effects are predicted to be broadly the same for each option at a district level. This is not surprising given that the distribution of development is very similar for the majority of settlements, with the main differences being the location and amount of development at the potential strategic development areas (SDAs). Having said this, there are some slight differences in the way that the effects would be experienced across the district for each of the options. These are discussed briefly below.

15.8.3 For the natural environment, the negative effects are predicted to be minor, as the scale of growth at most settlements is small, and effects on biodiversity and water quality would not be anticipated to be great. The effects are most prominent at the SDAs, with the Lutterworth site presenting as the most sensitive given the presence of the SSSI. However, avoidance, mitigation and enhancement would be expected as a key component of any scheme.

15.8.4 For the built and natural environment, the effects are mostly minor across the district, but the cumulative effects are considered to be a moderate negative effect, as the character of settlements is likely to change. The extent of effects at the SDAs is also much more prominent, particularly at Kibworth under Option B.

- 15.8.5 For health and wellbeing, positive effects are predicted for most settlements under each alternative, which leads to a cumulative major positive effect. Option B however, spreads the benefits to fewer settlements, and for Claybrooke Magna could have negative effects due to pressure on local facilities. The SDAs are likely to have benefits to both new and surrounding communities and contribute substantially to the major positive effects that are identified. With regards to air quality, there are uncertain negative effects where growth is focused in Market Harborough, Fleckney, and at the SDAs and surrounding settlements. Conversely, a link road as part of the Lutterworth or Kibworth SDAs ought to help improve air quality in those settlements.
- 15.8.6 For resilience to climate change a neutral effect is predicted for each alternative overall. It is unlikely that development would be at risk of flooding for the majority of settlements. For each of the SDAs it ought to be possible to secure enhancements to flood risk and resilience through the use of SUDs, but this is recorded as an uncertain effect at this stage. There is little to separate each alternative.
- 15.8.7 For housing and economy, a major positive effect would be generated by each alternative at a district level through the delivery of homes and jobs. The distribution of benefits differs slightly between the options, with Option B having fewer benefits for the SRVs compared to Options A and C.
- 15.8.8 For resource use, the alternatives score very similarly, with each recording a minor positive overall. This relates to the large proportion of new homes being focused in accessible locations such as Market Harborough and the SDAs (each of which ought to encourage more sustainable patterns of growth).

15.9 What is the preferred option and why?

- 15.9.1 A hybrid option is chosen as the preferred option having considered and assessed in detail, based on a wide variety of proportionate evidence, a range of reasonable alternatives at various levels of growth throughout the plan making process. At this current stage of SA the effects of the preferred option (Alternative A) and Alternatives B and C are predicted to be broadly the same at the district level.
- 15.9.2 The choice of Alternative A takes account of the predicted SA effects, and is justified on the basis that it allocates development for the plan period and beyond in locations which meet strategic objectives for Lutterworth, the Leicester Principal Urban Area, Harborough District and, potentially, Leicestershire as a whole. At the same time this approach offers contingency against any potential delay in delivering the East of Lutterworth SDA and against the likely shortfall in employment land provision within Selected Option 4 when taken on its own. The advantages of the option are that it:
- reflects the comprehensive Options Assessment ranking;
 - maximises the extent to which Local Plan Objectives are met;
 - locates housing to meet unmet needs close to Leicester City, while also meeting Harborough's own needs arising from migration out of Leicester;
 - is well related to employment growth areas (SW Leics and M1 / A5 corridor) and Magna Park;
 - has potential benefits for Lutterworth town centre;
 - mitigates the risks associated with the short/medium term delivery of the East of Lutterworth SDA by offering an additional large site in the form of Scraftoft North SDA with relatively few delivery challenges;

- mitigates the concern that Selected Option 4 variation (Scraptoft North) does not meet employment land needs;
- removes the need to make further allocations (about 110 dwellings) to meet Scraptoft/Thurnby/Bushby's requirements;
- negates the need for an early review of the plan (subject to HDC's contribution to meeting any unmet needs arising from other parts of the Leicester and Leicestershire HMA not being excessive); and
- provides potential to meet longer term needs beyond the plan period, including possible extensions to both sites in a future review of the Local Plan.

16 Strategic site allocations (Housing)

16.1 Introduction

- 16.1.1 The Council considered it might be necessary and beneficial to allocate sites for housing development within the Plan (including for Gypsy and Travelling Show People). Doing so helps to implement the spatial strategy and give greater certainty that the Plan is deliverable. It also allows for potential issues and opportunities associated with sites to be identified and addressed upfront, rather than a reactive approach to development management.

16.2 Identifying reasonable site options

- 16.2.1 The Council undertook a 'Call for Sites' in Jan/Feb 2015. This resulted in the submission of 398 sites, of these 83 were excluded and the remainder were assessed for their development potential for housing in the 2015 SHLAA Update (published May 2016). A total of 189 sites were deemed to be either deliverable or developable for housing. This initial 'long list' of sites was then filtered to remove those that were considered to be unreasonable, either because they did not accord with the overall spatial strategy and settlement hierarchy for the Local Plan or had a capacity of below 50dw (Local Plan only intended to allocate 'strategic sites' of above 50dw). The resulting shortlist, of 83 site options was appraised by this SA.
- 16.2.2 With regard to Gypsy and Traveller site options, the Council proposes to allocate all available and suitable sites that are considered appropriate. Therefore, no reasonable alternatives to the preferred approach have been identified.

16.3 The site appraisal process

- 16.3.1 Each site option has been appraised using the SA site appraisal framework established in the Scoping Report (See Appendix E). The framework provides a largely objective process for identifying the potential constraints and benefits associated with each site option.
- 16.3.2 A summary of the site appraisal findings is provided in **Appendix F**; presenting a visual representation of each sites' scores against the sustainability site appraisal criteria. **Technical Appendix A** sets out a detailed proforma for each site option with further detail and justification for the scores recorded against each of the site appraisal criteria.
- 16.3.3 The tables that follow below provide the Council's rationale for proposing sites for allocation or not. Sites that are emboldened in **green text like this** are those that the Council has proposed for allocation. It should be noted that the selection of sites for allocation takes account of a range of factors including, but not exclusive to the SA site appraisal findings.

16.4 Site selection rationale

Scraptoft Thurnby and Bushby	Rationale / justification
<p>A/SC/HSG/06 Land at Nether Hall Farm A/SC/HSG/07 Land at Hamilton Lane A/SC/HSG/08 Land east of Beeby Lane A/SC/HSG/10 Land east of Pulford drive and south of Covert Lane A/SC/HSG/13 Land East of Scraptoft A/SC/HSG/14 Land at Charles' Field, Scraptoft Hill Farm A/SC/HSG/16 Scraptoft North SDA A/TH/HSG/07 Coles Nursery, Uppingham Road A/TH/HSG/13 Land south of Uppingham Road A/TH/HSG/25 Land east of Charity Farm</p>	<p>The total capacity of alternative sites is greater than the target for the settlement under the preferred spatial strategy. Many alternative sites were flagged as having issues, particularly for separation or resulting in coalescence, making them less favourable for development. The Selected site is central to the spatial strategy, and enables a comprehensive approach to development and mitigation.</p>

Market Harborough	Rationale / justification
<p>A/MH/HSG/61 West of Airfield Farm A/MH/MXD/51 East of Leicester Rd A/MH/HSG/34 East of Blackberry Grange A/MH/HSG/35 Overstone Park A/MH/HSG/36 Land off Harborough Road A/MH/HSG/37 Land at Mill Mound A/MH/HSG/06 Burnmill Farm A/MH/HSG/50 Land at Clack Hill A/MH/HSG/51 Land north of Market Harborough A/MH/HSG/57 Additional Land, Farndon Road A/MH/HSG/61 West of Airfield Farm, Market Harborough A/MH/MXD/48 Airfield Farm A/MH/MXD/51 East of Leicester Rd, Market Harborough</p>	<p>The total capacity of alternative sites is greater than the target for the settlement under the preferred spatial strategy. Some alternative sites were flagged as having issues making them less favourable for development. The 3 sites selected were assessed to perform most favourably, compared to the alternatives, in terms of: their location, scale and relationship with the settlement, individual site characteristics, overall impact and effect (both positive and negative) and in terms of general conformity with relevant policies of the plan.</p>

Kibworth	Rationale / justification
<p>A/KB/MXD/12 SW Priory Business Park A/KB/HSG/02 North Fleckney Road A/KB/HSG/03 Land at Warwick Road A/KB/HSG/07a Merton College land (1 of 4), Leicester Road A/KB/HSG/08a Merton College land (2 of 4), Leicester Road A/KB/HSG/10 Merton College land (4 of 4) A/KB/HSG/15 Land off Smeeton Road A/KB/HSG/17 Land at Warwick Road A/KB/HSG/18 Land at Birdie Close A/KB/HSG/23 Land at Birdie Close (north) A/KB/HSG/30 South of Fleckney Road A/KB/MXD/22 Strategic Development Area West of Kibworth A/KB/MXD/27 Land to north/east of Kibworth Harcourt</p>	<p>The high level of completions and commitments means that no dwellings are required to be found. The total capacity of alternative sites is therefore greater than the target for the settlement under the preferred spatial strategy. A number of sites relate to SDAs which don't form part of the preferred option.</p>

Lutterworth	Rationale / justification
<p>A/LT/HSG/03 Field south of Gilmorton Road/west of M1 Lutterworth A/LT/HSG/13 Vedonis Works, Leicester Road Lutterworth A/LT/HSG/16 Land off Brookfield Way Lutterworth A/LT/MXD/02 Land south of Coventry Road Lutterworth A/LT/MXD/03 East of Lutterworth SDA</p>	<p>Selected site is central to the delivery of the spatial strategy. The total capacity of alternative small sites around the settlement is insufficient to deliver the target for the settlement under the preferred option. Alternative sites are either under-development or flagged has having issues making them less favourable for development.</p>

Broughton Astley	Rationale / justification
A/BA/HSG/01 Land off Dunton Road A/BA/HSG/07 Land west of Mill Farm A/BA/HSG/08 Land adjacent to land south of Crowfoot Way A/BA/HSG/10 Agricultural land off Frolesworth Road A/BA/HSG/12 Land north of Dunton Road A/BA/HSG/13 Land north of Dunton Road (b) A/BA/HSG/14 Land at Station Farm A/BA/HSG/19 Land south of Dunton Road A/BA/MXD/05 Land at Glebe Farm	The settlement has a made Neighbourhood Plan, which includes site allocations expected to deliver dwellings in excess of any target for the settlement under the preferred option. In addition to completions and commitments no dwellings are required to be found.

Fleckney	Rationale / justification
A/FK/MXD/05 Land adjacent to Churchill Way A/FK/HSG/06 Land to the north of Kilby Road A/FK/HSG/09 Kilby Rd, Fleckney A/FK/HSG/11 Land at Kilby Road (south) A/FK/HSG/12 Land off Badcock Way A/FK/HSG/13 Land at Fleckney Road A/FK/HSG/14 Land off Arnesby Road	The total capacity of alternative sites is greater than the target for the settlement under the preferred spatial strategy. Some alternative sites were flagged as having issues making them less favourable for development. The selected site is assessed to perform most favourably, in addition to recent commitments, compared to the alternatives. NDP is expected to make further allocations.

Great Bowden	Rationale / justification
A/GB/HSG/18 Land off Bankfield Drive Great Bowden A/GB/HSG/21 South and West of Dingley Rd, Great Bowden A/GB/HSG/03 Land of Welham Road/Langton Road, Great Bowden A/GB/HSG/06 Land off Knights End, Great Bowden A/GB/HSG/13 Land off Upper Green Lane, Great Bowden A/GB/HSG/14 Land off Berry Close, Great Bowden	The total capacity of alternative sites is greater than the target for the settlement under the preferred spatial strategy. Due to the high level of completions and commitments the target can be delivered without selecting a site for allocation.

Great Easton	Rationale / justification
A/GE/HSG/02 Land East of Barnsdale Great Easton A/GE/HSG/05 West of Stockerstone Lane, Great Easton	The total capacity of alternative sites is greater than the target for the settlement under the preferred spatial strategy. The settlement is at an advance stage of preparing a Neighbourhood Plan, which includes site allocations.

Great Glen	Rationale / justification
A/GG/HSG/03 Land at Mount Farm A/GG/HSG/10 Land at Stretton Road A/GG/HSG/11 Land at London Road A/GG/HSG/13 Land off Oaks Road A/GG/MXD/07 Land adjacent to former Manor Farm A/GG/MXD/08 Land at London Road	The total capacity of alternative sites is greater than the target for the settlement under the preferred spatial strategy. A Neighbourhood Plan is at the later stages of preparation (no site allocations). Due to the high level of completions and commitments the target can be delivered without selecting a site for allocation.

Houghton on the Hill	Rationale / justification
A/HH/HSG/03 Land adjacent to A47 Uppingham Road A/HH/HSG/06 Land north of Uppingham Road A/HH/HSG/09 Land to the rear of Black Horse	The total capacity of alternative sites is greater than the target for the settlement under the preferred spatial strategy. Some alternative sites were flagged as having issues making them less favourable for development. Due to the high level of completions and commitments the target can be delivered without selecting a site for allocation. In addition a Neighbourhood Plan is at the later stages of preparation, and includes site allocations.

North Kilworth	Rationale / justification
A/NK/HSG/06 Land south of A4304 A/NK/HSG/10 Land south of Station Road	A high level of completions and commitments means no dwellings are required to be found. The settlement is at an advanced stage in preparing a Neighbourhood Plan, which includes site allocations.

Other settlements	Rationale / justification
A/BT/HSG/02 Land north of Valley Farm (Bitteswell) A/MB/HSG/07 Land between Hallaton Road and Payne's Lane (Medbourne) A/UL/HSG/06 South of South Avenue (Ullesthorpe) A/CM/HSG/02 Land off Main Street (Claybrook Magna) A/CD/HSG/69 Stoughton Estate near Evington (Stoughton) A/CD/HSG/34 Land at Springhill Farm A/CD/HSG/39 Land at Witham Villa Riding Centre	Relatively few dwellings are required to be found in Rural Centres, where a large number of planning applications have recently been approved, nor in locations below Selected Rural Village in the settlement hierarchy under the preferred spatial strategy. Provision of smaller sites will be made through: the delivery of small site commitments, windfall sites and small sites identified in the SHLAA that accord with policies GD2 (Settlement development) and GD4 (New housing in the countryside) and allocations in neighbourhood plans.

Gypsy and Traveller sites	Rationale / justification
<p>Land at Spinney View Farm, Claybrooke Parva Smithfields, Lutterworth Rd, Dunton Bassett Land at Bonhams Lane, Gilmorton Land at Moorbarns Lane, Lutterworth (Gypsy and Traveller Site)</p>	<p>The Council's chosen approach to provide for the accommodation needs of gypsies, travellers and travelling show-people is through a combination of allocating sites and a criterion based enabling policy. In order to provide for identified need, in accordance with the evidence and the 2015 PPTS and new definition, all deliverable site alternatives are necessary and are identified as allocations. Further provision, including to meet needs of those that do not meet the definition, is expected to be achieved through the criteria based enabling policy.</p>

17 Alternative site options (Employment & Retail)

17.1 Introduction

17.1.1 The Council considered it might be necessary and beneficial to allocate sites for employment land development and retail within the Plan. Doing so helps to implement the spatial strategy and give greater certainty that the Plan is deliverable. It also allows for potential issues and opportunities associated with sites to be identified and addressed upfront, rather than a reactive approach to development management.

17.2 Identifying reasonable site options

17.2.1 The Council undertook a 'Call for Sites' in Jan/Feb 2015, which was supplemented by further submissions following consultation on the LP Options and the SA Interim Report (Provision for Strategic Distribution Growth) in late 2015/ early 2016. Together this resulted in the submission of 50 sites, of these 16 were excluded and the remainder were assessed for their development potential for employment in the 2017 SELAA (published July 2017). A total of 24 sites were deemed to be either deliverable or developable for employment development. An initial 'long list' of 25 potential employment sites and 7 potential retail / town centre use sites was appraised by this SA.

17.3 The site appraisal process

17.3.1 Each site option has been appraised using the SA site appraisal framework established in the Scoping Report (See Appendix E). The framework provides a largely objective process for identifying the potential constraints and benefits associated with each site option.

17.3.2 A summary of the site appraisal findings is provided in **Appendix F**; presenting a visual representation of each sites' scores against the sustainability site appraisal criteria. **Technical Appendix A** sets out a detailed proforma for each site option with further detail and justification for the scores recorded against each of the site appraisal criteria.

17.3.3 The tables that follow below provide the Council's rationale for proposing sites for allocation or not. The selection of sites for allocation is based on detailed assessment across a range of factors including, but not confined to, the SA site appraisal results.

Allocated employment and retail sites	Rationale / justification
<p>E/006LT/15(A), Land to East of Lutterworth (Proposed SDA) - Land adjacent /E of M1 (Parcel A)</p> <p>E/006LT/15(B) Proposed SDA Land to East of Lutterworth (Proposed SDA) - Land south of A4303 (Parcel B)</p> <p>E/009M/15 Land at Airfield Farm</p> <p>E/010M/15 Airfield Business Park (undeveloped part)</p> <p>E/006M/11 East of Northampton Rd (Compass Point Business Park) (undeveloped part)</p> <p>E/001LT/11 (part) Land south of Lutterworth Road / Coventry Road</p> <p>E/001RC/11 Land off Malborough Drive</p> <p>E/013RC/15 Land South and West of Priory Business Park (E/003RC/11 & E/004RC/11)</p> <p>M1 The Commons Car Park</p> <p>M2 Land off High Street</p> <p>M4 Land off St Marys Road</p>	<p>The total capacity of alternative sites is greater than the total land requirement to 2031. The East of Lutterworth SDA is central to the delivery of the spatial strategy; the component employment sites are integral to the creation of a sustainable, high quality and largely self-sufficient new settlement. The allocation of Parcel B is necessary to support the viability of the wider SDA.</p> <p>Other sites are allocated in accordance with the settlement hierarchy to deliver the spatial strategy (elements 4-7 of policy SS1). Development is focussed at the District's main economic centres and at Rural Centres all of which are well located, served by infrastructure and are accessible by sustainable modes of transport.</p> <p>Sites selected are in addition to commitments and allocations in made neighbourhood plans (Broughton Astley, Billesdon) and include; the undeveloped parts of partially developed previous allocations in Market Harborough, and the employment component of a SDA to the North West of MH in accordance with its master-plan. Further sites are allocated in Lutterworth, to provide short-term choice to the market, and in Fleckney and Kibworth to extend existing successful employment areas and balance recent and planned housing growth.</p> <p>The 5 non SDA related sites selected were assessed to perform most favourably, compared to the alternatives, in terms of: their location, scale and relationship to their respective settlements, fundamental constraints on development, their suitability for B class uses matching land requirements to 2031, and their general conformity with relevant policies of the plan (GD2). In some cases sites have extant outline planning consent.</p> <p>The total capacity of alternative sites is greater than the identified retail need. The 2 sites selected in Market Harborough are within the Primary Shopping Area, are ideally located to maintain the vitality and viability of the town centre and present opportunities to improve the Conservation Area. Allocating retail at a local centre within the East of Lutterworth SDA is central to the delivery of the spatial strategy, and will help reduce car trips and improve sustainability.</p> <p>The capacity of alternative sites for Leisure, Entertainment and Tourism use is commensurate with need. The site selected is assessed as most favourable for non-retail uses, due to its location outside the Primary Shopping Area.</p>

Discarded employment sites	Rationale / justification
<p>E/001M/11 Land adjacent to Bowden Business Village</p> <p>E/002M/11 Airfield Farm, Market Harborough</p> <p>E/005LT/11 Land South of Lutterworth Road, Lutterworth</p> <p>E/005RC/11 Land adjoining the A6 & North of Wistow Rd, Kibworth</p> <p>E/007M/11 East of Rockingham Road (Peaker Park)</p> <p>E/019RC/15 Land off Fleckney Road</p> <p>E/012RC/15(A) Proposed SDA (Land to the West of Kibworth) - Land off Leicester Road (Parcel A)</p> <p>E/012RC/15(B) Proposed SDA (Land to the West of Kibworth) - Land off Warwick Road (Parcel B)</p> <p>A/GG/MXD/07 Land adjacent to former Manor Farm, London Road</p> <p>A/MH/MXD/51 East of Leicester Rd, Market Harborough</p> <p>E/003M/11 Land off Dingley Rd Great Bowden (MH)</p> <p>E/006RC/11 Land to east of Harborough Rd, Kibworth</p> <p>E/007RC/11 Land to Southern Fringe of Great Glen</p> <p>A/KB/MXD/22 Strategic Development Area West of Kibworth</p> <p>A/KB/MXD/27 Land to north and east of Kibworth Harcourt</p> <p>L1 Bank Street, L2 Masonic Hall, M3 Springfield Retail Park, B1 Petrol Filling Station</p> <p>E/009OC/16 Shawell Quarry, Gibbet Lane</p> <p>E/013OC/15 Woodbrig House Farm, Lutterworth</p>	<p>Sites for general employment have been discarded for a variety of reasons including; their reliance on an SDA not selected as part of the spatial strategy, developed or superseded by another site, fundamental constraints on development, their location, scale and relationship with the settlement, or because they perform less favourably than other alternatives assessed. In some Rural Centres there is no need to choose sites due to commitments or allocations in neighbourhood plans.</p> <p>Sites submitted for strategic warehouse and distribution use weren't considered for allocation as general employment sites, unless proposed for both uses at the time of submission. Sites considered for strategic warehouse and distribution use are covered separately in Chapter 19.</p> <p>Vacant units are expected to absorb retail need within Lutterworth town centre. Broughton Astley Neighbourhood Plan includes a site allocation sufficient to meet need.</p>

18 Alternative approaches to the delivery of land for strategic warehousing and distribution

18.1 Introduction

- 18.1.1 The delivery of employment land for the growth of the strategic distribution and warehousing sector is a key issue for the authorities in Leicester and Leicestershire. There is a need to plan for increased provision of strategic distribution employment land (i.e. units greater than 9,000sq.m. that are typically used for strategic warehouses, logistics and distribution). Harborough has a prominent profile for such strategic distribution through Magna Park. The district is part of a wider area commonly known in the property industry as the 'Golden Triangle' which has established a distinct competitive advantage in the logistics sector and continues to experience high demand for large warehousing units
- 18.1.2 Harborough District Council has been working jointly with neighbouring Leicestershire authorities to develop evidence on the strategic distribution sector (since 2013). It has also collaborated with them, and other neighbouring authorities¹⁵³, to obtain data and discuss potential approaches to strategic distribution.

18.2 Consideration of alternatives

- 18.2.1 The Leicester and Leicestershire Strategic Distribution Sector Study (SDSS) (2014) is the key piece of evidence demonstrating future need for strategic distribution. The study identified a shortfall of 107 ha of land for strategic distribution at non rail-served sites and a shortfall of 115 ha of land at rail-served sites across Leicester and Leicestershire during the plan period to 2031. An update to the SDSS in September 2016 concluded that the position for rail-served sites remains the same, whilst the position for non-rail sites has changed with a shortfall of 48ha of land needing to be brought forward to 2031 (95ha to 2036¹⁵⁴). The gross new land requirement figures identified in this study are considered to be minimum requirements and should not be viewed as targets which cannot be exceeded.
- 18.2.2 Prior to the SDSS update being completed, the Council had already received three planning applications for development in the vicinity of Magna Park. These applications each covered different amounts of growth and locations for growth, and could therefore make varying contributions towards the overall need for strategic distribution identified in the evidence. To understand the potential contribution and the effects that different levels of growth within Harborough could have, the Council identified three strategic options in the Options Consultation Paper (Sept 2015) that were assessed and the findings included within a second interim SA Report (February 2016).
- 18.2.3 Given the presence of three live planning applications, it was considered useful to base the options on the broad growth and distribution being proposed in the planning applications either individually or in combinations with one another. This resulted in five alternatives being appraised as follows:

¹⁵³ A pro-forma was sent to the following stakeholders requesting information to assist in the appraisal process; Daventry District Council, Blaby District Council, Corby Borough Council, Melton Borough Council, Oadby and Wigston Borough Council, Rugby Borough Council, Wellingborough District Council, Northampton Borough Council, South Northamptonshire Joint Planning Unit, North Northamptonshire Joint Planning Unit, Leicestershire County Council, Warwick District Council, Coventry City Council, Hinckley and Bosworth Borough Council, Leicester City Council, North West Leicestershire District Council, Charnwood Borough Council, Kettering Borough Council, West Northamptonshire Joint Planning Unit, Rutland County Council, Northamptonshire County Council.

¹⁵⁴ Leicester and Leicestershire Strategic Distribution Study: Update Report Scope A September 2016, and Update and Refresh of Outputs and Conclusions (Scope B September 2016).

- Option A – 37 ha (100,844sq.m.) of growth corresponding with the location of planning application 15/00919/FUL.
- Option B – 88ha (278,209sq.m.) of growth corresponding with the location of planning application 15/00865/OUT
- Option C - 232ha (432,425sq.m.) of growth corresponding with the location of planning application 15/01531/OUT
- Combination of A+B – (125 ha / 379,053sq.m. of growth)
- Combination of B+C - (320 / 710,634sq.m. ha of growth)

18.2.4 No other development site options had been proposed at this point in time, and so the broad locations of development associated with these planning applications were considered to be an appropriate geographical scale to focus the appraisal upon. Furthermore, Harborough district lies within a ‘Key Area of Opportunity’ and Magna Park could be considered a favorable location or site in accordance with recommendations and criteria identified in the evidence base.

18.2.5 The appraisal findings were presented in a second interim SA Report and published for consultation in February 2016¹⁵⁵.

18.2.6 In response to this consultation, some key points were made with regards to the nature of the alternatives; with several respondents contending that the options (i.e. alternative scales of growth) should not be linked to specific sites or projects (i.e. the live planning applications). In response to these comments, and the emergence of additional site options, the Council considered it beneficial to undertake a broader assessment of alternative growth options that did not refer to any particular site option or planning application. The alternative options, related assumptions and their appraisal is set out in the remainder of this chapter.

Strategic options

18.2.7 Existing strategic distribution accommodation at Magna Park is located at the border of Harborough district near Lutterworth, and has a large travel to work area (TTWA) which straddles counties and regions.

18.2.8 Clearly, higher levels of growth in this location could have significant effects in Harborough; but the effects beyond the District could also be important when assessing the benefits and constraints (particularly economic, social and transport related effects). Decisions made in Harborough about the scale of growth could therefore have implications for other Leicestershire authorities (as well as in neighbouring authorities outside Leicestershire e.g. Rugby Borough, Daventry District).

18.2.9 In light of these factors, the Council has explored a range of alternatives for addressing strategic distribution needs in Harborough; as well as considering how these alternatives fit within the context of Leicestershire and wider area. The focus of the appraisal is upon the immediate effects within Harborough; but a high level assessment of the wider implications has also been undertaken.

¹⁵⁵ Harborough Local Plan – Second Interim SA Report (February 2016) <http://harborough.jdi-consult.net/documents/pdfs18/HARBOROUGH%20OPTIMISED%20REPORT.pdf>

18.2.10 The reasonable alternatives are presented in Table 18.1 which outlines the scale of growth and rationale for each. Due to the high-level nature of the appraisal, a number of assumptions and limitations have been identified as follows:

Assumptions and limitations

- To ensure consistency of comparison, the SA has compared the effects of each growth option using a standard job density of 1FTE job for each 80sq.m. of floor-space, (as per SDSS 2014¹⁵⁶)
- The SA has also assumed that S&D floor-space would be provided in accordance with a standard plot density of 4,000sq.m. per ha. This ensures consistency despite the potential for wide variation in plot density to suit particular user / site circumstances.
- The appraisal of growth alternatives is not based upon any particular site option or associated development potential. Therefore, the effects predicted are based upon the general characteristics surrounding the range of site options. This means that the precision of predicted effects is likely to be lower (compared to appraisal of a specific development location).
- It is assumed that at lower levels of growth (Option 1), the choice of sites would be higher, whilst at higher levels of growth (Options 2, 3 and 4); it is assumed that only certain sites could deliver this level of growth on their own (i.e. there would be a greater need for more than one site to be brought forward should growth be delivered by smaller site options).
- Measures for mitigation and enhancement have not been explicitly referenced. We are aware that this may not fully reflect the development potential at certain sites, but it is necessary to ensure a fair, unbiased and consistent appraisal. However, where it is considered that routine mitigation measures could be implemented to minimise effects, these are identified.

¹⁵⁶ Equivalent to HCA Job Density Guide (2015) guidance for B8 uses (average job density of sub sectors of use class B8)

Table 18.1: The strategic options for non-rail served distribution sites

Scale of growth	Rationale and assumptions
<p>1.Low</p> <p>Between 0m² – 100,000m²</p> <p><i>Equivalent to approx. 25 ha</i></p>	<ul style="list-style-type: none"> • Provision of limited land for the expansion of large warehousing uses / new sites in Harborough district. • Reflects strategy & recommendations of SDSS for future sector growth • Scale supports a geographical choice of sites within Leicestershire / within at least 2 Key Areas of Opportunity simultaneously as recommended by SDSS. • Could enable the expansion of an existing distribution park or provision of a new sites/s • Reflects a position of no further development following approval of development at Magna Park (15/00919/FUL) • Takes account of SDSS Update 2016 revised demand forecast figures and identified shortfall of land to 2031 (Non-rail served sites) of a minimum of 48ha, due to additional land supply elsewhere within the HMA since 2014
<p>2.Low - Medium</p> <p>Between 100,000m² – 300,000m²</p> <p><i>Equivalent to approx. 25 - 75 ha</i></p>	<ul style="list-style-type: none"> • A scale of growth higher than ‘Low’ and lower than ‘High’ options, enabling significant growth in a successful location. • Plans positively for a growing sector • Scale of growth could enable the expansion of an existing site or provision of a new sites/s or distribution park • Broadly adheres to strategy & recommendations (of SDSS) for future sector growth • Scale doesn’t preclude provision of a geographical choice of sites within Leicestershire / within at least 2 Key Areas of Opportunity simultaneously as recommended by SDSS. • Could provide some flexibility on the SDSS Update (2016) revised demand forecast figures and identified shortfall of land to 2031 (Non-rail served sites) of a minimum of 48ha following additional site supply elsewhere within the HMA since 2014.
<p>3.Medium</p> <p>Between 300,000m² – 400,000m²</p> <p><i>Equivalent to approx. 75-100 ha</i></p>	<ul style="list-style-type: none"> • Scale allows for substantial growth of large warehousing uses in Harborough district • Could enable Harborough to capture a larger market share of sector growth in Leicestershire • Recognises potential of ‘Golden Triangle’ location and current development pressure from the sector. • Could preclude provision of a geographical choice of sites within Leicestershire / within at least 2 Key Areas of Opportunity simultaneously as recommended by SDSS. • Scale of growth could enable the expansion of an existing site and / or provision of a new distribution park or other site/s • Strategy & recommendations (of SDSS) for future sector growth not fully observed. • Plans positively and provides flexibility above the SDSS Update (2016) revised demand forecast figures and identified shortfall of land to 2031 (Non-rail served sites) of a minimum of 48ha following additional site supply since 2014. • Potential to support increased self-containment for Harborough (i.e. a reduction of out-commuting from the district for employment).
<p>4. High</p> <p>Up to 700,000m²</p> <p><i>Equivalent to approx 175ha</i></p>	<ul style="list-style-type: none"> • Scale allows for substantial growth of large warehousing uses in Harborough district • Could enable Harborough / Leicestershire to capture a larger share of sector growth • Recognises potential of ‘Golden Triangle’ location and current development pressure from sector. • Could preclude provision of a geographical choice of sites within Leicestershire / within at least 2 Key Areas of Opportunity as recommended by SDSS. • Scale of growth could enable the expansion of an existing site and / or provision of a new distribution park or other site/s • Strategy & recommendations (of SDSS) for future sector growth not fully observed. • Plans positively and provides significant flexibility above the SDSS Update (2016) revised demand forecast figures and identified shortfall of land to 2031 (Non-rail served sites) of a minimum of 48ha following additional site supply since 2014. • Potential to support increased self-containment for Harborough (i.e. a reduction of out-commuting from the district for employment).

18.3 Alternatives discarded

18.3.1 The Council has considered a wider range of alternative strategic options than those presented in Table 18.1. However, these alternatives were considered to be unreasonable in the context of the SA / Local Plan. The discarded options and outline reasons for rejecting such alternatives are presented below.

Provision of strategic distribution facilities at other locations within the Leicester and Leicestershire (i.e. no growth in Harborough / at Magna Park)

18.3.2 The SDSS identifies a requirement for new land Leicester and Leicestershire and identifies 'Key Areas of Opportunity' where it recommends new sites might be located. The study also places extensions to existing sites, where they meet the criteria for commercially attractive sites (which it identifies), highest in its recommended sequential order of new site selection.

18.3.3 In January 2015 the Leicester and Leicestershire Strategic Planning Group considered that relevant authorities should examine their own response to the SDSS study (2014). Limited progress has been made to date to implement its recommendations on collaborative planning¹⁵⁷; given the differing Local Plan timescales of authorities. It is therefore not clear to what extent or where other authorities may contribute to the delivery of rail-served and non-rail served requirements for strategic distribution land. Although there are some recently consented schemes and some authorities have expressed intent to meet their own needs, it is considered unreasonable to rely on provision being made in full elsewhere in the HMA.

18.3.4 Harborough district is impacted by some of the 'Key Areas of Opportunity'. Magna Park is an existing distribution park, within one of the Key Areas of Opportunity, which broadly meets the criteria for commercially attractive sites including being in a location with good access to the strategic highway network. Sites, including on the edge of Magna Park, have been proposed which potentially fit the geographic parameters and new site selection criteria recommended by the SDSS and which are potentially deliverable. It is therefore not reasonable to consider an option of no growth in the district & unreasonable not to consider potential site alternatives in the vicinity of Magna Park.

Provision of strategic distribution land beyond the 'high' level of growth in the sensitivity test

18.3.5 Sensitivity testing was undertaken by GL Hearn to assess the potential impacts on housing need of employment growth from different scenarios for strategic distribution development at Magna Park. Three scenarios for the scale of additional floorspace were tested and two further sensitivities run showing the proportion of the workforce living in Harborough District rising from the baseline of 19% (based on the 2011 Census) to 25% and 35%, with commensurate reductions in other areas. A 'high' level of growth was identified as 700,000sqm, and it was concluded that growth beyond this level could have implications for housing needs, particularly for distribution requirements.

18.4 Summary of appraisal findings: Strategic options

18.4.1 Each of the strategic options has been appraised against the SA Framework. The methodology employed and the detailed findings are presented in Appendix G.

¹⁵⁷ Recommendations advised the HMA Authorities to form a Strategic Distribution Sites Selection Task Group to identify / discuss opportunities and determine the most suitable sites to bring forward in local plans.

18.4.2 This section presents a summary of the appraisal findings of the strategic distribution options for Harborough as well as an appreciation of the broad implications of each option for the wider area. Where relevant, a discussion of site options is included to help provide greater context to each strategic option.

18.4.3 It should be noted that the appraisal takes into account the likelihood of effects generating a significant change in the ‘baseline position’ for each SA topic/objective. Therefore, whilst there may be localised effects for certain individuals or communities, these may not be ‘significant’ from a district-wide perspective (for example, the loss of open space may have implications for informal recreation, but this is not likely to be significant in the context of access to open space across the district).

Effects upon Harborough District

Table 18.3 Summary of appraisal findings for Harborough

	1. Low	2. Low-medium	3. Medium	4. High
Natural Environment (SA Objectives 1 and 2)	-	?	x	x
Built and Natural Heritage (SA Objective 3)	-	x	xxx	xxx
Health and Wellbeing (SA Objectives 4 and 5)	?	✓	✓x	✓✓x
Resilience (to climate change) (SA objective 6)	-	-	?	?
Housing and Economy (SA objectives 7 and 8)	?	✓	✓✓ / x	✓✓✓ / ?
Resource Use (SA objective 9)	-	?	x	xx

18.4.4 The appraisal demonstrates that Option 1 (low growth) is unlikely to have any significant effects for Harborough across the range of sustainability factors. There could be some minor positive effects on local communities through job creation, which could have knock-on benefits for local economies. However, under this approach, there may be no further growth given that planning application (15/00919/FUL) has been approved. In this scenario, this option would have neutral effects overall.

18.4.5 Option 2 (low-medium growth) is predicted to have a more pronounced positive effect upon the economy and health/wellbeing compared to Option 1 owing to the increased number of jobs created. However, the higher scale of growth is predicted to have negative effects upon built and natural heritage. This is due to the necessity to develop larger sites or multiple site options that could affect the character of the surrounding countryside and / or locally important heritage assets.

18.4.6 Option 3 (medium growth) is predicted to have moderate positive effects upon the economy through the increased numbers of jobs created, and this ought to have benefit upon wellbeing for communities within Harborough that are accessible to Magna Park. However, Option 3 is likely to have more profound negative effects on the character of the landscape and / or the setting of heritage assets, given that the scale of development would

be higher. This could lead to development in close proximity to a Scheduled Ancient Monument, or in the open countryside. The ability to avoid sensitive areas or to secure lower density development may also be lower at this scale of growth.

- 18.4.7 At the high level of growth for Option 4, the effects on the economy and health and wellbeing are predicted to be the most positive. However, the increase in jobs could mean that demand for local housing increases. This scale of growth could have more implications for the distribution of homes in Harborough; particularly if housing is to be provided with good public transport access to the development location. Under high growth, the most compatible spatial options would be those which involve an SDA at Lutterworth.

Broad implications for the wider HMA

- 18.4.8 It is recognised that the provision of strategic distribution land could have effects upon the HMA and wider area. Therefore, as an interim step, a high level appraisal of strategic distribution growth options was undertaken through the SA. This process provided the impetus for early Duty to Cooperate discussions and was presented in the Interim SA Report (Feb 2016).
- 18.4.9 To support this assessment, information was drawn from neighbouring Local Authorities¹⁵⁸ and studies undertaken to understand trends in the travel to work areas for strategic distribution employment sites. Some authorities responded in full, whilst others responded partially or not at all.
- 18.4.10 It is important to note that the assessment did not represent a comprehensive appraisal of likely effects across the HMA or wider area, as this ought to be done collaboratively as part of any joint planning processes. Nevertheless, given the large travel to work area associated with strategic distribution employment, it was useful to identify the potential implications of each alternative beyond Harborough's boundary.
- 18.4.11 The findings of this assessment can be found in the second Interim SA Report (Feb 2016). They are not presented here in the SA Report as following the completion of the high level assessment, the options for strategic growth were refined in response to consultation (on the second interim SA Report) and advancements to the evidence base.
- 18.4.12 It was considered unnecessary to undertake a further high-level assessment, as there are uncertainties about the level of employment growth that will occur outside of Harborough. Given that the targets in the SDSS Study are only 'minimums' it is difficult to determine the level of growth that might come forward elsewhere as a consequence of more or less growth in Harborough. Therefore, it is more difficult to understand the wider implications.

18.5 What is the preferred approach?

- 18.5.1 Completions and commitments in the district and across the HMA are sufficient to meet minimum need without selecting a site for allocation. However, the forecasts of the need are minimum levels of provision and there is a strong case that Harborough should continue to make a substantial contribution to long term non rail-served strategic warehouse, logistics and distribution development in Leicester and

¹⁵⁸ A pro-forma was sent to the following stakeholders requesting information to assist in the appraisal process; Daventry District Council, Blaby District Council, Corby Borough Council, Melton Borough Council, Oadby and Wigston Borough Council, Rugby Borough Council, Wellingborough District Council, Northampton Borough Council, South Northamptonshire Joint Planning Unit, North Northamptonshire Joint Planning Unit, Leicestershire County Council, Warwick District Council, Coventry City Council, Hinckley and Bosworth Borough Council, Leicester City Council, North West Leicestershire District Council, Charnwood Borough Council, Kettering Borough Council, West Northamptonshire Joint Planning Unit, Rutland County Council, Northamptonshire County Council.

Leicestershire. There is a need to meet the further requirements for non rail-served B8 strategic distribution by supporting additional development at Magna Park to help maintain and expand the established competitive advantage which Leicester and Leicestershire has in accommodating the sector.

18.5.2 Having considered and assessed a variety of proportionate evidence and a range of reasonable alternatives, including the SA, a criteria based policy is favoured to guide future growth above the minimum to avoid prejudicing the treatment of pending applications, and the emerging Strategic Growth Plan for the HMA.

18.5.3 The chosen approach is for a 'capped' criterion based policy allowing for up to 700,000sq.m of additional development for non rail-served strategic distribution at Magna Park. The results of the Magna Park Employment Sensitivity Study indicate that up to 700,000 sq. m. of strategic distribution uses at Magna Park would not increase the OAN for Harborough District but would lead to a 5% increase in housing requirement for the District. However, the total amount of housing provision in the Local Plan (640 p.a. and 12,800 in total) is sufficient to cover this increase.

19 Alternative site options for the delivery of land for strategic warehousing and distribution

19.1 Introduction

19.1.1 It is helpful to give context to the strategic options by understanding the potential opportunities for sites to be developed.

19.2 Reasonable alternatives

19.2.1 The following sites illustrated on figure 19.1 and listed in table 19.2 have been identified as potentially reasonable site options for (strategic distribution) development. These have been put forward by site owners/developers in response to 2 separate 'call for sites' exercises undertaken by the Council (2011 and 2015) and in response to consultation on the Options Consultation Paper (Sept 2015) and Second Interim SA Report (Feb 2016).

19.2.2 It should be noted that the sites have been appraised on the basis of the site boundaries submitted to Harborough Council, and does not account for project specific detail or areas that could be excluded from development.

19.3 Appraisal methodology

19.3.1 Each site option has been appraised using the SA site appraisal framework established in the Scoping Report (See AppendixE). The framework provides a largely objective process for identifying the potential constraints and benefits associated with each site option.

19.3.2 The site appraisal identifies the baseline conditions, highlighting where development might be more likely to generate significant effects. However, it should be recognised that individual development schemes could propose avoidance, mitigation and enhancement measures to tackle potential constraints and opportunities.

Figure 19.1: Location of site options for strategic distribution land

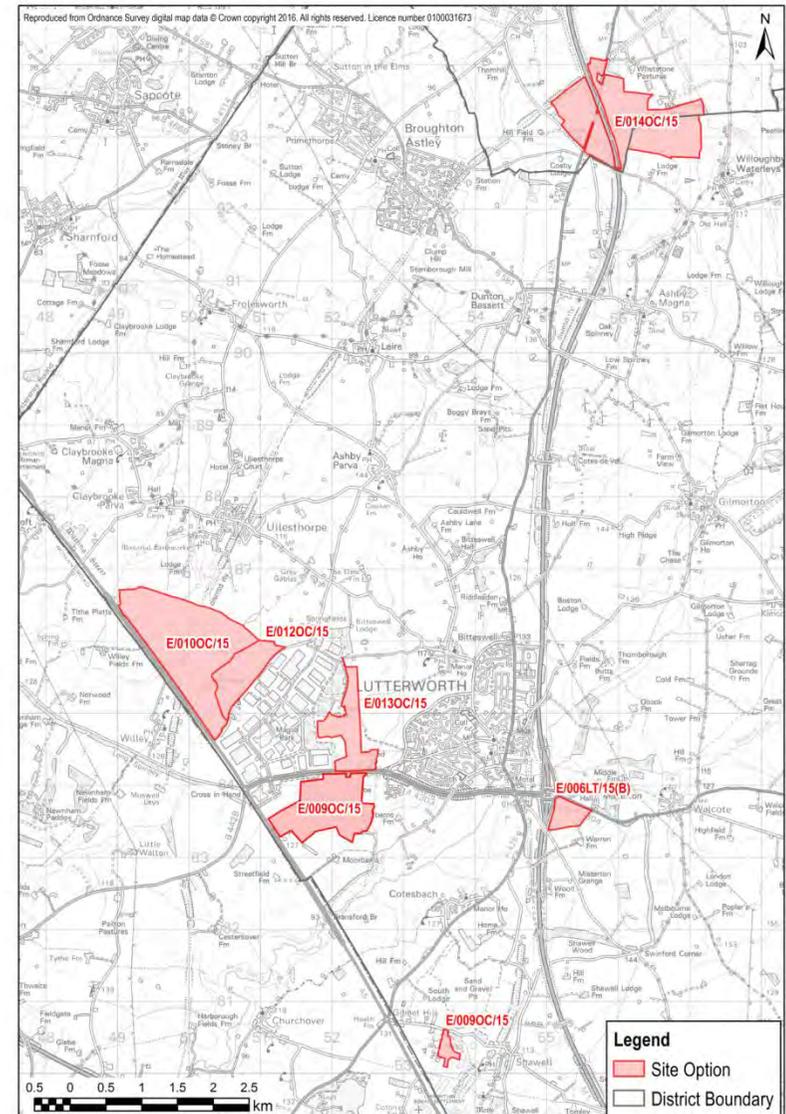


Table 19.2: Reasonable site options for development of employment land for strategic distribution

Site Address	Area (ha)	Potential to deliver growth under each broad alternative
Land North & West of Magna Park	220	Depending upon the scale of development, this site could deliver the growth required under options 1-4. It would significantly exceed the rates under Options 1 (Low), 2 (low-Medium) and 3 (Medium), even at lower densities / a lower scale. Therefore, this option is most likely to represent one way of delivering strategic option 3 'medium growth' or option 4 (high growth).
Land south of Coventry Road, Lutterworth	88	Assuming a standard density, this site could deliver the scale of growth outlined under strategic Option 2 (low-Medium growth) on its own. It could also provide for the level of growth outlined under Option 3 (medium growth) on its own. It could also be a component of 'high growth' under option 4.
Shawell Quarry, Gibbet Lane, Shawell	7.5	This site is too small on its own to deliver the scale of growth outlined for any of the strategic options. Therefore, it would need to come forward in combination with other site(s).
Land south of A4303, nr Lutterworth	13	This site is too small on its own to deliver the scale of growth outlined for any of the strategic options. Therefore, it would need to come forward in combination with other site(s).
Land adjoining Magna Park (Part of Land North & West of Magna Park)	55	On its own, the site could deliver a scale of growth within the range outlined under Option 2 (low-medium). It could also contribute to the delivery of a higher scale of growth under Options 3 and 4.
Land centred on A426, South Leicester	163	Assuming a standard density, this site could deliver the growth required under strategic options 1-3. However, it would exceed the rates under Options 1 and 2 even at lower densities (and thus lower floor-space). Therefore, this option is most likely to represent one way of delivering strategic option 3. It could also form a component of 'high growth' under option 4.
Land at Woodbrig House Farm, Lutterworth	49	On its own, the site could deliver a scale of growth within the range outlined under Option 2 (low-medium). It could also contribute to the delivery of a higher scale of growth under Options 3 and 4 (medium). Unless at a very low density, development of the site would exceed the levels of growth outlined under Option 1 (low).

- 19.4.3 The findings demonstrate that none of the sites are particularly well related to a train station, and those centered around Magna Park also have relatively poor accessibility to bus services compared to sites closer to Lutterworth (Woodbrig House Farm) or at South Leicester (land centred on the A426).
- 19.4.4 From a natural environmental perspective, all of the sites have potential to have significant effects on locally identified habitats or species of special conservation value. In all these cases, significant effects ought to be avoidable with careful design. Given their proximity to Lutterworth AQMA or Leicester, each site has the potential to contribute to pollution of the air. The larger sites are more likely to have significant effects when considered in isolation.
- 19.4.5 The loss of best and most versatile agricultural land is unavoidable for most of the site options, with negative effects identified for the larger sites. In particular, site E/006LT/15(B) would lead to the loss of over 10ha of grade 2 land, which is recorded as a significant negative effect given the relatively low amounts of this resource across the district.
- 19.4.6 The sites are comparable in most other aspects, with no significant issues relating to flood risk or groundwater and all having good access to the principal road network.
- 19.4.7 There are some differences in the potential effects on built and natural heritage with the larger sites in particular presenting potential effects on the character of the built and natural environment.
- 19.4.8 For example, there are a cluster of heritage assets and listed structures located in Willoughby Waterleys approximately 500m to the south east of the South Leicester (land centred on A426) site. Many of these structures are exposed to the site with little screening, and mitigation may be required in order to safeguard their character. Similarly, Land at Woodbrig House Farm, Lutterworth would need to be screened to avoid effects on views from Bitteswell.
- 19.4.9 The most prominent constraint is noted for Land North and West of Magna Park, as there is a Scheduled Monument on site (Bitteswell Medieval Village). Substantial development here is likely to permanently affect the setting of this heritage asset. The smaller site option 'Land West of Magna Park would be less likely to have a negative effect on the Scheduled Monument itself, but could have some affect on its setting.
- 19.4.10 Overall, there is little difference in the performance of the sites at a broad level, and other site factors such as deliverability, the ability to secure enhancements, highways access and transport modelling will need to be taken into consideration alongside the SA findings.
- 19.4.11 The site appraisal suggests that Land centered on A426, South Leicester has slightly better accessibility by bus compared to options around Lutterworth/Magna Park. However, growth, particularly at higher levels has the potential to perhaps improve services to Magna Park.
- 19.4.12 The site Land centered on A426, South Leicester also has potential for negative effects upon built heritage, though this would not be as great as Land north and west of Magna Park which contains a Scheduled Monument.
- 19.4.13 Land South of Coventry Road presents fewer heritage constraints compared to the other large sites (Land north and West of Magna Park, Woodbrig House Farm, Land centered on A426, South Leicester) and scores similarly or better than the site alternatives against most of the other appraisal

criteria. However, the landscape sensitivity to change has not been recorded, and this could present an issue in terms of a perceived closing of the 'gap' between Magna Park and Lutterworth.

19.4.14 The economic and social benefits of development at each site option have not been established through the site appraisal process. However, it is clear that the greater amount of floorspace proposed is more likely to create more jobs with potential benefits for communities. However, amenity effects could also be greater at higher scales of growth. These factors would need to be explored at project level.

19.5 The Preferred approach

19.5.1 The Council's preferred approach is to set a cap of 700,000 sqm for the development of land for strategic distribution at Magna Park.

19.5.2 The total capacity of site alternatives is greater than the 'cap' set out in the preferred strategy. Completions and commitments in the district and across the HMA are sufficient to meet minimum need without selecting a site for allocation. A criteria based policy is favoured to guide future growth above the minimum to avoid prejudicing the treatment of pending applications, and the emerging Strategic Growth Plan for the HMA.

20 Site allocation for Cemetery provision

20.1 Introduction

- 20.1.1 The Harborough Cemetery and Burial Strategy 2016 identified future requirements for the district, establishing where there are shortfalls in capacity and where there is sufficient capacity. Where shortfalls are identified, there are several ways this could be addressed including intensification, expansion or a new site.
- 20.1.2 Shortfalls have been identified towards the south of the district around Market Harborough that cannot be addressed through intensification or expansion of existing sites. Therefore, the Council considers it necessary to identify a new site in the Local Plan for the provision of burial plots in this area. The choice of site is a factor that the Council considered necessary to explore through the Plan-making and SA process. The site identification and site selection process is discussed in this section.

20.2 Consideration of alternatives

- 20.2.1 To identify a suitable site for the south of the district around Market Harborough, the Council commissioned a specialist study in April 2017. The study involved the assessment of four sites that were identified as potentially suitable for cemetery provision. An initial review of a longer list of sites was undertaken by the Council, but only four sites were found to be appropriate for further exploration.
- 20.2.2 There are specific constraints and locational requirements for cemeteries / burial sites, which ought to inform the site selection process. Therefore, the specialist study focused on factors such as ground conditions, access, hydrological factors and environmental constraints. The study was also widened to include consideration of sustainability factors such as access to sustainable transport, landscape and visual effects and heritage effects.
- 20.2.3 Essentially, the site selection process covered a range of factors that are included within the SA site appraisal framework. However, whilst the site assessment process in the SA is geared towards housing and employment site options, the criteria in the specialist cemetery study are more appropriate for exploring the suitability of cemetery sites. Consequently, it was deemed unnecessary to undertake a separate assessment of site sustainability in the SA. This would duplicate much of what had already been covered in the specialist study, and would also not factor in critically important factors such as ground conditions.

20.3 The preferred option

- 20.3.1 The Council's preferred option is to allocate one of the four sites for cemetery provision. This is at land east of Harborough Road, and will have a minimum capacity of 3000 burial plots. This site was selected because having considered a wide variety of evidence, specialist appraisal and technical assessments specific to the land use, it is considered to be the most suitable of sites considered.
- 20.3.2 The specialist study can be found at [Our policies, plans and strategies - Harborough Cemetery and Burial Strategy | Harborough District Council](#) , and contains detailed assessment findings for each site option.

PART 3: APPRAISAL OF THE PLAN

21 Appraisal of the Proposed Submission Plan

21.1 Introduction

21.1.1 This section presents an appraisal of the proposed submission Plan 'as a whole'; essentially setting out a discussion of the effects associated with the spatial strategy taking into account the supporting Plan policies.

21.2 Methodology

21.2.1 The appraisal identifies and evaluates 'likely significant effects' on the baseline associated with the proposed submission Local Plan. The appraisal draws upon the sustainability objectives and issues identified through scoping as a methodological framework (i.e. the plan is appraised against the SA Framework).

21.2.2 Effects are predicted taking into account the criteria presented within the SEA Regulations. So, for example, account is taken of the duration, frequency and reversibility of effects as far as possible. The potential for 'cumulative' effects is also considered. These effect 'characteristics' are described within the appraisal as appropriate.

21.2.3 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario).

21.2.4 There is a need to make assumptions regarding how the plan will be implemented 'on the ground'. Assumptions are, however, kept to a minimum. For example, the effect of broad development locations (which may or may not be accompanied by policy guidance) is based on minimal assumptions regarding the nature of development (and mitigation) that will come forward. Where assumptions are relied-upon this is made clear.

21.3 Appraisal findings

21.3.1 Each policy has been appraised individually and in-combination with all other policies in the Plan. To aid in streamlining the appraisal process and in presenting the findings, the findings for each policy have been presented under each of the six SA Topics outlined below.

Table 21.1: SA Topics and corresponding SA Objectives

SA Topic	SA Objectives covered
1. Natural Environment	Biodiversity, agricultural land, soil, water, geodiversity
2. Built and Natural Heritage	Landscape & settlement character, heritage
3. Health and Wellbeing	Health, recreation, open space access to services, air quality, community cohesion
4. Resilience to Climate Change	Flooding, green infrastructure
5. Housing and Economy	Housing delivery, rural economy, investment
6. Resource Use	Energy efficiency, water efficiency, carbon emissions, minerals

21.3.2 Multiple factors were used to determine a 'score' for each policy against the six SA topics. The scoring system used is outlined below.

- Major (significant) positive ✓✓✓
- Moderate (significant) positive ✓✓
- Minor positive ✓
- Neutral effects -
- Minor negative x
- Moderate (significant) negative xx
- Major (Significant) negative xxx
- Uncertain effects (positive or negative) ? / ?

21.3.3 Where effects are not significant, but it is useful to demonstrate the general characteristics of a plan policy (i.e. is it positive or negative?) then a minor effect is scored. Effects are only predicted to be neutral where there is no effect or relationship with the plan policy and the SA objectives.

21.3.4 If effects are determined to be significant, then a moderate (two ticks or crosses) or major (three ticks or crosses) effect will be scored depending upon the degree of significance. This allows for a differentiation between the extent of effects. To aid in the identification of significant effects, in table 21.2, cells are shaded either green or red.

21.3.5 Where uncertain effects are predicted, a question mark is recorded. If the question mark is red, this means that the effects would be negative should they occur (but it is not possible to say with confidence that this would be the case – hence an uncertain negative effect). Conversely, if the question mark is green, it means that the effects would be positive should they occur.

21.3.6 The following **table 21.2** sets out the appraisal scores for each individual plan policy, followed by a discussion of how the policies interact with one another and what this means in terms of the effects of the Plan 'as a whole'. A more detailed assessment of each policy is provided in **Appendix H** which justifies the scores that have been assigned.

Table 21.2 Appraisal of Plan Policies

Plan policies	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
GD1 Achieving Sustainable Development	✓	✓	✓	✓	✓	✓
GD2 Settlement Development Policy	✓	✓	✓	-	✓	-
GD3 Development in the Countryside	✓	✓	✓	-	✓	?
GD4 New housing in the Countryside	-	✓/✗	✓	-	✓/✗	✓
GD5 Landscape and townscape character	✓	✓	✓	-	-	-
GD6 Areas of Separation	✓	✓	✓	-	✗	-
GD7 Green Wedge	✓	✓	✓	-	✓/✗	✓
GD8 Good Design in development	✓	✓	✓	-	✓	✓
GD9 Minerals Safeguarding Areas	-	-	-	-	-	-
H1 Provision of new housing	/ ✗	✗✗	✓✓✓	-	✓✓✓	✓
H2 Affordable Housing	✗	✗	✓	-	✓	✓
H3 Rural exception sites	-	-	✓	-	✓	-
H4 Specialist Housing	-	-	✓	-	✓	-
H5 Density Mix and housing standards	✓	-	✓	-	✓	✓
H6 Gypsy and traveller / Travelling showpeople accommodation	✓	✓	✓	✓	✓	✓
BE1 Provision of new business development	✗	✗	✓	-	✓✓	✗
BE2 Strategic distribution	✗	✗	✓	?	✓✓	-
BE3 Existing employment areas	✓	✓	✓	-	✓	✓
BE4 Bruntingthorpe Proving Ground	✓	✓	✓	-	✓	✓
BE5 Leicester Airport, Stoughton	✓	✓	✓	-	✓	✓
RT1 Retail needs	-	✓	✓	-	✓	-
RT2 Town and local centre uses and boundaries	-	✓	✓	-	✓	-
RT3 Shop fronts and advertisements	-	✓	-	-	✓	-
RT4 Tourism and leisure	-	✓	✓	-	✓	-
HC1 Built Heritage	-	✓✓	✓	-	✓	✓
HC2 Community Facilities	-	✓	✓	-	-	-
HC3 Public Houses, post offices and village shops	-	✓	✓	-	✓	-
GI1 Green Infrastructure Networks	✓✓	✓	✓✓	✓	✓	✓
GI2 Open space, sport and recreation	✓	-	✓	-	✓	-
GI3 Cemeteries	-	-	✓	-	-	✓
GI4 Local Green Space	✓	✓	✓	✓	✓	-
GI5 Biodiversity and geodiversity	✓	-	-	-	-	-

CC1 Mitigating Climate Change	-	-	✓	✓	✗	✓✓
CC2 Renewable energy generation	✓	-	✓	-	-	✓✓
CC3 Managing Flood Risk	✓	✓	✓	✓	✗	-
CC4 Sustainable drainage	✓	✓	✓	✓	-	✓
IN1 Infrastructure provision	✓	-	✓	-	✓	-
IN2 Sustainable transport	✓	✓	✓	-	✓	✓
IN3 Electronic connectivity	-	-	✓	-	✓	✓
IN4 Water resources and services	✓	-	✓	✓	-	✓
IM1 Review of the Local Plan	?	?	?	?	✓	?
SC1 Scaptoft North Strategic Development Area	✓	✓	✓✓	-	✓✓	✓
MH1 Overstone Park	-	-	✓	-	✓	✓
MH2 East of Blackberry Grange	-	-	✓	✓	✓	✓
MH3 Land at Burnmill Farm	-	-	✓	-	✓	-
MH4 Land at Airfield Farm	-	-	✓	-	✓	-
MH5 Airfield Business Park	-	-	✓	-	✓	-
MH6 Compass Point Business Park	✓	-	✓	-	✓	-
L1 East of Lutterworth SDA	✓	✓	✓✓	-	✓✓	✓
L2 Land south of Lutterworth Rd / Coventry Rd	✓	-	✓	-	✓	-
F1 Land off Arnesby Road, Fleckney	-	-	-	-	✓	-
F2 Land off Marlborough Drive	-	-	-	-	✓	-
K1 Land South and West of Priory Business Park	✓	-	✓	-	✓	-

21.4 Summary and monitoring of Plan effects

21.4.1 This section summarises and concludes upon the cumulative effects of the Plan against the six sustainability themes (as illustrated in table 13.2). Potential monitoring measures are also identified to track significant effects (in particular), identify any unforeseen effects and to monitor trends more generally.

1. Natural Environment	
Summary of effects	Potential monitoring measures
<p>The development of housing and employment through the Plan allocations and growth targets for each settlement are predicted to be negative for the natural environment in some locations. This is related to the cumulative loss of agricultural land of best and most versatile value, disturbance to wildlife, and potential increases in traffic.</p> <p>In particular, there is potential for more prominent negative effects associated with the SDAs due to their proximity to wildlife sites and the loss of agricultural land. However, the plan seeks to mitigate these potential negative effects in a number of ways. Individual site specific policies seek to protect biodiversity, and implement green infrastructure enhancements, whilst a range of other plan policies seek to ensure that development protects and enhances the environment where possible. Overall, the effects on biodiversity, water and air quality are predicted to be neutral, as the application of Plan policies ought to ensure that potential negative effects are mitigated and/or offset.</p> <p>With regards to soil, a minor negative effect will remain as there would be loss of best and most versatile agricultural land. Whilst the total amount of agricultural land lost is fairly substantial, it is not significant in the context of the resources across the district. It is also unclear the extent to which the Grade 3 land being lost is Grade 3a or 3b.</p>	<p>Net loss of any extent of a nationally or locally designated biodiversity or geodiversity asset arising from development that is permitted.</p> <p>Loss of best and most versatile agricultural land (ha) as a % of total resources</p>

2. Built and natural heritage	
Summary of effects	Potential monitoring measures
<p>The Plan is likely to have some negative effects upon built and natural heritage due to new development affecting the character of settlements. In the main, the effects on settlements across the district are likely to be minor. More prominent effects are predicted at the proposed SDAs, due to their effects on landscape. However, mitigation and enhancement measures detailed in site policies and broader Plan policies would help to ensure that these effects were not significant.</p> <p>The Plan generally seeks to protect and enhance the built and natural environment through its development management policies, and these should help to offset the potential significant negative effects that could arise from development.</p> <p>Overall, a minor negative effect is predicted; acknowledging that changes to the landscape and settlement character will be inevitable, but that the residual effects will be minor in nature,</p>	<p>Number of Listed Buildings and Conservation Areas on 'At Risk' registers.</p> <p>Net additional convenience and comparison retail floor space provided at Market Harborough, Lutterworth and Broughton Astley.</p> <p>Design standard achieved (of 10 randomly selected major developments) against Building for Life criteria.</p>

3. Health and wellbeing	
Summary of effects	Potential monitoring measures
<p>The Plan is predicted to have a significant / major positive effect through the provision of new housing and jobs, and accompanying improvements to the environment, and social / physical infrastructure. The delivery of two SDAs as an integral part of the strategy ought to bring about significant positive effects for new communities here, and also within surrounding communities.</p> <p>The majority of plan policies also seek to ensure that development brings about positive outcomes for local communities; and in combination should contribute to improvements to the health and wellbeing of the population. For example, through the provision of green infrastructure improvements, improved access to jobs, homes and facilities, supporting active travel, and preserving the character of settlements where possible.</p> <p>The inclusion of a link road as part of the Lutterworth East scheme should also help to reduce congestion through Lutterworth town centre, which would have positive effects on air quality in this settlement. However, uncertain negative effects are recorded for other nearby settlements that could be affected by increased traffic.</p>	<p>Proportion of major housing developments with efficient, easy and affordable access to key services (employment, education, health care and food shopping) by public transport.</p>

4. Resilience to climate change	
Summary of effects	Potential monitoring measures
<p>The plan is unlikely to lead to substantial changes to flood risk, or resilience to climate change. In the main, the allocated sites, and targets for housing growth at settlements would not be likely to put new development at risk of flooding. Though this is positive, the effects on the baseline position would be neutral (<i>i.e. there would be insignificant changes to the number of properties and people at risk of flooding on new development sites</i>).</p> <p>A variety of the Plan policies do however, seek to mitigate potential flood risk both on site and downstream. For example, through measures which support green infrastructure, SUDs and site specific policies to minimise risk. These are positive measures, and should help to ensure that new development does not lead to incremental and cumulative adverse effects on flood risk.</p> <p>Overall, the policy is likely to be beneficial with regards to climate change resilience, and so a minor positive effect is predicted. However, changes to the baseline position are not expected to be significant unless enhancement occurs as part of development.</p>	<p>Proportion of major development proposals supported by Design and Access Statements that fully cover climate change requirements.</p>

5. Housing and economy	
Summary of effects	Potential monitoring measures
<p>Overall, the Plan is predicted to have a significant / major positive effect on the provision of housing and the local economy. Policies H1 and E1 are the key policies for delivering the spatial strategy and are supported through the Places and Sites policies. These policies should ensure the delivery of sufficient housing to meet objectively assessed needs, including affordable and specialist provision as required through other Plan policies.</p> <p>Although there are some minor negative effects recorded for policies that could be restrictive to growth (GD4, GD7, CC1, CC3) these would not affect the achievement of the plans housing and employment land targets. Furthermore, a large number of the Plan policies ought to be positive in terms of creating attractive environments to live and work.</p> <p>Focusing a large amount of housing to Market Harborough and at two Strategic Development Areas ought to match new housing and employment opportunities well, whilst still ensuring that settlements throughout the district experience positive effects in terms of local housing provision.</p>	<p>Amount of housing delivered.</p> <p>Progress against housing trajectory.</p> <p>A five year deliverable supply of housing land.</p> <p>Net additional floor space provided.</p>

6. Resource use

Summary of effects	Potential monitoring measures
<p>Development typically leads to an increase in energy use, water use and disposal, and travel; which subsequently increase the amount of greenhouse gases that are emitted. However, it is important to understand the context of the Local Plan, and that development would still be likely to occur in the absence of a Plan. Therefore the effects of the Plan are based upon how the distribution of development could have effects upon resource use, and whether this is more beneficial than the baseline position.</p> <p>For this Plan, the distribution of development focuses mainly on accessible locations such as Market Harborough, Lutterworth and Scraftoft. The inclusion of two SDAs will also ensure that new communities are created that promote sustainable forms of transport and a reduced need to travel. Therefore, with regards to emissions from transport, the Plan is likely to have positive implications.</p> <p>In terms of energy and water use, no particular opportunities have been identified to achieve higher levels of sustainability. However policies CC1 and CC2 are identified as having a positive effect by making it clear that development should seek to be high quality, and by identifying areas that are potentially suitable for wind development (which should help assist this energy sector). In combination with a number of other policy areas which encourage the recycling/reuse of land, and accessible modes of transport, the Plan is predicted to have a significant / moderate positive effect on resource use overall.</p>	<p>Provision of housing and commercial development and associated infrastructure in Market Harborough, Lutterworth and Fleckney.</p> <p>Installed capacity of wind energy schemes.</p>

21.5 Mitigation and enhancement

- 21.5.1 Where negative effects have been identified through the appraisal process, mitigation measures have been considered and recommended to help minimise such effects. Where enhancement is considered possible, appropriate measures have been recommended also.
- 21.5.2 It is important to note that mitigation and enhancement measures were considered at the alternatives assessment stage of the SA. The Council took these recommendations into consideration when drafting the Plan strategy and supporting policies. Therefore, only one recommendation for enhancement remains at this stage.

Identified effects	Recommendations
The Plan is unlikely to have significant negative effects in terms of flooding and climate change resilience. Where potential effects could occur, the Plan requires mitigation to ensure that there is no increase in flood risk on or off site. However, enhancement might be possible.	It may be possible to achieve enhancements to the management of water and flood risk at new developments. For example, seek a net-reduction in peak surface water run off rates at the SDAs where it may be more possible to integrate robust SUDs.

22 Next Steps

- 22.1.1 The Council has identified a preferred approach for the scale and distribution of development, including a number of site allocations for housing and employment. The Proposed Submission version of the Plan also contains a series of supporting policies across a range of sustainability factors. This SA Report has been prepared to document the SA process that has been undertaken to inform the draft Plan, including an assessment of reasonable alternatives (where appropriate).
- 22.1.2 Following the consultation period on the Plan, the Council will work towards the Submission of the Local Plan. This will take account of consultation feedback, the findings of the SA (as set out in this report) and any significant evidence.
- 22.1.3 The timetable moving towards Adoption of the Local Plan is set out in Table 22.1 below. At each of these stages, it may be necessary to undertake additional iterations of SA to account for changes/modifications to the Plan.

Table 22.1 – Timetable

Date	Milestone
Autumn 2017	Regulation 19 consultation on the Local Plan
January 2018	Submission of the Local Plan and key evidence
April/May 2018	Examination

Appendix A: Distribution of housing for the four selected spatial options

	Settlement	Completions and Commitments 1/04/2011 - 31/03/2016	SHLAA CAPACITY 2016	OPTION 2: CORE STRATEGY DISTRIBUTION (approx 70/30% urban/rural)	OPTION 4: SCRAPTOFT NORTH SDA	OPTION 5: KIBWORTH NORTH EAST SDA	OPTION 6: LUTTERWORTH EAST SDA
PUA	Scraptoft, Thurnby, Bushby	952	3930	319	1359	80	69
SRC	Market Harborough	3023	2428	1262	775	816	775
KC	Lutterworth	443	3000	485	351	361	1641
KC	Broughton Astley	607	1901	0	0	0	0
RC	Billesdon	77	394	39	24	25	24
RC	Fleckney	35	956	494	416	423	416
RC	Great Glen	368	1739	57	5	8	5
RC	Houghton on the Hill	92	388	80	57	59	57
RC	Husbands Bosworth	88	66	41	24	25	24
RC	Kibworth	566	4633	71	0	1200	0
RC	Ullesthorpe	77	186	33	19	20	19
SRV	Bitteswell	8	143	45	37	38	37
SRV	Church Langton	5	14	21	17	18	17
SRV	Claybrooke Magna	3	122	57	48	49	48
SRV	Dunton Bassett	6	47	81	68	69	68
SRV	Foxton	9	51	43	36	36	36
SRV	Gilmorton	35	138	70	56	57	56
SRV	Great Bowden	79	568	45	29	30	29
SRV	Great Easton	30	287	45	35	36	35
SRV	Hallaton	13	104	53	43	44	43
SRV	Lubenham	41	123	53	40	41	40
SRV	Medbourne	18	149	37	29	30	29
SRV	North Kilworth	42	272	26	17	18	17
SRV	South Kilworth	1	0	51	43	44	43
SRV	Swinford	5	99	57	48	48	48
SRV	Tilton	27	32	14	8	9	8
SRV	Tugby	13	10	24	19	20	19
	Sub-SRV settlements	137					
	Countryside	47		0	0	0	0
	PLUS COMMITMENTS AND COMPLETIONS			6847	6847	6847	6847
	Plus windfall allowance 50dpa@ 11 years = 550			550	550	550	550
	TOTAL	6847		11000	11000	11000	11000

The table lists the total completions and commitments for each settlement, followed by the capacity for housing identified within the SHLAA 2015.

An indicative housing target is provided for each settlement for all four options. In some instances (*where rows have been highlighted red*) the targets exceed identified capacity. This is due to the distribution being established using a standard formula. However, in practice it may be necessary to adjust targets for certain settlements to reflect such factors.

*Employment distribution for each housing option is detailed in the settlement appraisals at Appendix B.

Appendix B: Settlement Appraisals for the four selected spatial options

This appendix contains an assessment of sustainability effects of the four selected strategic housing and employment Options (grouped under distinct scenarios) for the following Settlements in the proposed Settlement Hierarchy¹⁵⁹.

PUA	Scraptoft, Thurnby and Bushby	SRV	Bitteswell
SRC	Market Harborough	SRV	Church Langton
KC	Lutterworth	SRV	Claybrooke Magna
KC	Broughton Astley ¹⁶⁰	SRV	Dunton Bassett
RC	Billesdon	SRV	Foxton
RC	Fleckney	SRV	Gilmorton
RC	Great Glen	SRV	Great Bowden
RC	Houghton on the Hill	SRV	Great Easton
RC	Husbands Bosworth	SRV	Hallaton
RC	Kibworth	SRV	Lubenham
RC	Ullesthorpe	SRV	Medbourne
		SRV	North Kilworth
		SRV	South Kilworth
		SRV	Swinford
		SRV	Tilton
		SRV	Tugby

¹⁵⁹ Following the appraisal of the four selected options, the settlement hierarchy has been amended. Claybrooke Magna is now referred to as 'the Claybrookes', Great Easton includes Bringhurst, and Church Langton is part of 'The Langtons'

¹⁶⁰ No assessment undertaken for Broughton Astley as the settlement strategy is already determined in the Neighbourhood Plan, hence effects are neutral across the board

The effects of each Scenario are presented against the six SA Topics listed below, which encapsulate the SA Framework.

SA Topic	SA Objectives covered
1. Natural Environment	<i>Biodiversity, agricultural land, soil, water geodiversity</i>
2. Built and Natural Heritage	<i>Landscape & settlement character, heritage</i>
3. Health and Wellbeing	<i>Health, recreation, open space access to services, air quality, community cohesion</i>
4. Resilience to Climate Change	<i>Flooding, green infrastructure</i>
5. Housing and Economy	<i>Housing delivery, rural economy, investment</i>
6. Resource Use	<i>Energy efficiency, water efficiency, carbon emissions, minerals</i>

To determine the effects on each SA Topic, consideration has been given to the factors listed in the SEA Regulations to determine whether the effects are significant or not, for example: the nature of effects (including magnitude and duration); the sensitivity of receptors; the Likelihood of effects occurring; and the significance of effects

These factors have been considered to predict effects against each SA Topic using the following scoring system.

- Major positive ✓✓✓
- Moderate positive ✓✓
- Minor positive ✓
- Insignificant impacts -
- Minor negative ✗
- Moderate negative ✗✗
- Major negative ✗✗✗
- Uncertain effect ?

Scraptoft, Thurnby and Bushby

Scenarios tested for Scraptoft, Thurnby and Bushby

The table below sets out three distinct scenarios for Scraptoft, Thurnby and Bushby to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Scraptoft, Thurnby and Bushby. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	High growth through an SDA (1359 dwellings)	B: Scraptoft SDA	10 ha	4 ha	-	3 ha	17 ha	The scenarios have not been sub-divided to reflect access to employment opportunities at any of the SDAs in Harborough. This is because there are stronger links to employment opportunities in Leicester, and the SDAs at Lutterworth and Kibworth are some distance away from Thurnby / Scraptoft and Bushby.
2	Low – moderate growth (319 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	
3	Low growth (69-80 dwellings)	C: Kibworth SDA	10 ha	4 ha	5 ha	3 ha	22 ha	
		D: Lutterworth SDA		10 ha	-		23 ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘	Scenario 2	✘	Scenario 3	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Development may offer the opportunities to enhance biodiversity, particularly at a strategic development area.</p> <p>For Scenario 1 which involves an SDA, there is potential for substantial disturbance and/or loss to a Local Nature Reserve, as well as the site being intersected by a wildlife corridor along Scraptoft Brook.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 Due to the scale of development in Scenario 1 and to a lesser extent 2. Further investigation may be</p>						
	<p>There is an area of separation to prevent coalescence between Scraptoft and Thurnby/Bushby. There is also presence of a Green Wedge (Leicester/Scraptoft) for similar reasons.</p> <p>There are no SSSIs in the vicinity, there are however a number of Wildlife Corridors, Thurnby Brook, Dismantled Railway, Bushby Brook, Bushby Spinney and hedge line along watercourse. This includes notable species such as Golden Plover, Goldfinch, Starling and Green Woodpecker.</p> <p>The majority of surrounding land is Grade 3 agricultural land.</p> <p>The Scraptoft Local Nature Reserve (13.93 ha) lies off the Beeby Road on the north eastern border of Scraptoft village. It forms part of the Green Wedge mentioned above and falls within the proposed SDA at Scraptoft North.</p>						
Sensitivity of receptors	<p>The loss of agricultural land would be inevitable, as many development sites are greenfield and classified as Grade 3. Effects on biodiversity would be dependent upon the scale of development and crucially the mitigation and enhancement measures secured. At this stage, there is uncertainty about what measures would be proposed. It is likely that with higher growth in Scenario 1 and 2, there could be negative effects.</p>						
Likelihood of effects	<p>In Scenario 1 there are mixed effects on the natural environment. There are negative losses in terms of agricultural land; however due to scale of proposed development, there is potential for biodiversity to be enhanced as well, particularly in a strategic manner. Though there is a Local Nature Reserve on the proposed SDA, a Phase I habitat survey has revealed that the value on site is limited. Therefore, there may be potential for enhancement (<i>notably to the wildlife corridor that intersect the site along Scraptoft Brook</i>). A substantial increase in housing without supporting infrastructure upgrades may contribute to congestion and air quality issues in the area. On balance, a minor effect is predicted for Scenario 1 to reflect potential effects on air quality and the loss of agricultural land.</p> <p>A minor negative effect is predicted for Scenario 2. There is the potential for negative effects on local wildlife and loss of agricultural land. Whilst mitigation could be possible, it is unlikely to be of a strategic nature given that development would be more piecemeal. This option would also be likely to add to congestion problems in the area, which could have effects on air quality.</p> <p>Scenario 3 will result in loss of agricultural land, but at a lower scale compared to Scenarios 1 and 2. With a lower scale of development, it is more likely that sensitive areas for wildlife could be protected. Overall, a neutral effect is predicted.</p>						
Significance							

Built and Natural Heritage (SA Objective 3)		Scenario 1	xx	Scenario 2	x	Scenario 3	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. This would be most prominent for Scenario 1 and to a lesser extent scenario 2; and less of an issue for Scenario 3.						
Sensitivity of receptors	<p>Both Scraptoft and Thurnby and Bushy have Conservation Areas.</p> <p>Scraptoft has 12 Listed buildings, including eight Grade II and one Grade I (Church of All Saints). It also has a Scheduled Monument (Churchyard Cross, All Saints' Church). Thurnby and Bushby have eleven Grade II Listed Buildings.</p> <p>There are a number of sites of archaeological interest across both areas and this also includes areas of ridge and furrow on land at Manor Field South.</p> <p>The SDA could affect a the Green Wedge , but some areas are classified as having medium/medium high capacity to accommodate landscape change.</p> <p>Areas to the South of Thurnby and Bushby have low capacity to accommodate changes to the landscape.</p>						
Likelihood of effects	Mitigation ought to be possible, but effects on landscape would be inevitable with the development of an SDA. The location and extent of development at non SDA sites for Scenario 2 and 3 (to a lesser extent) could also have effects, but these may be at a lesser scale.						
Significance	<p>Scenario 1 would have a moderate negative effect on the landscape as it would lead to development in Green Wedge. Mitigation could help to minimise effects and perhaps generate positives, but this is uncertain.</p> <p>Scenario 2 is likely to have an effect on landscape character, but there is deliverable land available for development that is fairly accommodating of growth. Therefore, a minor negative effect is anticipated. Mitigation could help to minimise effects and perhaps generate positives, but this is uncertain.</p> <p>Scenario 3 would promote fairly low growth and it is likely that landscape would be protected. As such, the effects are predicted to be neutral.</p>						

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓✓	Scenario 2	✓✓	Scenario 3	✓
Nature of effects	<p>Increased housing and employment ought to have a positive effect on wellbeing by improving choice and affordability and access to a job. Development could put pressure on local facilities, but at higher levels may also create the critical mass needed to support viable new facilities.</p> <p>Development ought to improve community infrastructure through contributions to open space enhancement, particularly large levels.</p>						
Sensitivity of receptors	<p>There are number of primary schools in the county/city catchment area including Fernvale Primary School and St Luke's Church of England Primary School in Thurnby. There is no current capacity to meet growth, and s106 contributions towards primary school extensions and other school extensions (11-16 and post 16) would be sought.</p> <p>There would be an impact on existing GP practices in area. There is sufficient capacity to manage increased growth. Bushby Branch of the Billesdon Surgery is indicated as having capacity to provide additional services and accommodate anticipated growth.</p> <p>There are lots of open spaces and recreational grounds around Scraftoft.</p>						
Likelihood of effects	<p>There is sufficient land to accommodate the levels of housing growth proposed in each scenario (though the viability and deliverability of an SDA would need to be demonstrated).</p> <p>All three scenarios could generate more traffic congestion along key routes into Leicester and surrounding settlements (with scenario 1 having the most prominent effects). However, development in the Leicester PUA ought to reduce the need to travel long distances to work and facilities.</p>						
Significance	<p>Scenario 1 would support, significant housing provision and new community facilities, which would be positive in terms of increasing hosing choice and affordability and access to essential services. However, this housing might be accessed from people in Leicester and could add to local congestion. Development of this scale could also have negative effects on community identity as the rural nature of this area would be changed. On balance moderate positive effect is predicted.</p> <p>For Scenario 2, housing growth would be likely to help meet local needs, and could also support enhancements to open space, health facilities and education. The lower scale of growth compared to Scenario 1 ought to better preserve community identity. However, development would be piecemeal, which may not secure new facilities, and might have incremental adverse effects on congestion (though at a lower scale than scenario 1). On balance, a moderate positive effect is predicted.</p> <p>Scenario 3 would have similar effects to Scenario 2 but at a lesser scale, and so a minor positive effect is predicted.</p>						

Resilience (to climate change) (SA Objective 6)		Scenario 1	?	Scenario 2	?	Scenario 3	-
Nature of effects	<p>The level of development on greenfield land associated with Scenarios 1 and 2 have the potential to lead to an increase in surface water run-off by increasing impermeable areas of land.</p> <p>The level of development for Scenario 3 is very low and unlikely to have any significant effects.</p> <p>The development of an SDA could present the opportunity to achieve strategic enhancements to green infrastructure with positive implications for flood risk.</p>						
Sensitivity of receptors	<p>In terms of flooding there are areas around Thurnby Brook within existing built up settlement which are Flood Zone 2. This is partly in the Thurnby and the Bushby parish. There is also an area of Flood Zone 3 around the brook to the north east of the parish close to Keyham. There are also areas of Flood Risk 2 and 3 around Bushby Brook to west and south of Thurnby and around Thurnby Brook at northern boundary of parish.</p> <p>The proposed SDA is intersected by Thurnby Brook, which presents a slight flood risk to a small part of the site.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly.</p>						
Likelihood of effects	<p>It is unlikely that development would be encouraged in areas at risk of flooding, but this may become more of an issue at higher levels of growth.</p> <p>Policy CS10 in the Adopted Core Strategy seeks to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to 'minimise the net increase in surface water run-off discharged to sewers', which means that an increase might be anticipated in some areas.</p>						
Significance	<p>The level of development on greenfield land associated with Scenario 1 and to a lesser extent Scenario 2 could potentially lead to an increase in surface water run-off rates. Although plan policies would seek to manage the impacts and incorporate SUDs there is potential for a cumulative negative effect on local flood risk from surface water. . Conversely, development could present the opportunities to enhance flood management infrastructure, which has been recorded as a potential positive effect for Scenario 1. A potential negative effect is recorded for Scenario 2 as the potential for strategic flood management measures would be lower.</p> <p>For Scenario 3, the level of development would be lower and thus the effects are predicted to be neutral as areas of flood risk would be easier to avoid and cumulative effects on surface water would be reduced.</p> <p>Recommendation: Development ought to seek to ensure a net reduction or neutral effect on surface water run-off rates, rather than seeking to 'minimise the net increase' (which suggests that an increase is anticipated and accepted). A review of Policy CS10 would be beneficial.</p>						

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓✓	Scenario 2	✓✓	Scenario 3	✓
Nature of effects	<p>Scenario 1 would deliver a significant amount of housing at a sustainable urban extension, helping to improve choice and support local provision of affordable and market homes. This would have a positive effect on housing and help to support the vitality of the town centre, as well as creating new jobs in construction over the plan period.</p> <p>Scenario 2 would involve moderate growth which would support new market and affordable homes in Scraptoft / Thurnby / Bushby.</p> <p>Scenario 3 would involve low levels of growth that would have limited effects.</p>						
Sensitivity of receptors	<p>Communities have good access to job opportunities in Leicester, although this tends to be by car.</p>						
Likelihood of effects	<p>There is sufficient capacity in the SHLAA (2015) to meet housing targets under each scenario. However, the deliverability and viability of an SDA needs to be tested.</p>						
Significance	<p>Scenario 1 would deliver a significant level of housing, supporting the local village and new community facilities. Commuting into the city is presumed as there is no employment provision with the SDA. Nevertheless a major positive effect is predicted.</p> <p>Scenario 2 would have a moderate positive effect by increasing housing choice and affordability. It would also help to support the vitality of local villages, but would be less likely to support new facilities.</p> <p>Scenario 3 would lead to lower levels of growth, which would have a minor positive effects</p>						

Resource use (SA Objective 9)		Scenario 1	✓	Scenario 2	✓	Scenario 3	-
Nature of effects	With increased development there is likely to be more car usage and increased use of fuel and emissions. Whilst there are good bus links to Leicester, a modal shift would need to take place. This is possible, but would not be in the short term. With this in mind, putting more residents in these areas rather than other rural centres would be positive in terms of reducing greenhouse gas emissions from car travel.						
Sensitivity of receptors	Scraptoft and Thurnby and Bushy contribute some 2.3 Tonnes per person of CO2 emissions from domestic electricity and gas consumption (based on 2011 data). The majority of homes have access to mains gas. The settlement is reasonably well served by daytime bus services, but there is no local train station.						
Likelihood of effects	An increase in emissions from travel is likely with increased car use. However with major development such as in Scenario 1 there is an opportunity to create new communities and facilities close to homes, which could reduce car trips and encourage walking and public transport use. Each scenario would be likely to lead to increased travel into Leicester though, as there are no employment opportunities to be delivered in Scraptoft / Thurnby / Bushby alongside the SDA.						
Significance	<p>Scenario 1 ought to have a minor positive effect by reducing the amount of growth located in rural areas and locating it in an SDA (which ought to promote more sustainable access to local facilities).</p> <p>Scenario 2 would deliver moderate level of growth in the Leicester PUA, which ought to reduce carbon emissions by locating development in areas close to amenities and jobs in Leicester as opposed to rural areas in Harborough. Therefore a minor positive effect is predicted.</p> <p>The scale of growth proposed under scenario 3 would be unlikely to have a significant effect on carbon emissions and thus neutral effects are predicted.</p>						

Summary of effects for Scraptoft, Thurnby and Bushby

	Scenario 1	Scenario 2	Scenario 3
Natural Environment (SA Objectives 1 and 2)	xxx	x	x
Built and Natural Heritage (SA Objective 3)	xx	x	-
Health and Wellbeing (SA Objectives 4 and 5)	✓✓	✓✓	✓
Resilience (to climate change) (SA Objective 6)	?	?	-
Housing and Economy (SA Objectives 7 and 8)	✓✓✓	✓✓	✓
Resource Use (SA Objective 9)	✓	✓	-

Market Harborough

Scenarios tested for Market Harborough

The table below sets out two distinct growth scenarios for Market Harborough to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Market Harborough. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate-high growth (1262 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	<p>Employment provision is consistent for every housing strategy option. Differences in the provision of employment land in Lutterworth, Fleckney and Kibworth are not likely to significantly affect residents in Market Harborough, as there is already good access to employment opportunities locally and good transport links to larger centres of employment.</p> <p>The proposed level of housing in each scenario is in addition to the SDA which is committed as part of the Adopted Core Strategy.</p>
2	Low - moderate growth (775- 816 dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		C: Kibworth SDA 5			5 ha			
		D: Lutterworth SDA		10 ha	-		23ha	

SA findings for Market Harborough

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘	Scenario 2	✘
Nature of effects	<p>Biodiversity - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. The effects would be likely to be more pronounced for Scenario 1 due to the higher level of growth, and less likely for Scenario 2. Conversely, the potential to enhance green infrastructure could be higher for Scenario 1, which involves higher rates of growth.</p> <p>Environmental quality - There would be a loss of land classified as Grade 3 under Scenario 1 (most loss) followed by Scenario 2.</p>				
Sensitivity of receptors	<p>The 2008 Phase 1 Habitat Survey concluded that the landscape surrounding Market Harborough is relatively featureless comprising mainly arable fields and well managed hedgerows with a few notable exceptions: The Rivers Welland and Jordan, railways and canals form corridors of woodland, running water, hedgerows and ruderal habitat into and through the town. Badgers, bats, reptiles and great crested newts have been recorded within Market Harborough. There are no SSSIs or designated Local Wildlife Sites within close proximity to Market Harborough, although the Northern edge does fall within a SSSI risk zone isochrones that requires residential development over 100 dwellings to consult with Natural England.</p> <p>Market Harborough is surrounded by Grade 3 agricultural land.</p>				
Likelihood of effects	<p>Although the land surrounding Market Harborough is not sensitive in terms of biodiversity, there would be a loss of green space, and for some sites potential disturbance and loss of features of local interest such as trees, hedges and ponds. At lower levels of growth it would be easier to avoid the most sensitive sites, and / or achieve suitable mitigation and compensation. For higher levels of growth on large urban extension sites, it is more likely that strategic improvements to green infrastructure could be secured.</p> <p>It is very likely that there would be a permanent loss of agricultural land under each of the scenarios.</p>				
Significance	<p>Biodiversity is unlikely to be significantly affected at lower levels of growth as the sensitivity of the surrounding areas is relatively low, and mitigation ought to be secured for new developments. However, for Scenario 1 the loss of land would be more significant, and could affect locally important habitats. Conversely, development of this scale could present opportunities for strategic improvements to green infrastructure. At this stage, it is unclear what sites would come forward, or whether enhancement would be secured. Therefore, a minor negative effect is predicted for scenario 1. Scenario 2, would have similar effects, but on a lesser scale, and thus a minor negative effect is predicted on biodiversity. There would be a loss of agricultural land under both scenarios which would be unavoidable. The total amount of land would be substantial. This constitutes a minor negative effect for scenario 1, which would involve higher levels of growth.</p> <p>Overall, Scenario 1 is predicted to have a minor negative effect on natural resources, reflecting potential effects on biodiversity, and the definite loss of agricultural land. Enhancement might be possible, but it is unclear if and how this would be secured at this stage. Scenario 2 would have similar effects but on a lesser scale, and hence a minor negative effect is also predicted.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	✘	Scenario 2	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. This would be most prominent for Scenario 1 and to a lesser extent Scenario 2.				
Sensitivity of receptors	<p>There is mixed capacity for the landscape to accommodate change. To the north, there is low capacity, reflecting the need to maintain an area of separation with Great Bowden. The South East is less sensitive, and has a higher capacity to accommodate change; the east has only moderate capacity to change and there is also a need to maintain a separation with Lubenham.</p> <p>Listed buildings are located throughout Market Harborough, but are mainly concentrated in the town centre, away from the bulk of potential development sites on the settlement edge.</p>				
Likelihood of effects	<p>For Scenario 1, it is likely that more sensitive areas may need to be developed to meet the higher housing targets. The ability to mitigate effects could be more limited where the capacity to accommodate change is low or moderate. For scenario 2, there would be less pressure to release land, and thus, it would be less likely that sensitive areas would need to be developed.</p> <p>The setting of heritage assets in the town centre is unlikely to be affected by new development, which would most likely be on the edge of the settlement. It is assumed that any heritage assets adjacent to site boundaries could be protected and enhanced through application of Plan policies, and careful design.</p>				
Significance	<p>Scenario 1 would require substantial development on sites around Market Harborough. At this stage, it is uncertain exactly where development would occur, but the location of developable sites suggests that for these options, there would be a need for substantial development to the South and South East/West of the Town. The landscape capacity to accommodate change in these areas ranges from medium to high capacity. Therefore, whilst negative effects on the character of the landscape could occur, these should in the main be possible to mitigate. Consequently, a minor negative effect is predicted.</p> <p>For scenario 2, there would be a lower level of growth and it therefore ought to be easier to avoid the most sensitive sites in terms of landscape. The lower scale of growth would also lead to less cumulative effects on landscape character. Consequently a neutral effect is predicted.</p>				

Health and Wellbeing (SA objectives 4 and 5)		Scenario 1	✓✓✓/?	Scenario 2	✓✓/?
Nature of effects	<p>Increased provision of housing would provide increased choice of housing for local residents, as well as for those in surrounding settlements. This ought to have a positive effect on health and wellbeing given that access to decent, affordable housing is a key determinant of health. The effects would be of a greater magnitude for Scenario 1.</p> <p>Increased population associated with new housing would also need to be supported by improved health and education facilities. For each scenario, contributions to schools and education capacity would be sought. However, at higher levels of development, it may be more viable to support new schools and a Primary Care Hospital Hub, rather than extensions to existing facilities. In this respect, Scenario 1 is more beneficial than Scenario 2.</p> <p>At higher levels of growth, there is greater potential for enhancement of open space through developer contributions.</p> <p>Higher levels of growth could affect local air quality and congestion if it leads to an increase in car trips to and through the town centre. This could potentially be an issue for scenario 1, which would generate a greater number of trips locally - potentially without supporting strategic highways improvements. Lower levels of development would occur for Scenario 2.</p>				
Sensitivity of receptors	<p>Population of 21894 (increase of 14.1% since 2001 compared to an increase of 11.5% across the District over same period). S106 contributions would be sought towards the potential establishment of an Integrated Primary Care Hospital Hub in Market Harborough to provide additional GP accommodation.</p> <p>Capacity of local primary schools, 11-16 and post 16 educational establishments. There is no capacity to meet growth. In addition to a potential new 420 place new primary school (SDA), S106 contributions would be sought for extensions to existing primary schools and other local 11-16/16+ schools.</p> <p>Travel to work: 62% of people use a car or van to get to work, far fewer than for the District at 71%. Congestion in the town centre is of local concern but the speed of traffic through the centre is generally limited allowing for reasonably safe pedestrian movement and cycling. There are no air quality issues at present.</p>				
Likelihood of effects	<p>To meet high levels of growth in Market Harborough there would be a need to release strategic sites. Given the scale of these sites it is more likely that they will be well planned, and would deliver contributions to health, education and open space.</p> <p>Depending upon the location and scale of development, trips to and through the town centre by car could potentially increase, as development would be likely to occur on the settlement edges. The likelihood of this affecting congestion through the town centre would need to be modelled. However, car usage is lower than the district average due to good access to jobs, services and public transport. Therefore, new development in Market Harborough ought to generate fewer trips per head compared to development elsewhere in the District. For scenarios that involve significant growth, there may also be potential to support strategic link roads that mitigate potential effects on the town centre.</p>				

Significance	<p>Scenario 1 is predicted to have a major positive effect on health and wellbeing in Market Harborough as it would deliver a wide range of housing choice, as well as helping to support new or improved education, health and community infrastructure. Consequently, a major positive effect is predicted. The effects for Scenario 2 would be lesser, so a moderate positive effect is predicted.</p> <p>There would be an increase in car trips which could contribute to congestion in the town centre and affect air quality. The extent of effects is unclear at this stage as traffic modelling has not been undertaken. However, air quality is not currently an issue, and new development could secure infrastructure enhancements to help mitigate any increases in traffic. An uncertain negative effect is predicted at this stage for both Scenarios.</p>
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Resilience (to climate change) (SA objective 6)		Scenario 1	✘	Scenario 2	-
Nature of effects	New development could increase surface water run-off through the development of greenfield land. Although plan policies would seek to limit surface water run-off into the sewer system (Policy CS10 in the Adopted Core Strategy), this would not ensure that there was no net increase in run off. Therefore, there could be the potential for cumulative effects on flood risk locally where higher levels of development are proposed.				
Sensitivity of receptors	Flood risk zones 2 and 3 run along the River Welland through the town and beyond and around the River Jordan through Little Bowden and to the south of the town.				
Likelihood of effects	The majority of developable sites are not at risk of flooding and hence effects would be unlikely in this respect for both Scenarios. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. Policy CS10 in the Adopted Core Strategy seeks to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to ' <i>minimise the net increase in surface water run-off discharged to sewers</i> ', which means that an increase might be anticipated in some areas.				
Significance	<p>The level of development on greenfield land associated with scenario 1 could potentially lead to an increase in surface water run-off rates, and may also require the development of land adjacent to areas of flood risk. Although plan policies would seek to manage the impacts and incorporate SUDs, there is potential for a cumulative negative effect on local flood risk from surface water. Conversely, development could present the opportunities to enhance flood management infrastructure. Nevertheless, a minor negative effect is predicted for Scenario 1 in line with the precautionary principle. For Scenario 2 the level of development would be lower and thus the effects are predicted to be neutral as areas of flood risk would be easier to avoid and cumulative effects on surface water would be reduced.</p> <p>Recommendation: Development ought to seek to ensure a net reduction or neutral effect on surface water run-off rates, rather than seeking to '<i>minimise the net increase</i>' (<i>which suggests that an increase is anticipated and accepted</i>). A review of Policy CS10 would be beneficial.</p>				

Housing and Economy (SA objectives 7 and 8)		Scenario 1	✓✓✓	Scenario 2	✓✓
Nature of effects	<p>Housing growth will provide greater housing choice in and around Market Harborough as well as contributing affordable housing. The provision of housing in Market Harborough would also ensure good access to employment opportunities in the town, as well as further afield through train links.</p> <p>Lower levels of housing growth (Under Scenario 2) could lead to fewer choices, and would be less helpful in supporting a growing population.</p>				
Sensitivity of receptors	<p>Population of 21894 (increase of 14.1% since 2001 compared to an increase of 11.5% across the District over same period). Market Harborough's population age structure is generally younger than the District as a whole with a particularly healthy numbers in the 0-15 and 25-34 age groups.</p> <p>S106 contributions would be sought towards the potential establishment of an Integrated Primary Care Hospital Hub in Market Harborough to provide additional GP accommodation.</p> <p>There is a wide range of employers in the area, with employment areas found across the town. Many people also commute to Leicester and London, which are very accessible by train.</p>				
Likelihood of effects	<p>There are deliverable sites in the SHLAA (2015) to support the levels of growth under both scenarios (2428 dwellings). This includes a considerable amount that is deliverable within the first 10 years of the Plan. It is therefore likely that the housing targets identified under both Scenarios could be achieved, though sites would need further assessment to ensure they are suitable for allocation in the Plan Housing is relatively highly priced, but an increased amount ought to lead to a wider choice and more affordable homes as supply better meets demand.</p>				
Significance	<p>Scenario 1 would deliver a substantial amount of housing, helping to create a wider choice of housing. It would also ensure that new homes are well related to services and employment opportunities. A major positive effect is predicted.</p> <p>For Scenario 2, the level of growth would be lower and therefore, a moderate positive effect is predicted.</p>				

Resource Use (SA objective 9)		Scenario 1	✓	Scenario 2	✓
Nature of effects	<p>Development is likely to lead to increased road trips with associated greenhouse gas emissions. However, Market Harborough has good access to jobs and services, and in broad terms, will support more sustainable patterns of growth compared to growth in smaller rural centres.</p> <p>New development will lead to an overall increase in energy and water use in Market Harborough. However, this would be the case wherever development was located, so the effects are the same regardless of Scenarios (i.e. the effects are neutral).</p>				
Sensitivity of receptors	<p>In each of the wards of Market Harborough there are around 10% of homes that rely on electricity for heating. This means that there is a higher carbon contribution and that these homes have a higher risk of falling into fuel poverty. The carbon contributions across the four wards are 1.8, 1.8, 2.0 and 2.1 tonnes per head of population (based on 2011 figures).</p> <p>Market Harborough has a higher level of sustainable transport, so contributions to carbon emissions from transport per head will be lower from this source.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available in Market Harborough, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Due to the higher heat demand in Market Harborough, provision of district heating may be a possibility depending upon the location and type of development.</p> <p>There is good access to sustainable modes of transport, and so increased housing growth in Harborough is less likely to result in increased car trips and emissions compared to more rural areas in the district.</p>				
Significance	<p>Scenario 1 is predicted to have a minor positive effect, as it will locate more growth in Market Harborough, which as the most well served settlement in the district ought to support more sustainable modes of travel such as walking, cycling and public transport. Similar effects are predicted for Scenario 2 but at a lesser scale, though a minor positive effect is also predicted.</p>				

Summary of effects for Market Harbourough

	Scenario 1	Scenario 2
Natural Environment (SA Objectives 1 and 2)	✘	✘
Built and Natural Heritage (SA Objective 3)	✘	-
Health and Wellbeing (SA Objectives 4 and 5)	✓✓✓/?	✓✓/?
Resilience (to climate change) (SA Objective 6)	✘	-
Housing and Economy (SA Objectives 7 and 8)	✓✓✓	✓✓
Resource Use (SA Objective 9)	✓	✓

Lutterworth

Scenarios tested for Lutterworth

The table below sets out three distinct scenarios for Lutterworth to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Lutterworth. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Very High Growth at an SDA in Lutterworth (1641 Dwellings)	D: Lutterworth SDA	10 ha	10 ha	-	3ha	23 ha	Higher employment provision is proposed in Lutterworth under Scenario 1. This would be delivered as part of an urban extension (SDA) to Lutterworth East.
2	High Growth (485 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	For Scenario 3, housing option C proposes 5 hectares employment provision at Kibworth through an SDA, whilst Option B would not provide any employment provision. However, the differences in employment under these options is not anticipated to have a significantly different effect on Lutterworth, as both are located some distance away.
3	Moderate Growth (351-361 dwellings)	B: Scraftoft SDA C: Kibworth SDA 5	10 ha	4 ha	- 5 ha	3 ha	22 ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘✘	Scenario 2	✘	Scenario 3	✘
Nature of effects	<p><i>Biodiversity</i> – Scenario 1 would lead to the loss of large areas of green space / agricultural land, and would be located near to areas of importance to wildlife, which could have a direct effect through disturbance and changes to hydrology. Conversely, an SDA would be likely to present opportunities for enhancement and the creation of new greenspace, which could have positive effects on wildlife.</p> <p>For scenarios 2 and 3 development would involve the release of land on the settlement edge, which could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. The effects would be more pronounced for Scenario 2, which would involve higher levels of growth, and lesser for Scenario 3, which would involve lower growth.</p> <p><i>Environmental quality</i> – For Scenario 1, there would be a significant and permanent loss of agricultural land, which is currently in use. There would be a loss of Grade 3 agricultural land for Scenarios 2 and 3.</p>						
Sensitivity of receptors	<p>Misterton Marshes SSSI lies just to the East of Lutterworth. For scenario 1, the proposed SDA would cover this site.</p> <p>Protected species records exist around the town for badgers, freshwater crayfish, bullhead and common redstart. These would be potentially affected under each scenario. Some areas of land are also in close proximity to watercourses, which are likely to be of importance to wildlife.</p> <p>The majority of land surrounding Lutterworth is classified as Grade 3 agricultural land, although there are patches of Grade 2 land to the east of Lutterworth, which fall within the proposed Lutterworth East SDA.</p>						
Likelihood of effects	<p>For Scenario 1, the SDA will lead to the loss of open space and wildlife habitat, a SSSI also runs through the site and although mitigation measures could be secured, a negative effect is predicted at this stage.</p> <p>For Scenarios 2 and 3, development on edge of settlement sites has the potential to disturb wildlife, particularly where it is adjacent to watercourses. The sensitivity of these areas is not likely to be high, and mitigation measures ought to be able to be secured to minimise potential negative effects. The loss of agricultural land would be unavoidable under each scenario, with significant areas being lost under Scenario 1.</p>						
Significance	<p>Scenario 1 will lead to development in close proximity to the Misterton Marshes SSSI, and will lead to a loss of green space in the surrounding areas. Major negative effects would be anticipated in this respect. It is likely that the SDA would secure mitigation to the Misterton Marshes SSSI, but this has not been factored into the assessment at this stage to allow for a consistent comparison across all the SDAs. Nevertheless, it is important to note that mitigation and enhancement would be anticipated. Scenario 1 will also lead to the permanent loss of agricultural land of Grade 2/3 classification. The total loss would be over 20 hectares and is considered to be significant. This constitutes a significant negative effect.</p> <p>Recommendation - The loss of agricultural land could be offset somewhat through the provision of community allotments as part of the SDA.</p> <p>Scenario 2 would lead to the loss of agricultural land of Grade 3 classification. It would also lead to disturbance to wildlife habitats and a loss of greenspace. Although mitigation would help to reduce effects, the potential for strategic enhancement would be limited, as the sites would be spread around the settlement and are mostly bounded by physical barriers such as the M1 and southern bypass.</p>						

Built and Natural Heritage (SA Objective 3)		Scenario 1	××	Scenario 2	×	Scenario 3	-
Nature of effects	<p>For Scenario 1, the SDA would lead to a significant change to the character of the countryside to the East of Lutterworth.</p> <p>For Scenarios 2 and 3, development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and nature of the settlement. Increased development could also lead to more car trips through and to the town centre, which could have negative implications with regards to the setting and enjoyment of the built environment.</p>						
Sensitivity of receptors	<p>In broad terms, the areas to the south of the settlement are less constrained by landscape compared to those in the North. In particular, the area between Lutterworth and the neighbouring village of Bitteswell is very sensitive as the two settlements are very close to total coalescence.</p> <p>There is a Conservation Area covering most of the town centre, which is also where the majority of the 50 Listed Buildings are located.</p> <p>There are numerous areas of potential archaeological value identified within and surrounding Lutterworth.</p>						
Likelihood of effects	<p>At higher levels of growth it is possible that development could take place in areas of sensitive landscape (<i>given that there are limited alternatives around the settlement (some sites have been ruled as undeliverable, whilst other areas have not yet been proposed)</i>).</p> <p>Mitigation measures are unlikely to be able to address adverse landscape impacts in some areas, particularly to the South East.</p> <p>The SDA would lead to a significant change to the character of the countryside to the East of Lutterworth. The SDA would in effect be separated from Lutterworth by the M1, but the physical extent of the town would be extended into the countryside, affecting the context of the town. The proposed SDA could seek to implement enhancements to green infrastructure, achieve sensitive design and create stronger links to the countryside from Lutterworth on foot and cycle. These could help to offset any negative effects on the countryside.</p> <p>Given that the majority of designated heritage assets are located in the town centre, it is unlikely that development at the settlement edges or in the SDA would lead to a visual effect or loss of these features. However, increased levels of traffic through the town could affect the setting of heritage assets. This would be most prominent for Scenario 2, and less so for Scenario 3 (of the non SDA options).</p>						

<p>Significance</p>	<p>Scenario 1 would lead to development in large areas of countryside to the east of Lutterworth. These areas are rural in nature, and the character would be significantly changed. Development would stretch down to areas adjacent to Misterton, and although there would be a degree of screening, the character of the open countryside around Misterton would be affected. Although mitigation and enhancement could be secured, it is likely that a negative effect on landscape would occur. The effects on built heritage assets in Lutterworth are unlikely to be significant given that they are some distance away; though a relief road associated with the SDA could reduce traffic through the town centre, which ought to be beneficial for the character of the Conservation Area and setting of listed buildings. The SDA could also help to improve access to the countryside for existing and new residents. On balance a moderate negative effect is predicted reflecting the potential for negative landscape effects, but being offset to an extent by improved access to the countryside and a possible reduction in traffic in the town centre. For Scenarios 2 and 3, growth would not be delivered through an SDA, and rather would be secured at edge of settlement sites around Lutterworth. The majority of sites identified as deliverable in the SHLAA are not particularly sensitive, and have medium – high capacity to change.</p> <p>Designated heritage assets are also focused in the town centre away from these areas, so effects on the built environment are unlikely. For scenario 2, the higher levels of growth may lead to development of some more sensitive areas, and could also generate more car trips through the town which could affect the setting of heritage. Therefore, a minor negative effect is predicted for Scenario 2. The effects are considered to be neutral for Scenario 3, as the level of development ought not to have a significant effect on heritage and development could be accommodated in areas with higher capacity</p>
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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓✓✓	Scenario 2	✓ / ?	Scenario 3	✓ / ?
Nature of effects	<p>Scenario 1 delivers a substantial amount of new market and affordable housing that would benefit local communities. It would also support a new primary school and local centre as part of the SDA. This would have a positive effect on health and wellbeing in terms of providing new facilities in Lutterworth, without putting additional pressure on existing schools. The SDA could also provide enhanced green infrastructure and links to the countryside, which ought to have a positive effect on wellbeing for new and existing communities.</p> <p>Scenarios 2 and 3 would require increased provision of local school and health provision. This would need to be secured through developer contributions towards school expansions, and/or a new school (more likely to be viable for higher growth under Scenario 2). Each of these scenarios would have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contribution.</p> <p>For Scenarios 2 and 3, growth could affect local air quality if it leads to an increase in car trips to and through the village centre. Scenario 1 would generate significant trips as the level of growth would be substantial. However, the visioning document for the SDA suggests that a strategic route would be created through the SDA that could help to alleviate congestion through Lutterworth Town Centre. This could have a positive effect on air quality, but would need to be modelled to confirm whether effects would indeed be positive.</p>						
Sensitivity of receptors	<p>Population of 9353 (increase of 1060 or 12.8% since 2001 compared to an increase of 11.5% across the District over same period). Current surgeries have capacity to support additional growth but S106 contributions would be sought towards the provision of additional equipment required to meet growth. Additional resources are required to meet expectant demand to be delivered through school extensions. S106 contributions would be sought.</p> <p>There is a shortfall in most types of open space provision (including allotment provision). Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p> <p>An Air quality Management Area is designated around the junction of George Street and Market Street extending to High Street. The town has long been impacted by heavy traffic, particularly HGVs.</p>						
Likelihood of effects	<p>Under each scenario, contributions would be sought to improve health facilities, so effects would be anticipated to be neutral. Sufficient school provision ought to be provided under each scenario.</p> <p>For Scenario 1 a new Community Park would be a central part of the SDA, and would be developed in the first phase. It is likely that developments on edge of settlement sites (for Scenarios 2 and 3) could also secure enhancements to open space provision and / or community facilities, which could help to address any identified shortages. These facilities would not be as comprehensive as those secured for the SDA though.</p> <p>An increase in development is likely to generate car trips, but it is unclear whether these would affect the town centre, or whether access to the strategic road network could be achieved without passing through Lutterworth. For the SDA, the achievement of a strategic route through the development would be a vital element of the masterplan, and ought to ensure direct access to the strategic road network.</p>						

<p>Significance</p>	<p>Scenario 1 would have a major positive effect on health and wellbeing by securing substantial market and affordable housing. This would support the local population and also attract residents from surrounding communities and/or further afield. The SDA would include green infrastructure enhancement which would benefit existing and new communities, and would also secure a local centre and school to ensure that new communities have good access to services. Scenario 1 would also involve a relief road that could reduce congestion through Lutterworth.</p> <p>For scenarios 2 and 3, development at settlement edge sites would help to provide housing to support local needs. This would have a positive effect in terms of access to affordable housing. Although of a smaller scale than the SDA, these developments could also secure open space provision, which would benefit local communities. Overall, a minor positive effect is predicted for these scenarios.</p> <p>Although the level of growth proposed through the SDA would be substantial and would generate car trips, the SDA also offers the opportunity to divert traffic away from Lutterworth town centre, which ought to have a positive effect on air quality for scenario 1. For scenarios 2 and 3, which promote growth without new transport infrastructure, this could put additional pressure on the town centre, with possible effects on air quality in the AQMA. This is an uncertain negative effect for scenarios 2 and 3.</p> <p>Recommendation – Secure new allotment provision to address identified shortfalls in Lutterworth. The SDA would provide a good opportunity to integrate allotments (into the green infrastructure strategy for the development).</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	?/?	Scenario 2	?	Scenario 3	?
Nature of effects	<p>New development could increase surface water run-off under Scenarios 1 - 3, which would require the development of greenfield land.</p> <p>For scenario 1, parts of the SDA are intersected by areas of flood risk, which presents the potential for the development to be at risk of flooding and to contribute to increased flood risk. Conversely, a large SDA could offer potential opportunities for enhancement should green infrastructure be incorporated including SuDS..</p> <p>Although some development may be adjacent to areas of flood risk, the actual land that is developed is unlikely to be at risk from fluvial flooding, as it falls into Environment Agency Zone 1.</p>						
Sensitivity of receptors	<p>The centre of Lutterworth is not at risk of flooding from rivers and watercourses. However, there are areas at risk of surface water flooding that could correspond with development. The proposed SDA is intersected by areas in flood zone 2 and 3 associated with the River Swift.</p>						
Likelihood of effects	<p>There are areas at risk of flooding on the outskirts of Lutterworth, such as surrounding Bitteswell Brook and the River Swift. However, it is unlikely that development would take place in these areas (assuming that a combination of identified SHLAA sites are developed under Scenarios 2 and 3). For the SDA (Scenario 1), the floodplain of the River Swift would be unlikely to be developed, and SuDS would be likely to be secured to help better manage flooding and surface water run-off.</p> <p>For each scenario, surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. Policy CS10 in the Adopted Core Strategy seeks to ensure that new development does not increase flood risk elsewhere and includes SuDS. However, the intention is to '<i>minimise the net increase in surface water run-off discharged to sewers</i>', which means that an increase might be anticipated in some areas.</p>						
Significance	<p>For Scenario 1, the effects are uncertain. Although the SDA would include areas at risk of flooding, it is unlikely that these would be developed, and the use of SuDS could potentially improve flood risk management. Assuming that these measures are successfully implemented, a positive effect would be realised, as the aim would be to reduce surface water run-off. However, an uncertain effect has been predicted at this stage.</p> <p>For Scenarios 2 and 3, development would be unlikely to be in areas at risk of flooding. However, there could be a cumulative effect on increasing surface water run-off, which would be more pronounced for Scenario 2, and less pronounced for Scenario 3. Consequently an uncertain (negative) effect is predicted for scenarios 2 and 3. Again, effects ought to be mitigated to an extent by CS10, but there may be a piecemeal increase in overall levels of surface water run off.</p>						

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓✓	Scenario 2	✓✓	Scenario 3	✓
Nature of effects	<p>Scenario 1 would deliver a significant amount of housing at a sustainable urban extension to Lutterworth, helping to support local provision of affordable and market homes. This would have a positive effect on housing and help to support the vitality of the town centre, as well as creating new jobs in construction over the plan period. Scenario 1 would also involve new employment areas, which ought to be attractive to modern businesses given their excellent links to the M1.</p> <p>Scenarios 2 and 3 would involve moderate – high growth on the edge of Lutterworth. This would support new market and affordable homes, which would also be likely to require additional employment land.</p>						
Sensitivity of receptors	<p>Population of 9353 (increase of 1060 or 12.8% since 2001 compared to an increase of 11.5% across the District over same period). Given Lutterworth's role as a town with good links to employment opportunities, there is likely to be a continued need for housing. There is identified capacity across a range of small sites in the SHLAA to deliver approximately 582 dwellings. There are constraints to further settlement expansion such as the M1 to the East and bypass to the South, Areas of Separation between Bitteswell and Magna Park.</p> <p>The town is served by a range of services, facilities and shops and has a healthy retail offering, although there is a limited range and choice of comparison goods. Lutterworth has good links to employment opportunities at Magna Park, and larger towns such as Market Harborough, Leicester and Rugby. It also provides employment locally at a range of Key Employment Areas and General Employment Areas (as defined in an Employment Area Review in 2012). There is potential for further employment sites to be developed in Lutterworth.</p>						
Likelihood of effects	<p>For Scenario 1, the viability and deliverability of the SDA will need to be tested to ensure that it can be developed as envisaged. The development would be phased, with development likely to start only by 2021/20122. . The SDA would also deliver land for employment use.</p> <p>Considering the deliverable sites in the SHLAA (2015), there is only capacity to deliver approximately 582 dwellings on strategic sites (with 118 only being deliverable in the longer term 16+years). Therefore, any development above this number (i.e. Scenario 2) might be difficult to deliver unless further potential sites are identified through a call for sites, or it can be demonstrated that there is capacity through windfall development. Given that there are constraints to growth on remaining land around the settlement, it may be difficult to identify further suitable land for development.</p> <p>The housing target in Scenario 3 could be delivered through sites identified in the SHLAA as being available within the next 10 years. Employment land would need to be identified as well to support a growth in population.</p> <p>Lutterworth's role as a Key Centre with good access to employment, is likely to attract further growth in population.</p>						

Significance	<p>Scenario 1 would have a major positive effect on housing and economy by delivering over 1290 new homes to 2031 and modern employment land as part of an SDA. The SDA would offer the opportunity to create a new community, with supporting local centre and good access to jobs and services.</p> <p>Although Scenario 2 would secure high levels of housing growth compared to historic trends, the effects would be less positive compared to Scenario 1, as the amount of housing would be lower, and a proportion of this would only be deliverable in over 16 years (*if this was to be brought forward) .</p> <p>Scenario 3 would have a similar effect to Scenario 2, but the scale of the effects would be lower, and thus a minor positive effect is predicted.</p>
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Resource use (SA Objective 9)		Scenario 1	✓✓	Scenario 2	✓	Scenario 3	-
Nature of effects	<p>Scenarios 1-3 would be likely to lead to increased road trips with associated greenhouse gas emissions. However, Lutterworth has good access to jobs and services, and in broad terms, will support more sustainable patterns of growth compared to growth in smaller rural centres. Scenario 1 would lead to significant growth in an SDA in Lutterworth, but the offshoot of this would be that growth in surrounding settlements such as Gilmorton, Bitteswell, North and South Kilworth and Ullesthorpe would be lower. Given that these areas are less well served compared to Lutterworth, Scenario 1 is attractive for achieving a reduction in carbon emissions.</p> <p>New development will lead to an overall increase in energy and water use in Lutterworth. However, this would be the case wherever development was located, so the effects are the same regardless of Scenarios (I.E. the effects are neutral).</p>						
Sensitivity of receptors	<p>The four Lutterworth wards have a carbon emissions contribution from domestic gas and electricity use of 1.7, 1.8, 1.9 and 2.1 tonnes per head (based on 2011 data). This is a reflection of house type and Age. Lutterworth Springs ward has 10% of homes on electric heating, which not only causes higher emissions, but also leaves householders at greater risk of fuel poverty.</p> <p>Lutterworth is well served by a range of shops, services and public transport.</p>						
Likelihood of effects	<p>Access to mains gas and electricity ought to be available in Lutterworth so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Lutterworth and any new development would be unlikely to change this.</p> <p>There are reasonable bus services, but the majority of people travel by private car, and this is likely to continue.</p>						
Significance	<p>The level of growth associated with Scenario 1 would lead to significantly increased numbers of people living in an urban extension to Lutterworth; which as a key centre has fairly good access to jobs and services. Therefore, this Scenario is more likely to support growth that helps to reduce carbon emissions (compared to further growth in smaller rural centres). Consequently, a moderate positive effect is predicted.</p> <p>Scenario 2 would lead to a high level of growth at sites on the edge of Lutterworth. This would help to ensure that new development was in accessible locations, and thus achieve a reduction in greenhouse gas emissions from transport (compared to equivalent development in smaller rural centres and villages). Consequently a minor positive effect is predicted.</p> <p>Scenario 3 would lead to more modest growth, which is more in line with the historic level of dwelling growth in Lutterworth (2001-2011). Therefore, although there would be negative implications, the effects would not be anticipated to be significant (i.e. they would be neutral).</p>						

Summary of effects for Lutterworth

	Scenario 1	Scenario 2	Scenario 3
Natural Environment (SA Objectives 1 and 2)	xx	x	x
Built and Natural Heritage (SA Objective 3)	xx	x	-
Health and Wellbeing (SA Objectives 4 and 5)	✓✓✓	✓/?	✓/?
Resilience (to climate change) (SA Objective 6)	?/?	?	?
Housing and Economy (SA Objectives 7 and 8)	✓✓✓	✓✓	✓
Resource Use (SA Objective 9)	✓✓	✓	-

Billesdon

Scenarios tested for Billesdon

The table below sets out one distinct scenario for Billesdon to assess the implications of the four refined strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Billesdon. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fledkney	Total	
1	Moderate growth (24-39 dwellings)	A: Core Strategy B: Scraftoft SDA C: Kibworth SDA D: Lutterworth East SDA	10 ha	4 ha	-	3 ha	17 ha	Housing growth under this scenario would be additional to the provisional target of 49 dwellings identified in the Billesdon Neighbourhood Plan. There are variations in employment provision for the options (<i>i.e. option D provides greater employment in Lutterworth</i>). However, it is likely that the effects of employment provision for Billesdon would be the same regardless of variations in employment land provision across the 4 options. This is because access to jobs from Billesdon would largely be expected to be in Leicester or other large centres, and employment provision in Lutterworth and/or Kibworth would be less likely to be accessed. Therefore, variations in land provision at these SDAs would not affect the appraisal findings.
				10 ha	-	3ha	23ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘
Nature of effects	<p><i>Biodiversity</i> – A minimum housing target of 45 dwellings has already been established for Billesdon through its Adopted Neighbourhood Plan. Therefore, this ought to form the starting point / baseline position for considering effects. For scenario 1, the minimum housing target of 45 would be exceeded, and therefore, there would be potential for negative effects on wildlife and soil.</p> <p><i>Environmental quality</i> - There may be a loss of land classified as Grade 3 or (less likely) Grade 2.</p>		
Sensitivity of receptors	<p>4 areas of mesotrophic grassland designated as LWS to north of A47. There are features of local wildlife interest that could be affected by new development such as field margins and trees.</p> <p>Agricultural land surrounding Billesdon is classified as Grade 3.</p>		
Likelihood of effects	<p>There could be disturbances to open space as a result of new development, but mitigation ought to be possible.</p> <p>There may be a small loss of agricultural land.</p>		
Significance	<p>Development could lead to disturbance or loss of wildlife of local value and best and most versatile agricultural land. Although mitigation ought to be possible a minor negative effect is predicted, as further development is proposed compared to the Neighbourhood Plan.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	x
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement. The magnitude of effects is predicted to be relatively low.		
Sensitivity of receptors	Billesdon contains a Conservation Area, with 43 listed Buildings. The capacity for landscape to accommodate change is largely categorised as 'medium' 'medium-low' or 'low'.		
Likelihood of effects	Depending upon the location and design of development, there may be an effect on the character of the settlement. However, the small scale of growth involved ought to ensure that development in the most sensitive areas can be avoided and / or mitigated.		
Significance	Development would be at a higher level of growth than identified as the minimum target in the Neighbourhood Plan. This presents the potential for negative effects on built and natural heritage, and there are sensitive areas of landscape that may be difficult to avoid. A minor negative effect is predicted as mitigation ought to be successfully secured.		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓
Nature of effects	<p>Development would support the development of additional dwellings in Billesdon. This could help to increase affordable housing provision locally and deliver improvements to open space through development contributions; these factors would both contribute to improved health and wellbeing. The scale of growth is relatively small.</p> <p>Higher levels of growth can affect local air quality if it leads to an increase in car trips to and through the village centre. However, the scale of growth is not substantial enough to have any effect.</p>		
Sensitivity of receptors	Between 2001 and 2011 there was a population increase of 21% in Billesdon. The age profile shows that there is an aging population.		
Likelihood of effects	Primary schools can be extended to support additional growth. The proposed level of growth is not expected to have a significant effect on capacity.		
Significance	There would be a higher housing figure than that established in the Neighbourhood Plan, which would help to further expand housing choice that would benefit the local population. It may be difficult to accommodate the additional population at education and health facilities, but effects are not predicted to be significant. Overall a minor positive effect on health is predicted.		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	Development may lead to increased areas of impermeable land, which could contribute to higher surface water run-off.		
Sensitivity of receptors	There is no identified flood risk by the Environment Agency. Surface water flooding may be a localised issue.		
Likelihood of effects	Development is unlikely to be at risk of flooding and is not likely to contribute significantly to flooding elsewhere as the scale of growth is modest and surface water management from new development would need to be managed through the use of SuDS.		
Significance	This scenario would require a higher level of growth than identified as the minimum target in the Neighbourhood Plan. However, there are no areas at risk of flooding, nor would the level of growth have an impact on surface water run-off. Consequently, a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓
Nature of effects	This scenario would support the development of additional housing growth in Billesdon (compared to the target of 45 identified in the Adopted Neighbourhood Plan). This ought to increase housing choice and affordability locally, having a positive effect on meeting needs and supporting the local economy.		
Sensitivity of receptors	Between 2001 and 2011 there was a population increase of 21% in Billesdon. Billesdon has good road links to Leicester, and employment opportunities are likely to be accessible in the City.		
Likelihood of effects	There is sufficient developable land identified in the SHLAA (2015) to ensure that additional development could be delivered.		
Significance	This scenario would help to plan for a higher housing figure than that established in the Neighbourhood Plan, helping to provide further housing choice that should benefit the local population. An increased population would also help to support the vitality of the village. A minor positive effect is predicted as the scale of growth is not substantial enough to generate significant benefits.		

Resource Use (SA Objective 9)		Scenario 2
Nature of effects	Additional development could lead to increased use of resources through the need for energy and water in new development, and the generation of increased car trips. However, this would be the case wherever development occurs.	
Sensitivity of receptors	Billesdon has a significant number of off-gas properties, mainly reliant on oil for fuel. Reliance on oil for heating can lead to an increased risk of fuel poverty, particularly in older hard to treat homes. The carbon emissions across Billesdon ward due to domestic electricity and gas consumption is 2 Tonnes of CO ₂ e per annum. This is one of the higher levels and would be even higher if the contribution from oil use was included. Transport contributions will also be high, as most journeys are by private car.	
Likelihood of effects	Given the current reliance on private transport, it is highly likely that further development would lead to more car trips. New development ought to be connected to the national gas and electricity networks, ensuring that new development is not inefficient.	
Significance	This scenario supports a higher amount of growth than identified as the minimum target in the Neighbourhood Plan. This would lead to more car trips and associated greenhouse gas emissions (given that Billesdon is a Rural Centre with only moderate access to services). Having said this, the number of trips involved would be low in the context of overall greenhouse gas emissions, and thus a neutral effect is predicted.	

Summary of effects for Billesdon

	Scenario 2
Natural Environment (SA Objectives 1 and 2)	✘
Built and Natural Heritage (SA Objective 3)	✘
Health and Wellbeing (SA Objectives 4 and 5)	✔
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✔
Resource Use (SA Objective 9)	-

Fleckney

Scenarios tested for Fleckney

The table below sets out two distinct scenarios for Fleckney to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Fleckney. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	High growth (494 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	Two distinct growth scenarios have been determined using both the scale of growth and/or employment provision in Fleckney or nearby Kibworth. Variations in employment provision in Lutterworth are not considered to be a significant factor for Fleckney.
2a	Moderate-high growth (416 dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	Given the very close links to Kibworth, the significantly increased housing and employment provision at an SDA ought to have implications in Fleckney. For scenario 2, each option involves employment in Fleckney, but option C also involves 5 ha at nearby Kibworth. It is appropriate to consider Housing Options C, D and B together under Scenario 2, as they all involve very similar levels of growth. For most sustainability factored, the effects will therefore be similar. However, for Option B, an additional 5ha of employment plus significant housing at Kibworth SDA would be likely to have an influence on Fleckney, and thus scenario 2 has been sub-divided into two separate categories 2a and 2b.
		D: Lutterworth East SDA		10ha			23ha	
2b	Moderate-high growth (423 dwellings)	C: Kibworth SDA	10ha	4ha	5ha	3ha	22ha	

*Excludes strategic distribution sector

SA findings for Fleckney

Natural Environment (SA Objectives 1 and 2)		Scenario 1	xx?	Scenario 2a	x
				Scenario 2b	x
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below cover both sub-options.</i></p> <p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Development would also present the potential for greater visitor disturbance to the Grand Union Canal. The effects would be likely to be more pronounced for Scenario 1 due to the slightly higher level of growth, and less likely for scenario 2, which would involve lower levels of growth. The potential to enhance green infrastructure could be a positive effect under both scenarios.</p> <p><i>Environmental quality</i> - There would be a loss of land classified as Grade 3 under both scenarios.</p>				
Sensitivity of receptors	<p>The Grand Union SSSI lies to the East of Fleckney. Areas of land outside the settlement boundary to the East fall within the SSSI risk zone that requires development above 50 dwellings to be assessed for potential effects on the SSSI. Within the urban area and surrounding land to the north, south and west, development above 100 dwellings should be assessed. Individually, developments surrounding Fleckney may not trigger this requirement, but there is a potential for cumulative effects. There are areas of land surrounding Fleckney that may have local importance to wildlife. For example, adjacent to Fleckney Brook.</p> <p>Agricultural land surrounding Fleckney is classified as Grade 3.</p>				
Likelihood of effects	<p>For both scenarios, effects on biodiversity would be likely as there would be a need to release all or most land identified in the SHLAA and/or further land that may come forward through a call for sites. This would need to be on greenfield land, and there would likely be a loss of trees, hedgerows and grassland.</p> <p>It is very likely that there would be a permanent loss of agricultural land (over 20ha) under each of the scenarios, with a slightly higher amount for scenario 1.</p>				

<p>Significance</p>	<p>Both scenarios are likely to have negative effects on wildlife due to the scale of development and the need to release most or all identified SHLAA sites / and/ or further sites on the settlement edge. Whilst this would not have a direct effect on any designated wildlife sites, it would lead to the loss of local habitat such as hedgerows, trees and grassland. There would also be the potential for cumulative effects on the Grand Union Canal SSSI from increased visitor pressure, which would need to be managed. However, mitigation and enhancement measures would be likely to be secured through plan policies, so the magnitude of effects would be likely to be reduced. Nevertheless, a minor negative effect is predicted for these two scenarios.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case. Furthermore, the overall loss of open space required to deliver housing is likely to outweigh the potential benefits, and hence a negative effect would remain for both scenarios.</p> <p>There would be a loss of agricultural land under scenarios 1 and 2 which would be unavoidable. For scenario 1, which involves a slightly higher level of development, this constitutes a minor negative effect on soil as over 20ha of land would be likely to be lost in total.</p> <p>For scenario 1, the overall effect on natural resources is predicted to be a minor (potential moderate) negative effect to take account of the slightly higher potential for effects upon soil and biodiversity compared to Scenario 2. For scenario 2, the effects on natural resources are predicted to be a minor negative to reflect disturbance and loss of wildlife habitats and species.</p>
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Built and Natural Heritage (SA Objective 3)		Scenario 1	x?	Scenario 2a	x?
				Scenario 2b	x?
Nature of effects	<p>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below cover both sub-options.</p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. This would be most prominent for Scenario 1 and to a slightly lesser extent scenario 2.</p>				
Sensitivity of receptors	<p>Fleckney does not contain a Conservation Area, although it contains 3 listed buildings in the village centre.</p> <p>There are two areas of potential archaeological interest; both are located along the brook, one to the east of the centre and one off Arnesby Road to the west of the village.</p> <p>The capacity for landscape to accommodate change varies around the settlement, with less sensitive areas concentrated to the north, areas of moderate/low sensitivity running alongside Fleckney Brook, and areas of moderate sensitivity focused to the south.</p>				
Likelihood of effects	<p>Due to its proximity, any development on the edge of the settlement would be unlikely to have a direct effect on the listed buildings in the centre of the village. The main effects would be related to the character of the settlement edge. For both scenarios, there would be a need for comprehensive development around Fleckney that could potentially lead to negative effects on the openness of these areas and the approach to the village along roads. The effects would be only slightly less pronounced for scenario 2. Mitigation and design could be secured to reduce the effects, but this would be more difficult at higher levels of growth, where the demand for land would mean that higher densities or more land would need to be released. The nature of effects would be dependent upon which sites were allocated.</p>				
Significance	<p>Both scenarios would require substantial development on the edge of the settlement. This would lead to a change in the character of the settlement, which in some areas, there is only moderate-low capacity to change. It would be more difficult to avoid these areas if this level of development was proposed, and even though mitigation and design measures would be likely to be secured, new development could change the approach into Fleckney along several routes. Development may also put additional pressure on car parking in the village centre, which could affect the setting of the built environment. Should development in more sensitive areas be avoided (for example the approach to the centre from Arnesby Road) the effects would be less prominent. However, at this stage, the exact site allocations are not known, so it is not possible to predict with certainty that effects would only be minor. Consequently, minor negative effects are predicted for both scenarios (<i>with some uncertainty to reflect the potential for moderate negative effects</i>) to reflect the issues discussed above.</p> <p>Recommendation: There are sufficient sites to accommodate growth under each of these scenarios without requiring land in areas of medium/low landscape sensitivity to be released. The effects upon landscape character and built environment would be minimised by avoiding such sites (provided they are appropriate and suitable with regards to other factors).</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓✓✓/?	Scenario 2a	✓✓/?
				Scenario 2b	✓✓✓/?
Nature of effects	<p>Each scenario would require increased provision of local school and health provision. Both scenarios would have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>For alternative C that involves an SDA at Nearby Kibworth, access to employment opportunities and housing would also be likely to improve, although this would not be within Fleckney itself.</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. This could potentially be an issue for all three scenarios which would generate a greater number of trips.</p>				
Sensitivity of receptors	<p>The primary school has some surplus, and has potential to expand on site. Fleckney is supported by the branch surgeries of the Kibworth practices. There are capacity issues in Kibworth although a new surgery is planned for one of the practices for the existing patients. S106 contributions would be sought to fund a Kibworth surgery extension. There are shortfalls in some types of open space.</p>				
Likelihood of effects	<p>The amount of growth could potentially support a viable new primary school in Fleckney (assuming a dwelling/pupil ratio of 0.2). This would be positive locally as it would provide greater choice to existing and new residents. The capacity to extend existing schools exists, but there may be a limit to this, and therefore some contributions may go towards provision outside of Fleckney, which is less positive. There may be capacity issues with secondary schools in Kibworth.</p> <p>Under both scenarios, contributions would be sought to improve health facilities in Kibworth, so effects would be anticipated to be neutral. The level of growth may help to support the provision of a new health facility in Kibworth, which would have a positive effect with regards to access to healthcare. However, there is uncertainty regarding this. <i>It should also be noted that option C would involve an SDA at Kibworth, which would also be likely to involve new health facilities.</i></p> <p>For both scenarios it is likely that development would secure enhancements to open space provision, which could help to address any identified shortages in Fleckney.</p> <p>It is considered unlikely that those options involving an SDA at Kibworth (2b) would have an effect on road traffic through Fleckney. This is because access to services and jobs from an SDA in Kibworth would be more likely to be direct to the A6.</p>				

<p>Significance</p>	<p>Scenario 1 is predicted to have a major positive effect on health and wellbeing as it would help to provide housing in Fleckney, as well as the potential for new education facilities locally, that would reduce the need to travel to Kibworth. Scenario 2 would have similar effects, although the potential for a local primary school would be slightly more uncertain, and so a moderate positive effect is predicted.</p> <p>Scenario 2b ought to have a slightly more positive effect on health and wellbeing by improved access to jobs at an SDA in Kibworth, although it is only likely these effects would be experienced at the later part of the Plan period. Therefore a major positive effect is predicted.</p> <p>For each scenario, there would be likely a noticeable increase in car trips through the village centre, which could have an effect on air quality. The extent of effects is unclear at this stage as traffic modelling has not been undertaken. However, the settlement is not a sensitive receptor and effects would not be expected to be significant. The SDA would not be expected to lead to additional pressure under scenario 2b. An uncertain negative effect is recorded for each option as a precaution.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	Scenario 2a	Scenario 2b
		x	x	x
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below cover both sub-options.</i></p> <p>New development could increase surface water run-off both scenarios, through the need to develop greenfield land. Although plan policies would seek to limit surface water run-off into the sewer system (Policy CS10 in the Adopted Core Strategy), this would not ensure that there was no net increase in run off. Therefore, there could be the potential for cumulative effects on flood risk locally where higher levels of development are proposed.</p>			
Sensitivity of receptors	Flood zones 2 and 3 are identified around Fleckney Brook and are located close to two sites included in the SHLAA. Surface water flooding may also present a risk throughout the settlement.			
Likelihood of effects	The majority of land surrounding Fleckney is not at risk of flooding and hence effects would be unlikely in this respect for each Scenario. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. Policy CS10 in the Adopted Core Strategy seeks to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to ' <i>minimise the net increase in surface water run-off discharged to sewers</i> ', which means that an increase might be anticipated in some areas.			
Significance	The level of development on greenfield land associated would be likely to lead to an increase in surface water run-off. Although plan policies would seek to manage the impacts and incorporate SUDs, there is potential for a cumulative minor negative effect on local flood risk from surface water.			

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓	Scenario 2a	✓✓
				Scenario 2b	✓✓✓
Nature of effects	Each scenario would deliver housing, helping to support local provision of affordable and market homes to meet needs. This would have a positive effect on housing and help to support the vitality of the village. The level of growth would be moderate - high, and would likely attract in-migration for homes. For alternative C, which involves an SDA at nearby Kibworth, access to employment opportunities and housing would also be likely to improve. Although this would not be within Fleckney itself, the likely benefits would likely be felt by residents in the village.				
Sensitivity of receptors	House prices are relatively affordable compared to other Rural Centres. Fleckney has a young population profile, which could continue to create a need for housing to support young people and families (<i>Population increased by 6.5% between 2001 and 2011 and the number of dwellings by 9.1% over the same period of time</i>). The creation of local jobs is therefore an attractive proposition in this area. Fleckney is relatively well off with respect to existing employment provision compared to the other rural centres. There is potential to enhance and increase employment provision locally, and reasonable road links to the Leicester Urban Area and Market Harborough.				
Likelihood of effects	There is sufficient land identified in the SHLAA (2015) to meet the housing targets for each alternative. It is likely that residents would use local shops and services, and the level of growth would provide opportunities for new or expanded shops and services to be developed.				
Significance	Both scenarios would deliver a moderate - high level of housing in an area that is attractive to families and has young population profile. This ought to help maintain growth in the settlement and allow local residents to remain in the village if they wish to. The level of growth would also support the vitality of the local economy, potentially supporting new shops and services. There would be a moderate positive effect for scenario 1 and 2a. For Scenario 2b (Alternative Option C) that includes an SDA at Kibworth the positive effects upon the housing market are likely to be more pronounced as there would be increased choice in the surrounding area, which would help to improve affordability, boost the potential to secure starter homes, and maintain links between Fleckney and Kibworth. The economic boost provided by an SDA in Kibworth could also have positive effects on Fleckney through an increase in local spending. Consequently, Scenario 2b is predicted to have a major positive effect overall.				

Resource Use (SA Objective 9)		Scenario 1	Scenario 2a	Scenario 2b
		✘	✘	✘
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to scenario 2 below cover both sub-options.</i></p> <p>Growth would be likely to lead to increased road trips with associated greenhouse gas emissions.</p> <p>New development will lead to an overall increase in energy and water use in Fleckney. However, this would be the case wherever development was located.</p>			
Sensitivity of receptors	<p>Fleckney contributes some 1.8 Tonnes per person of CO2 emissions from domestic electricity and gas consumption (based on 2011 data). The majority of homes have access to mains gas. The settlement is reasonable well served by daytime bus services, but there is no local train station.</p>			
Likelihood of effects	<p>Access to mains gas and electricity would be available in Fleckney, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Fleckney and any new development would be unlikely to change this.</p> <p>Although there are reasonable bus services, the majority of people travel by private car, and this is likely to continue.</p>			
Significance	<p>The level of growth associated with each scenario would lead to increased numbers of people living in Fleckney; which as a rural centre, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under these two scenarios would therefore contribute to an increase in greenhouse gas emissions across the district. Consequently a minor negative effect is predicted.</p>			

Summary of effects for Fleckney

	Scenario 1	Scenario 2a	Scenario 2b
Natural Environment SA Objectives 1 and 2)	xx?	x	x
Built and Natural Heritage (SA Objective 3)	x?	x?	x?
Health and Wellbeing (SA Objectives 4 and 5)	✓✓✓/?	✓✓/?	✓✓✓/?
Resilience (to climate change) (SA Objective 6)	x	x	x
Housing and Economy (SA Objectives 7 and 8)	✓✓	✓✓	✓✓✓
Resource Use (SA Objective 9)	x	x	x

Great Glen

Scenarios tested for Great Glen

The table below sets out two distinct scenarios for Great Glen to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Great Glen. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Low growth (57 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	For Option C, employment provision would be made at Kibworth SDA. As Great Glen is only 5km away and a 10 minute bus ride, it is likely that residents in Great Glen could benefit from employment opportunities. Therefore, although Scenario 2a and 2b involve the same level of housing growth, they have been separated to reflect the presence or absence of Kibworth SDA.
2a	Very low growth (5-dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		D: Lutterworth East SDA		10 ha			23 ha	
2b	Very low growth (8 dwellings) with SDA	C: Kibworth SDA	10 ha	4 ha	5 ha	3 ha	28 ha	

SA findings for Great Glen

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*For natural environment, there would be no different effects for Scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p>Biodiversity - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. There would be negligible effects on biodiversity with scenario 2 as none or very little growth would occur. However, there would also be limited opportunity for enhancement to biodiversity and green infrastructure under this alternative.</p> <p>Environmental quality - There would be a loss of land classified as Grade 3 under Scenario 1, and to a much lesser extent scenario 2.</p>				
Sensitivity of receptors	<p>There are no designated sites within close proximity to Great Glen. Great Glen falls into one of the outer isochrones for the SSSI risk impact zones for Kilby Foxton Canal. Residential development over 100 dwellings in this area is required to be consulted upon.</p> <p>There are features of local wildlife interest that could be affected by new development such as field margins, hedges and trees. However, there may be potential to enhance some areas of open space and land that.</p> <p>Agricultural land surrounding Great Glen is classified as Grade 2.</p>				
Likelihood of effects	<p>Scenario 1 would involve a low level of growth, so the likelihood of negative effects would not be high as more sensitive areas could possibly be avoided. Scenario 2 involves very low growth, and so effects are not likely.</p> <p>It is possible that there would be a permanent loss of agricultural land under Scenario 1, though the magnitude of effects would be low.</p>				
Significance	<p>Scenario 1 would lead to some development with a low potential for negative effects on local wildlife. Mitigation and enhancement ought to be possible though, as well as avoidance of the most sensitive sites. The loss of agricultural land would be relatively minor. Therefore, overall neutral effects are predicted. The levels of growth under Scenario 2 are smaller still, and thus the effects would be neutral too. In combination with committed developments, the effects for both scenarios are still unlikely to be significant.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*For built and natural heritage, there would be no different effects for Scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement. This would only be notable for Scenario 1, which involves a higher level of development than Scenario 2.</p>				
Sensitivity of receptors	<p>Great Glen does not contain a Conservation Area, although there is an aspiration to establish one. There are 25 listed buildings, and 2 known sites of archaeological importance. Several heritage assets fall within areas at risk of flooding.</p> <p>The capacity for landscape to accommodate change is largely categorised as 'medium' 'medium-low', although there are areas of 'high' or 'medium high' capacity over the border in Oadby.</p>				
Likelihood of effects	<p>Depending upon the location and design of development, there may be an effect on the character of the settlement. However, the small scale of growth ought to ensure that development in the most sensitive areas can be avoided and / or mitigated.</p>				
Significance	<p>Scenario 1 could lead to negative effects upon built and natural heritage through development on the edge of the settlement. However, the effects are not predicted to be significant as the level of growth is very low compared to the scale of the settlement and the historic rate of population growth between 2001-2011 (14%). It should also be possible to avoid sensitive areas and mitigate potential impacts through existing and emerging plan policies. Scenario 2 would involve very low levels of growth and is not considered likely to have any effect on built or natural heritage that cannot be dealt with appropriately through the development management process.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-	Scenario 2a	✘
				Scenario 2b	-
Nature of effects	<p>Scenario 1 would require increased provision of local school and health provision, but this might be difficult to provide locally. This scenario however should have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Under scenarios 2a / 2b there would be limited growth, which would be less supportive of the delivery of market and affordable housing. This would have a negative effect on local communities that wish to live/remain in Great Glen. Scenarios 2a/2b would not put as much pressure on local health and educational facilities, but they wouldn't provide opportunities for the enhancement of open space and community infrastructure as there would be fewer developer contributions secured.</p> <p>Scenario 2b ought to improve opportunities for employment for residents in Great Glen as there would be provision of 5 ha of employment land as part of an SDA at Kibworth, as well as the 3 ha at Fleckney (common to all four housing options). This would offset the negative effects identified above.</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre.</p>				
Sensitivity of receptors	<p>The primary school site is confined and is reaching capacity.</p> <p>Great Glen does not fall into an area of high deprivation. Nevertheless, healthcare facilities are at capacity and need to be expanded to support the current population and any further growth in people. There are also shortfalls in some types of open space.</p> <p>Population and housing growth between 2001-2011 (13.7%) is slightly higher than the District average.</p> <p>Further transport evidence is needed to look into how much additional traffic the A6 into Oadby & Wigston and Leicester City can accommodate.</p>				
Likelihood of effects	<p>For scenario 1 the amount of growth proposed would be unlikely to support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Given that the capacity to expand the current school is constrained, it is likely that provision would need to be met elsewhere to meet the growth in population. Scenario 2 would not have an effect on school provision as the scale of growth would be very low. For scenario 1, contributions would be sought to improve health facilities in Great Glen, so effects would be anticipated to be positive. For Scenario 2a/2b, there would be no support through developer contributions for health facilities, which would not help to address existing issues. For Scenario 1 it is likely that development would secure modest enhancements to open space provision, which could help to address any identified shortages. These opportunities would be limited for Scenario 2a/2b.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase, as development would be likely to occur on the settlement edges. It is unlikely that the trips generated through Scenario 1 would be substantial enough to cause adverse impacts.</p>				

<p>Significance</p>	<p>Scenario 1 would increase housing provision locally, having a positive effect on health and wellbeing in the longer term. Development would also help to support the viability of the village centre and may also help to enhance open space through developer contributions. These effects are considered to be a minor positive, given that the historic level of growth between 2001 and 2011 suggests that Great Glen is an attractive place for residents. However, the increased population would put some pressure on primary schools that could be difficult to resolve locally. Consequently, access to a primary school for some residents could be poor, and could increase car travel. For these reasons, the overall effect for this scenario is considered to be less positive; thus a neutral effect is predicted overall. Air quality is considered unlikely to be affected at this low scale of growth.</p> <p>Scenarios 2a and 2b support no or low levels of growth in Great Glen; which may affect the availability of housing, and would not support aspirations for improved infrastructure in the village. Although community identity would be preserved in the short term, there could be a decline in the housing offer in the longer term, which may affect community identity. A lack of development would also limit opportunities to support healthcare improvements and enhancements to community infrastructure. Conversely, this option would not put as much pressure on local school services; which ought to ensure that new residents do not have to travel to access education. On balance, a minor negative effect is predicted for 2a.</p> <p>A neutral effect is predicted for 2b, as the SDA at Kibworth ought to provide better access to jobs and housing which might offset the lower levels of growth in Great Glen to an extent. The effects of scenario 2b could potentially be more prominent due to the nearby SDA, but overall a neutral effect is still predicted.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*For resilience, there would be no different effects for Scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore reference to Scenario 2 below covers both sub-options.</i></p> <p>Although the sequential and exception tests would need to be applied, there is potential for development to be located in areas that are close to or within areas at risk of flooding. There is also potential for development to increase areas of impermeable land, which could contribute to increased surface water run-off.</p>				
Sensitivity of receptors	<p>There are areas of fluvial flood risk running through Great Glen. Surface water flooding may be a localised issue, but this has not been established.</p>				
Likelihood of effects	<p>The sequential test would need to be applied to ensure that land at risk of flooding was not developed inappropriately. SUDs would also be sought to help to manage surface water run-off. Nevertheless, the potential for development to be at risk of or contribute to flood risk remains an issue in Great Glen that would need to be explored in greater detail. The scale of housing development for Scenario 2 would mean that development very unlikely to have an effect on resilience to climate change.</p>				
Significance	<p>The level of growth associated with Scenario 1 would be low, and it ought to be possible to avoid constrained land and minimise contribution to surface water run-off. Consequently, a neutral effect is predicted for Scenario 1.</p> <p>Scenario 2 would lead to very low or no development, and thus a neutral effect would occur. However, the potential to secure SUDs schemes on new developments would be lower (and hence the potential to help achieve a net decrease in surface water run-off in the settlement).</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	-	Scenario 2a	✘
				Scenario 2b	-
Nature of effects	Scenario 1 would support the development of housing growth in Great Glen. Whilst this is still very low in the context of the settlements size, it could help to increase housing provision locally. Scenario 2a/2b would not support much housing growth in Great Glen which could perpetuate affordable housing issues, and lead to increased out-migration in the longer term. Scenario 2b would offset these effects to an extent by providing housing choice at Kibworth SDA as well as improved employment opportunities.				
Sensitivity of receptors	Between 2001 and 2011 there was a population increase of 14% in Great Glen, which is slightly higher than the District average.				
Likelihood of effects	There is sufficient land in the SHLAA to meet the housing numbers under each scenario.				
Significance	<p>For scenario 1, the level of growth would be fairly low, and would only support limited housing in Great Glen. The housing provision would likely be less than population growth, and so there could be negative effects as some people might have to move away. This low level of growth would also not help to support the growth of local businesses. However there are substantial commitments that would help to offset these effects, so a neutral effect is predicted.</p> <p>Scenario 2a would plan for very low growth in Great Glen, which would have a minor negative effect by limiting further opportunities to access affordable housing, and limiting increased local spending in the village. The negative effects for 2b are offset to an extent by the provision of housing and employment at nearby Kibworth, so a neutral effect is predicted.</p>				

Resource Use (SA Objective 9)		Scenario 1	-	Scenario 2a	✓
				Scenario 2b	✓
Nature of effects	Additional development could lead to increased use of resources through the need for energy and water in new development, and the generation of increased car trips. The effects would be small scale, as the growth involved is not substantial for either scenario.				
Sensitivity of receptors	Great Glen has a relatively high figure for carbon emissions per person from domestic gas and electricity consumption (based on 2011 data), at 2.3 tonnes per person. Almost 10% of households rely on electric heating, causing higher emissions, but also increasing the risk of fuel poverty. There are also a significant number of homes reliant on oil; these emissions are not reflected in these figures. Great Glen also has a high proportion of detached homes, which may have higher heating needs.				
Likelihood of effects	<p>Although access to mains gas and electricity is limited for some properties, it ought to be available for new development. Provision of district heating would be unlikely due to a lack of sufficient heat demand in Great Glen and any new development would be unlikely to change this (as well as being too small scale).</p> <p>There are reasonable bus services into Leicester and Market Harborough; but the majority of people travel by private car, and this is likely to continue at least in the short term.</p>				
Significance	<p>The level of growth associated with Scenario 1 would lead slightly increased numbers of people living in Great Glen; which as a rural centre, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to a small increase in greenhouse gas emissions.</p> <p>However, the level of growth is low, and this might be expected to come forward anyway in the absence of a Plan (i.e. housing would be determined against the NPPF with a presumption in favour of sustainable development). These scenarios actually represent fairly low growth, so the effect on emissions is considered to be neutral.</p> <p>Scenarios 2a and 2b would not lead to further greenhouse gas emissions from Great Glen and growth would be delivered at SDAs or larger settlements (i.e. Market Harborough) that are better served by transport links, services and jobs. Overall, scenarios 2a and 2b ought to contribute to a slight reduction in greenhouse gas emissions across the district, and hence a minor positive effect is predicted.</p> <p>Recommendation: Development in Great Glen should be connected to the gas and electricity networks, and where possible seek to improve connectivity for those dwellings that are reliant upon oil and electric heating.</p>				

Summary of effects for Great Glen

	Scenario 1	Scenario 2a	Scenario 2b
Natural Environment (SA Objectives 1 and 2)	-	-	-
Built and Natural Heritage (SA Objective 3)	-	-	-
Health and Wellbeing (SA Objectives 4 and 5)	-	✘	-
Resilience (to climate change) (SA Objective 6)	-	-	-
Housing and Economy (SA Objectives 7 and 8)	-	✘	-
Resource Use (SA Objective 9)	-	✓	✓

Houghton on the Hill

Scenarios tested for Houghton on the Hill

The table below sets out two distinct scenarios for Houghton on the Hill to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Houghton on the Hill. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate growth (80 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	There are variations in employment provision for the options grouped under scenario 2 (options B, C, D). However, it is likely that the effects of employment provision on Houghton on the Hill would be the same regardless of variations in employment land provision across the four housing options. This is because access to jobs from Houghton on the Hill would be expected to mainly be in Leicester or other key employment areas, and additional employment provision in Lutterworth and/or Kibworth would be less likely to be accessed / beneficial to communities in Houghton on the Hill. Option B includes the development of an SDA in Scraftoft, Thurnby, Bushby. This could have potential effects upon Houghton on the Hill due to traffic flows. Therefore, although the scale of growth for options B, C and D is very similar, this scenario has been split into two parts to reflect the presence of an SDA for Option B.
2a	Low growth (57-59 dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	
2b		C: Kibworth SDA	10 ha	4 ha	5 ha	3 ha	22 ha	
		D: Lutterworth East SDA		10 ha			23 ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	?	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*For natural environment, there would be no different effects for Scenarios 2a and 2b as these are only differentiated on the basis of the provision of an SDA at Scaptoft with possible effects on traffic. Therefore reference to Scenario 2 below covers both sub-options.</i></p> <p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. The effects would be likely to be more pronounced for Scenario 1 due to the higher level of growth, and less likely for Scenario 2 which would involve lower levels of growth. The potential to enhance green infrastructure could be higher for Scenario 1 involving slightly higher rates of growth.</p> <p><i>Environmental quality</i> - There would be a loss of land classified as Grade 3 under Scenario 1 and to a lesser extent Scenario 2.</p>				
Sensitivity of receptors	<p>There are no SSSIs or European sites within close proximity to Houghton on the Hill, and land around the settlement edge does not fall within any SSSI impact risk zones. There are no designated local wildlife sites, although some potentially developable sites contain hedges, trees and are adjacent to Bushby Brook, so there is the potential for effects on local wildlife.</p> <p>Agricultural land surrounding Houghton on the Hill is classified as Grade 3.</p>				
Likelihood of effects	<p>It is very likely that there would be a permanent loss of agricultural land under each scenario, with a greater amount for scenario 1. It is unlikely that the total loss of agricultural land under the highest rate of growth (Scenario 1) would be above 5 hectares.</p>				
Significance	<p>Biodiversity is unlikely to be significantly affected at lower levels of growth under Scenario 2, as the sensitivity of the surrounding areas is relatively low, and mitigation ought to be secured for new developments. At this level of growth, it also ought to be possible to avoid areas of importance for local wildlife. However, for Scenario 1, it may be necessary for both deliverable sites identified in the SHLAA and/or further potential development sites to be brought forward. Some of the remaining land around the settlement is within sensitive landscape that has value for wildlife (i.e. to the South East of Houghton on the Hill), and therefore it would <i>potentially</i> need to be developed under Scenario 1. This could have a minor negative effect on wildlife by breaking up fields that are bordered by trees and hedgerows. An uncertain negative effect is predicted.</p> <p>There would be a loss of agricultural land which would be unavoidable. However, the total amount of land that would be lost is predicted to be lower than 5 hectares in total for Scenario 1, and lesser still for Scenario 2.</p> <p>For scenario 1, the overall effect on the natural environment is predicted to be an uncertain minor negative effect. This takes account of the effects upon soil and biodiversity, but recognises that effects are relatively small scale, and mitigation ought to be possible.</p> <p>The lower levels of growth under Scenario 2a/2b constitute a neutral effect on natural resources.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	xx	Scenario 2a	x
				Scenario 2b	x
Nature of effects	<p><i>For built and natural heritage, there would be no different effects for Scenarios 2a and 2b as these are only differentiated on the basis of the provision of an SDA at Scraftoft with possible effects on traffic. Therefore reference to Scenario 2 below covers both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. This would be most prominent for Scenario 1 and to a lesser extent scenario 2.</p>				
Sensitivity of receptors	<p>Houghton on the Hill contains a Conservation Area covering the southern part of the village and surrounding fields to the South East. There are 21 Listed buildings falling within this area.</p> <p>There are four areas of potential archaeological interest; two off the A47 and two to the south of the settlement.</p> <p>The capacity for landscape to accommodate change ranges from low to medium-low. In general terms it is unlikely to be able to accommodate development without significant degradation of the existing landscape character.</p>				
Likelihood of effects	<p>At higher levels of growth it is possible that development could take place in areas of sensitive landscape.</p> <p>Mitigation measures are unlikely to be able to address adverse landscape impacts in some areas, particularly to the South East.</p>				
Significance	<p>For Scenario 1, it is possible that development could take place in areas of sensitive landscape. This would have a moderate negative effect on the character of Houghton on the Hill, particularly, as this either falls within and / or contributes to the setting of the Conservation Area. Development in locations to the north and south also present potential effects in terms of archaeology, but there ought to be potential to mitigate such effects should development take place.</p> <p>A minor negative effect is predicted for scenario 2 as it would involve a level of growth that would make it easier to avoid the most sensitive areas, and it would also limit the spread of the settlement. Nevertheless, much of the landscape surrounding the settlement is sensitive, and thus a minor negative effect is still predicted.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2a	✓/?
				Scenario 2b	✓
Nature of effects	<p>Scenarios 1, 2a and 2b would require increased provision of local school and health provision. Each scenario would also have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions (Scenario 1 would have the greater impact).</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. This could potentially be an issue for scenario 1 which would generate a greater number of trips locally. Lower levels of development would occur for Scenario 2, so local effects on air quality would be unlikely.</p> <p>Scenario 2a (Option B) would involve an SDA in surrounding nearby area, which could lead to increased trips in the A47, potentially affecting air quality in Houghton on the Hill.</p>				
Sensitivity of receptors	<p>Population of 1,524 (decrease of 24 or 1.6% since 2001, compared to an increase of 11.5% across the District over the same period). Conversely, there has been an increase in dwellings and households. There is no GP Surgery, but development would impact upon Billesdon GP practice and contributions towards improvements would be sought. There is limited on-site capacity for the primary school to expand. Houghton on the hill has very low levels of deprivation.</p>				
Likelihood of effects	<p>There will be a need to provide for additional pupils. The level of development under any of these scenarios would be unlikely to support a viable new school in Houghton on the Hill; and thus provision would be relied upon by expanding the existing school. There is limited capacity to expand the existing school on site though, and thus it is likely that provision would need to be made elsewhere, slightly more so for Scenario 1.</p> <p>Under both scenarios, contributions would be sought to improve health facilities (likely in Billesdon), so effects would be anticipated to be neutral.</p> <p>It is likely that development would help to secure enhancements to open space provision and / or community facilities, which could help to address any identified shortages. The scale of effects would be small though.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase slightly, as development would be likely to occur on the settlement edges. There would also be a likely increase in trips to Leicester and other large settlements (e.g. Peterborough) to seek employment. The likelihood of this affecting congestion along the A47 has not been modelled, but it is unlikely the levels of growth proposed would have a significant effect due to the low level of growth anticipated. Having said this, the development of an SDA in the Leicester urban area would be the alternative to low growth in the Rural Centres, so effects on air quality may be an issue for Option B (Scenario 2a).</p>				

<p>Significance</p>	<p>Scenarios 1 and (to a slightly lesser extent) 2a and 2b, support residents to remain in Houghton on the Hill by providing new market and affordable housing. Although there is not a pressing need to tackle deprivation in this area, this level of growth would help to provide affordable housing to local communities, and could also help to support community infrastructure. However, increased growth would require contributions to school provision, which would probably not be provided locally. This would mean that new development would not be well located in terms of access to a primary school. For this reason, Scenarios 1 and 2a/2b are only predicted to have a minor positive effect overall.</p> <p>Scenario 2 would have a positive effect on local housing provision and for Option B / Scenario 2a, this would also include further growth in the Leicester urban area through an SDA. The level of growth would help to reduce the population decline slightly, and it might be possible to support this low level of growth at the existing primary school. A minor positive effect is therefore predicted.</p> <p>There would be an increase in car trips along the A47, which could contribute to congestion. The extent of effects is unclear as traffic modelling has not been undertaken. However, it is reasonable to assume that Scenario 1 would be more likely to have a negative effect than Scenario 2. For Scenario 2a however, there is potential for increased traffic as a result of the SDA. At this stage an uncertain negative effect is predicted.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of an SDA at Scraftoft. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p>New development could increase surface water run-off. The level of development proposed is fairly low though.</p>				
Sensitivity of receptors	<p>There are no areas at risk of fluvial flooding. Surface water flooding may present a risk throughout the settlement. There are small brooks and drainage infrastructure running through the centre. But flood risk is not identified as an issue in these areas.</p>				
Likelihood of effects	<p>The majority of land surrounding Houghton on the Hill is not at risk of fluvial flooding; hence effects would be unlikely in this respect for each scenario. Surface water run-off would need to be managed to ensure that increases in surface water flooding did not occur, and the level of run off to sewers was not increased significantly. However, the total level of development proposed under each scenario is only small. Uncertain effects are predicted at this stage.</p>				
Significance	<p>Development on greenfield land has the potential to lead to an increase in surface water run-off. However, given the small scale of development, need to apply the sequential test and incorporate SUDs, the effects are considered to be minimal.</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓	Scenario 2a	✓
				Scenario 2b	✓
Nature of effects	<p>Both scenarios would deliver housing in Houghton on the Hill, helping to improve housing choice and affordability. This would have a positive effect on housing and help to support the vitality of the village. The effects would be more prominent for scenario 1 which is of a higher scale.</p> <p>Scenario 1b could have additional benefits in terms of improved access to new homes aft the proposed SDA at Scraptoft.</p>				
Sensitivity of receptors	<p>There have been 35 dwellings (6% increase) built in Houghton on the Hill between the 2001 and 20011 Census results.</p> <p>Unemployment rates are lower than the district average, but there is an increasing of pressure as a result of an aging population.</p>				
Likelihood of effects	<p>There is sufficient land capacity identified in the draft SHLAA 2015 to deliver the amount of housing involved under this scenario.</p>				
Significance	<p>The housing requirements proposed under these scenarios would help to deliver housing (including the provision of affordable housing) in Houghton on the Hill. Homes would also be well related to employment opportunities (in Leicester City) and ought to support the vitality of the local village. The levels of development involved would put pressure on school provision, and is unlikely to create the critical mass to support a new school (which would be more viable with higher demand. On balance a minor positive effect is predicted for Scenario 1a and 2a.</p> <p>Scenario 2b would provide similar levels of housing growth to 2a, but would involve an SDA at Scraptoft which would provide alternative housing choice (albeit not in Houghton itself). . Consequently, the overall effect of Scenario 2b on housing and the economy is predicted to be a minor positive.</p>				

Resource Use (SA Objective 9)		Scenario 1a	x	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p>Both Scenarios would be likely to lead to slightly increased road trips with associated greenhouse gas emissions.</p> <p>New development will lead to an overall increase in energy and water use in Houghton on the Hill. However, this would be the case wherever development was located and national standards would ensure that energy and water efficiency targets were delivered. The scale of growth is also low compared to the borough total.</p>				
Sensitivity of receptors	<p>Large number of detached dwellings (typically using more resources). High level of private car use.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Houghton on the Hill and any new development would be unlikely to change this given its scale.</p> <p>Although there are reasonable bus services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth proposed for both scenarios would lead to increased numbers of people living Houghton on the Hill; which as a Rural Centre, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under these scenarios would therefore contribute to a very small increase in greenhouse gas emissions across the district. For scenario 1 a minor negative effect is predicted, whilst for Scenario 2a/2b, this increase would be at a level anticipated to occur in the absence of the Plan (i.e. the effects would be neutral).</p> <p>Recommendation: Development should be connected to the gas and electricity networks, and where possible seek to improve connectivity for existing dwellings that are reliant upon oil and electric heating.</p>				

Summary of effects for Houghton on the Hill

	Scenario 1a	Scenario 2a	Scenario 2b
Natural Environment (SA Objectives 1 and 2)	?	-	-
Built and Natural Heritage (SA Objective 3)	x x	x	x
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓/?	✓
Resilience (to climate change) (SA Objective 6)	-	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	✓	✓
Resource Use (SA Objective 9)	x	-	-

Husbands Bosworth

Scenarios tested for Husbands Bosworth

The table below sets out one distinct scenario for growth in Husbands Bosworth to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Husbands Bosworth. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Low – moderate (24-41 dwellings)	A: Core Strategy B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Husbands Bosworth. Provision differs from either 4ha for some housing options to 10ha for others. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in Husbands Bosworth in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Husbands Bosworth as they are some distance away.
		C: Kibworth SDA			5 ha		22 ha	
1b	Low moderate with SDA (24)	D: Lutterworth East SDA	10 ha	10 ha	-	3 ha	23 ha	

*Excludes strategic distribution sector

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	×	Scenario 1b	×
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below covers both sub-options.</i></p> <p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Conversely, the potential to enhance green infrastructure may not be high due to the relatively low levels of growth.</p> <p><i>Environmental quality</i> - There would be a loss of land classified as Grade 3 or (less likely) Grade 2. Overall, a loss of less than 3ha would be anticipated given the low scale of growth being proposed.</p> <p><i>Water</i> - Development presents the possibility of pollution to groundwater.</p>				
Sensitivity of receptors	<p>There are no designated sites within close proximity to Husbands Bosworth. Husbands Bosworth falls into one of the outer isochrones for the SSSI risk impact zones for Bosworth Mill Meadow. However, residential development is not required to be assessed in this zone, so it is assumed that the risk from new housing development is deemed to be insignificant.</p> <p>There are features of local wildlife interest that could be affected by new development such as field margins and trees. However, there may be potential to enhance some areas of open space and land that is currently used for agriculture.</p> <p>Agricultural land surrounding Husbands Bosworth is classified as Grade 3, but there are pockets of Grade 2 land adjacent to the settlement boundary to the South. Some sites identified as deliverable in the SHLAA fall into this area of Grade 2 land.</p> <p>Groundwater Protection Zones are located in close proximity to the settlement.</p>				
Likelihood of effects	<p>Effects on biodiversity would be likely as there would be a need to release greenfield land, with likely loss of trees, hedgerows and grassland.</p> <p>It is very likely that there would be a permanent loss of agricultural land, though this would not be anticipated to be substantial.</p> <p>New development would not be permitted in Groundwater Protection Zones without an assessment of potential impacts.</p>				
Significance	<p>The level of growth proposed could be accommodated within sites identified as deliverable in the SHLAA (2015). Assuming any of these sites were developed, there would be a loss of Grade 2 agricultural land. Although this would be small scale, the land is high quality and so a minor negative effect is predicted for both scenarios.</p> <p>Effects on biodiversity are predicted to be neutral, as the sensitivity of potential sites is thought to be low, and there ought to be potential for enhancement given that much of the land is in agricultural use (though some farms could have established agri-schemes to protect or enhance ecology)</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	?	Scenario 1b	?
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below covers both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement.</p>				
Sensitivity of receptors	<p>Husbands Bosworth contains a Conservation Area, with 28 listed Buildings and 1 Ancient Monument.</p> <p>There are no areas of potential archaeological interest within close proximity to the settlement.</p> <p>The capacity for landscape to accommodate change is largely categorised as 'medium' in the areas with the potential for development. Approaching the village from the North along the A5199, the landscape is slightly elevated and development would be prominent.</p>				
Likelihood of effects	<p>Due to its proximity, any development on the edge of the settlement would be unlikely to have a direct effect on the listed buildings in the centre of the village. However, development could be adjacent to the Conservation Area boundaries, and so its character could be affected at the settlement edge.</p> <p>Based upon available land in the SHLAA (2015) there would be a need to develop on land with medium capacity to accommodate change. This could include development on sensitive land on the approach to the village, and / or to plan for higher densities.</p>				
Significance	<p>Development may be necessary on land classified as having only moderate capacity to change. The scale of growth would mean that perhaps only one development site would need to be allocated and / or lower densities required that are more sympathetic with the open, rural landscape. However, development would still be likely to lead to a change to the character of the settlement. The effects are predicted to be uncertain at this stage, as negative effects would only likely be minor, and recommended mitigation measures could minimise effects.</p> <p>Recommendation: Development ought to respect the approaches into the village, particularly adjacent to the A5199 (particularly to the North), and A4304 which act as the 'gateways' to the village. A 'soft' edge should be established with low densities.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	-	Scenario 1b	✓
Nature of effects	<p>Development would require increased provision of local school and health provision, but this might be difficult to provide locally. Development should have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions. However, the scale of improvements would likely be small.</p> <p>Under scenario 1b (Option D), the development of an SDA at Lutterworth could add further positive effects to the population of Husbands Bosworth by providing housing, job opportunities and facilities that could benefit local communities.</p> <p><i>Air quality</i> - Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. The scale of growth is not substantial though even for the higher end of these scenarios. The SDA at Lutterworth would not be expected to generate significant additional trips through Husbands Bosworth.</p>				
Sensitivity of receptors	<p>The primary school is at capacity and has no potential to expand on site. A number of surrounding villages such as North and South Kilworth may also be reliant upon accessing schools and health facilities in Husbands Bosworth.</p> <p>Husbands Bosworth does not fall into an area of high deprivation. Whilst healthcare facilities are currently at capacity and a new GP surgery for the village has been approved recently. to support the current population and any further growth in people. There are shortfalls in some types of open space.</p> <p>Population and housing growth between 2001-2011 was relatively high compared to the District average.</p>				
Likelihood of effects	<p>The amount of growth proposed would be unlikely to support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Given that the capacity to expand the current school is constrained, it is likely that provision would need to be met elsewhere to meet the growth in population.</p> <p>Contributions would be sought to improve health facilities so effects would be anticipated to be positive in this respect.</p> <p>It is likely that development would secure small scale enhancements to open space provision, which could help to address any identified shortages.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase, as development would be likely to occur on the settlement edges.</p>				

Significance	<p>Each option would lead to further housing provision locally, having benefits for health and wellbeing in the medium to long term. Development would also help to support the viability the village centre and may also help to enhance open space through developer contributions. These effects are considered to be positive, given that the historic level of growth between 2001 and 2011 suggests that Husbands Bosworth is an attractive place for residents. However, for these scenarios, the increased population would put pressure on primary schools that would be unlikely to be resolved local. It should be noted that any increased demand from surrounding settlements in North Kilworth and South Kilworth would also need to be met in Husbands Bosworth. This could increase the viability of a new primary school, but this is not assured as the critical mass to support a viable facility may not be achieved. Consequently, access to a primary school for a small number of residents could be poor, and increase car travel. For these reasons, the overall effect on health is considered to be less positive; thus a neutral effect is predicted overall for Scenario 1a.</p> <p>Scenario 1b would involve an SDA at Lutterworth, which may help to improve access to housing and employment opportunities. This ought to benefit the health and wellbeing of some residents in Husbands Bosworth, constituting a minor positive effect.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>New development could increase surface water run-off. The level of development proposed is fairly low though.</p>				
Sensitivity of receptors	<p>There are no areas at risk of fluvial flooding. Surface water flooding may present a risk throughout the settlement.</p>				
Likelihood of effects	<p>The majority of land surrounding Husbands Bosworth is not at risk of fluvial flooding and hence effects would be unlikely in this respect for each Scenario. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. However, the total level of development proposed under each scenario is only small.</p>				
Significance	<p>Development on greenfield land has the potential to lead to an increase in surface water run-off. However, given the small scale of development, need to apply the sequential test and incorporate SUDs, the effects are considered to be minimal.</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓	Scenario 1b	✓✓
Nature of effects	<p>Each scenario would deliver housing in Husbands Bosworth, helping to improve housing choice and affordability. This would have a positive effect on housing and help to support the vitality of the village.</p> <p>Scenario 1b would have additional benefits in terms of improved access to jobs at an SDA in Lutterworth.</p>				
Sensitivity of receptors	<p>Husbands Bosworth current GP practice would be unable to manage any increase in patient numbers. However a new surgery has been approved as part of recent housing proposal and will provide additional capacity.. S106 contributions towards this GP services are likely to be sought.</p> <p>The primary school has no current capacity and does not have the capacity to extend. S106 contributions towards primary education would most likely be sought. Appropriate S106 contributions would most likely be sought where a shortfall in certain types of open space is identified.</p> <p>Husbands Bosworth has 5 out of the 6 key services identified in the Core Strategy, which means access to services is fairly good.</p>				
Likelihood of effects	<p>There is sufficient land capacity identified in the draft SHLAA 2015 to deliver the amount of housing involved under each scenario.</p>				
Significance	<p>The housing requirements proposed under this scenario would help to deliver housing (including the provision of affordable housing) in Husbands Bosworth. Homes would also be well related to employment opportunities and ought to support the vitality of the local village. The levels of development involved would put pressure on school provision, and is unlikely to create the critical mass to support a new school (which would be more viable with higher demand). On balance a minor positive effect is predicted for Scenario 1a.</p> <p>Scenario 1b would provide similar levels of housing growth to 1a, but would involve an SDA at Lutterworth which would provide alternative housing choice (albeit not in Husbands Bosworth itself) and would also enhance employment opportunities. Consequently, the overall effect of Scenario 1b on housing and the economy is predicted to be a moderate positive.</p>				

Resource Use (SA Objective 9)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p>Both Scenarios would be likely to lead to slightly increased road trips with associated greenhouse gas emissions.</p> <p>New development will lead to an overall increase in energy and water use in Husbands Bosworth. However, this would be the case wherever development was located and national standards would ensure that energy and water efficiency targets were delivered. The scale of growth is also low compared to the borough total.</p>				
Sensitivity of receptors	<p>Husbands Bosworth contributes 1.4 Tonnes per person of CO2 emissions from domestic electricity and gas consumption (based on 2011 data). However, over half of all households are reliant on oil for heating and the contributions are thus not captured in these figures. In addition over 10% of homes have electric heating, which not only leads to higher emissions, but also contributes to a higher risk of householders falling into fuel poverty. The settlement is reasonable well served by daytime bus services, but there is no local train station.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Husbands Bosworth and any new development would be unlikely to change this given its scale.</p> <p>Although there are reasonable bus services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth proposed for both scenarios would lead to increased numbers of people living in Husbands Bosworth; which as a Rural Centre, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this Scenario would therefore contribute to a very small increase in greenhouse gas emissions across the district. However, this increase would be at a level anticipated to occur in the absence of the Plan (i.e. the effects would be neutral).</p> <p>Recommendation: Development in Houghton on the Hill should be connected to the gas and electricity networks, and where possible seek to improve connectivity for existing dwellings that are reliant upon oil and electric heating.</p>				

Summary of effects for Husbands Bosworth

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	?	?
Health and Wellbeing (SA Objectives 4 and 5)	-	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	✓✓
Resource Use (SA Objective 9)	-	-

Kibworth

Scenarios tested for Kibworth

The table below sets out three distinct scenarios for Kibworth to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Kibworth. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Very High growth at SDA in Kibworth (1200 Dwellings)	C: Kibworth SDA	10 ha	4 ha	5 ha	3ha	22 ha	Scenario 3 involves variations in employment provision at Lutterworth and Scraftoft. These are considered unlikely to have a different effect on communities in Kibworth which are over 20km away.
2	Low growth (71 dwellings)	A. Core Strategy	10 ha	4 ha	-	3 ha	17 ha	
3	No growth	B: Scraftoft SDA D: Lutterworth SDA	10 ha	4 ha 10 ha	-	3 ha	17 ha 23 ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	xx	Scenario 2	-	Scenario 3	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Development may offer the opportunities to enhance biodiversity, particularly at a strategic development area.</p> <p>There would be no effect on natural resources with scenario 3 as no growth would occur. However, there would also be limited opportunity for enhancement to biodiversity.</p>						
	<p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 under Scenario 1 and to a much lesser extent 2. The scale of development involved would not have an effect on levels of water quality.</p>						
Sensitivity of receptors	<p>Agricultural land surrounding Kibworth is classified as Grade 3.</p> <p>There are no SSSIs or Local Wildlife Sites within or adjacent to Kibworth. However there may be habitats of local value and species such as bats and badgers have been recorded. There are also TPOs present that could be affected.</p>						
Likelihood of effects	<p>The loss of agricultural land would be inevitable, as development sites are greenfield and classified as Grade 3. Effects on biodiversity would be dependent upon the scale of development and the mitigation and enhancement measures secured. At this stage, there is uncertainty about what measures would be proposed.</p>						
Significance	<p>Scenario 1 would lead to a substantial loss of Grade 3 agricultural land. The loss and disturbance to local wildlife habitats and potentially protected trees is predicted to have a negative effect. Whilst there may be opportunities for biodiversity enhancement, this is not definitive at this stage, and thus a negative effect is predicted. Overall, a moderate negative effect is predicted on the natural environment for Scenario 1.</p> <p>Scenario 2 would involve much lower levels of growth compared to Scenario 1, but would still lead to the loss of agricultural land and wildlife habitats such as trees and hedges. A neutral effect is predicted as it ought to be possible to avoid and mitigate negative effects.</p> <p>There is no growth under Scenario 3 and so a neutral effect on the natural environment is predicted.</p> <p>Recommendation - The loss of agricultural land could be offset somewhat through the provision of community allotments as part of the SDA.</p>						

Built and Natural Heritage (SA Objective 3)		Scenario 1	xxx	Scenario 2	?	Scenario 3	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. This would be most prominent for Scenario 1 and to a much lesser extent scenario 2, and not an issue at all for Scenario 3.						
Sensitivity of receptors	<p>There are 37 Listed Buildings in Kibworth including a Grade 1 listed Old House and Garden Walls on 33 Main Street. There are two Conservation Areas; Kibworth Harcourt and Kibworth Beauchamp.</p> <p>The capacity for landscape to accommodate change varies around Kibworth from 'low' to 'medium low' to the north east, 'medium high' to the west and 'medium'-'medium low' to the south. The majority of land parcels within the proposed SDA are of 'medium low' capacity, with further areas of low capacity and some areas of medium capacity.</p> <p>There is a permissive footpath through the SDA site which provides good views of several Parish Churches on a clear day. This is managed by an Environmental Stewardship Agreement with the land owners.</p>						
Likelihood of effects	It is assumed that the SDA would be at North and East of Kibworth Harcourt. The scale of development would be significant, and would lead to a major change in the overall form of the settlement. There are also areas of sensitive landscape, with only medium-low or low capacity to accommodate change. Mitigation and enhancement ought to be a feature of an SDA, and also for smaller developments, which could offset effects to an extent. Part of the site also lies within Kibworth Harcourt Conservation Area. Development within and beyond this area could therefore have significant effects upon the character of the settlement edge. A permissive footpath through the site may also be affected by development, potentially affecting the views that are currently visible along this route.						
Significance	A major negative effect is predicted for Scenario 1 due to the significant scale of growth involved, which would lead to the loss of sensitive landscape, and development within Kibworth Harcourt Conservation Area. Mitigation measures could reduce this effect, but this has not been taken into account at this stage. The effects for Scenario 2 would be much less pronounced compared to Scenario 1, and it ought to be possible to avoid the most sensitive sites given the lower scale of growth proposed. Therefore, effects are anticipated to be minor at worst. At this stage an uncertain effect is predicted. Scenario 3 would lead to no growth and thus a neutral effect is predicted.						

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓✓✓	Scenario 2	✓	Scenario 3	-
Nature of effects	<p>Increased housing and employment ought to have a positive effect on wellbeing by improving choice and affordability and access to a job. Development could put pressure on local facilities, but at higher levels may also create the critical mass needed to support viable new facilities. At low levels of growth, there could be negative effects in terms of access to housing.</p> <p>Development ought to improve community infrastructure through contributions to open space enhancement.</p> <p>Under scenario 1 the delivery of a bypass could help to reduce congestion and protect air quality in Kibworth. The level of growth under Scenario 2 and 3 would not have an effect on air quality.</p>						
Sensitivity of receptors	<p>There is insufficient capacity to manage increased growth at Kibworth GP practices. A new GP surgery is proposed in Kibworth for one of the practices for the existing patients. However the second practice in Kibworth is unable to manage an increase in demand within existing infrastructure. S106 contributions would be sought for an extension to the existing surgery premises.</p> <p>The primary school, 11-16 and post 16 educational establishments have no capacity to meet dwelling growth. S106 contributions towards school extensions would be sought for primary and other educational provision.</p> <p>Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p> <p>There is a need for additional evidence to determine how much further traffic the A6 can accommodate and its impacts on Oadby & Wigston and Leicester City. The Council is working with the Highway Authority to put in place the appropriate evidence. This up to date evidence will impact on the amount of development which can take place along the A6 including the Kibworths.</p>						
Likelihood of effects	<p>Contributions to infrastructure enhancement would be secured through development.</p>						

<p>Significance</p>	<p>Scenario 1 is predicted to have a major positive effect on health by supporting better access to jobs and housing. The development of an SDA would also involve new services (possibly including a school and health facilities) and a relief road that would help to reduce congestion through the village centre (thus having positive effects on air quality and wellbeing).</p> <p>Scenario 2 would also support housing growth, which ought to have a positive effect on health and wellbeing through improved choice, and also provision of infrastructure enhancement such as open space. Whilst this would have beneficial effect to the community, development would be more piecemeal and much smaller in scale compared to Scenario 1. Contributions would be sought to fund extensions to schools, but this option would not generate the critical mass for new facilities (depending upon demand from surrounding SRVs as well). On balance, a minor positive effect is predicted.</p> <p>Scenario 3 is predicted to have a neutral effect as it does not lead to further growth beyond current commitments. Whilst this scenario would not help to support housing growth, it would put less pressure on health and education facilities.</p> <p>With regards to air quality and congestion, the delivery of a bypass ought to have a positive effect in terms of accommodating traffic that might have otherwise passed through the village centre. The road would be likely to be in place within the plan period for scenario 2 and 3.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	?	Scenario 2	-	Scenario 3	-
Nature of effects	<p>The level of development on greenfield land associated with Scenario 1 has the potential to lead to an increase in surface water run-off.</p> <p>The level of development for Scenario 2 is fairly low, and for Scenario 3 is zero and thus neither scenario is likely to have any effects.</p>						
Sensitivity of receptors	<p>There are no areas at risk of fluvial flooding. Surface water flooding may present a risk throughout the settlement.</p>						
Likelihood of effects	<p>The majority of land surrounding Kibworth is not at risk of fluvial flooding and hence effects would be unlikely in this respect for each Scenario. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. There could be potential for enhancements through the use of SuDs, with particular opportunities at the SDA.</p> <p>Policy CS10 in the Adopted Core Strategy seeks to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to '<i>minimise the net increase in surface water run-off discharged to sewers</i>', which means that an increase might be anticipated in some areas.</p>						
Significance	<p>The level of development on greenfield land associated with Scenario 1 could potentially lead to an increase in surface water run-off rates. Although plan policies would seek to manage the impacts and incorporate SUDs there is potential for a cumulative negative effect on local flood risk from surface water. Conversely, development could present the opportunities to enhance flood management infrastructure (particularly at a strategic scale at the SDA), which has been recorded as an uncertain effect for Scenario 1.</p> <p>For Scenarios 2 and 3, the level of development would be much lower or absent and thus the effects are predicted to be neutral as areas of flood risk would be easier to avoid and cumulative effects on surface water would be reduced.</p> <p>Recommendation: Development ought to seek to ensure a net reduction or neutral effect on surface water run-off rates, rather than seeking to '<i>minimise the net increase</i>' (<i>which suggests that an increase is anticipated and accepted</i>). A review of Policy CS10 would be beneficial.</p>						

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓✓	Scenario 2	✓	Scenario 3	✗
Nature of effects	<p>Scenario 1 would deliver a significant amount of housing at a sustainable urban extension to Kibworth, helping to improve choice and support local provision of affordable and market homes. This would have a positive effect on housing and help to support the vitality of the village centre, as well as creating new jobs in construction over the plan period. Scenario 1 would also involve new employment areas, which ought to be attractive to modern businesses.</p> <p>Scenario 2 would involve low growth in / around Kibworth. This would support new market and affordable homes in Kibworth.</p> <p>Scenario 3 would not support the growth of housing or economy in Kibworth.</p>						
Sensitivity of receptors	<p>A large amount of developable housing land has been identified through the SHLAA (2015), though much of this is at strategic development areas.</p> <p>The wide range of shops, services, facilities and small businesses in Kibworth provide a range of employment opportunities in Kibworth. There are also more established employment areas on Harborough Road which provide further local employment.</p>						
Likelihood of effects	<p>For Scenario 1, the viability and deliverability of the SDA will need to be tested to ensure that it can be developed as envisaged. The development would be phased, but it is likely that the majority of development would only be delivered from 2021/22, so the effects would be medium term. The SDA would also deliver land for employment use.</p> <p>Considering the deliverable sites in the SHLAA (2015), there is sufficient land available to support each of the Scenarios.</p> <p>Kibworth's role as a Rural Centre with good fairly good access to employment and services is likely to attract further growth in population.</p>						
Significance	<p>Scenario 1 would have a major positive effect on housing and economy by delivering 1200 new homes and modern employment land as part of an SDA. The SDA would offer the opportunity to create a new community, with supporting local centre and good access to jobs and services.</p> <p>Scenario 2 would secure low levels of housing growth, so the effects would be much less positive compared to Scenario 1, hence a minor positive effect is predicted.</p> <p>Scenario 3 would not support growth in Kibworth, which could have negative effects on housing and employment provision in this settlement. Given Kibworth's role as a Rural Centre, a minor negative effect is predicted.</p>						

Resource Use (SA Objective 9)		Scenario 1	✓✓	Scenario 2	-	Scenario 3	✓
Nature of effects	<p>Growth in housing and employment would lead to increased travel to and from Kibworth which would be likely to result in an increase in greenhouse gas emissions.</p> <p>Development would lead to an increase in resource use through housing and employment. However, this would occur irrespective of where development occurs. Having said this, an SDA may present better opportunities to deliver high quality sustainable design compared to smaller piecemeal developments.</p>						
Sensitivity of receptors	<p>Kibworth is fairly well served by facilities and jobs, but links to the main settlements of Market Harborough, Leicester and Lutterworth are most likely to be by private transport.</p>						
Likelihood of effects	<p>Car travel is likely to remain the dominant form of travel under each scenario. Although highways improvements under Scenario 1 would help to relieve congestion, it would also be likely to perpetuate car travel.</p>						
Significance	<p>Scenario 1 would involve a mixed use SDA at Kibworth, which would facilitate access to jobs locally for residents in Kibworth. This should lead to a reduction in carbon emissions from travel. Whilst car use is likely to continue under this Scenario, less housing would be delivered in the Selected Rural Villages and Rural Centres under this Scenario, and hence the overall effect would be positive in terms of reducing carbon emissions. Overall, a moderate positive effect is predicted.</p> <p>Scenario 2 would lead to low growth which could lead to a slight increase in greenhouse gas emissions from travel. The effects are predicted to be neutral, as the level of housing growth would be low.</p> <p>Scenario 3 would lead to no further growth in Kibworth. Instead, there would be substantial growth at Scraftoft (Option C) or Lutterworth (Option D). Therefore, the overall pattern of growth across the district ought to generate a minor positive effect by locating growth in accessible locations.</p>						

Summary of effects for Kibworth

	Scenario 1	Scenario 2a	Scenario 2b
Natural Environment (SA Objectives 1 and 2)	xx	-	-
Built and Natural Heritage (SA Objective 3)	xxx	?	-
Health and Wellbeing (SA Objectives 4 and 5)	✓✓✓	✓	-
Resilience (to climate change) (SA Objective 6)	?	-	-
Housing and Economy (SA Objectives 7 and 8)	✓✓✓	✓	x
Resource Use (SA Objective 9)	✓✓	-	✓

Ullesthorpe

Scenarios tested for Ullesthorpe

The table below sets out two distinct scenarios for housing growth in Ullesthorpe to assess the implications of the four refined strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Ullesthorpe. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant housing options	Local employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate growth 33 dwellings	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Ullesthorpe. Provision differs from either 4ha for some housing options to 10ha for Option D. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in Ullesthorpe in terms of access to jobs. Therefore, although Scenarios 2a and 2b have very similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Ullesthorpe as public transport links are poor between these settlements, and links to Leicester are stronger.
2a	Low growth (19-20 dwellings)	B: Scraftoft SDA	10ha	4 ha	-	3ha	17 ha	
		C: Kibworth SDA			5 ha		22ha	
2b	Low growth including SDA at Lutterworth (19 dwellings)	D: Lutterworth East SDA	10 ha	10 ha	-	3 ha	23ha	

Natural Resources (SA Objectives 1 and 2)		Scenario 1	✘	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p>Biodiversity - Housing development on greenfield land (scenario 1) could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term. Conversely, development might offer the opportunity to enhance biodiversity. There would be a very limited effect on natural resources with scenario 2 as very little or no growth would occur. However, there would also be limited opportunity for enhancement to biodiversity, particularly for the no growth options and those that would not trigger developer contributions due to their small scale.</p> <p>Environmental quality - There could be loss of land classified as Grade 3 or Grade 2 under scenario 1. The scale of development involved would not have an effect on levels of water quality.</p>				
Sensitivity of receptors	<p>There are no European or national designated wildlife sites within close proximity to Ullesthorpe. There is a Local Wildlife site to the north of the Golf Course. Open land for development contains hedges, trees and ponds with value to wildlife, with Bats, Great Crested Newts and Badgers having been recorded in the area.</p> <p>Agricultural land surrounding Ullesthorpe is classified as Grade 3 and Grade 2 to the north of the village.</p>				
Likelihood of effects	<p>Effects on designated Local Wildlife Sites are considered unlikely, as development would be at least 400m away from Ullesthorpe Marsh. Depending upon the location of development, there is potential for disturbance or loss of features of local wildlife value such as trees, bushes and ponds. For scenario 2 effects on biodiversity would be unlikely, given the low scale of growth. For scenario 1, it is likely that mitigation measures could be secured and potential enhancement. On balance a neutral effect is predicted at this stage.</p> <p>Under scenario 1, it is likely that there would be a loss of grade 3 agricultural land depending upon the location of development.</p>				
Significance	<p>Scenario 1 could lead to some localised effects on wildlife, but it is expected that mitigation measures could be secured. However, there would be a loss of agricultural land of either grade 2 or 3, which constitutes a minor negative effect.</p> <p>Scenario 2 is unlikely to have a significant effect on natural resources as the level of growth is very small scale. Consequently, a neutral effect is predicted.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	?	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement. This would be most prominent for Scenario 1 and to a lesser extent (or not at all) for scenario 2.</p>				
Sensitivity of receptors	<p>The Southern part of the Ullesthorpe urban area is designated as a Conservation Area containing 5 Grade 2 listed buildings.</p> <p>Landscape surrounding Ullesthorpe varies in its sensitivity and capacity to change. Areas identified as potential development sites (in the SHLAA) are classified as having a mixture of medium to high capacity to change.</p>				
Likelihood of effects	<p>Effects on landscape character could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in to the edges of the settlement that could alter its character. For Scenario 1, it could be likely that development would either be at a higher density, or would need to cover more land. Therefore, the effects on the character of the settlement would be more pronounced compared to scenario 2, where development would be very low.</p> <p>Effects on listed buildings are unlikely given that potential development sites are not adjacent nor contain listed buildings. Some potential development locations are adjacent to the Conservation Area, so there could be an effect on its setting, but careful design and layout ought to mitigate any effects.</p>				
Significance	<p>Scenario 2 is unlikely to have any effect on the built or natural heritage due to the low scale of growth. Scenario 1 has the potential to affect landscape character depending upon the location of development, but it is likely that mitigation measures could be secured or the most sensitive areas avoided (depending upon sites that are allocated). As there are available sites that would have a limited effect on built and natural heritage, only an uncertain negative effect is predicted at this stage in Ullesthorpe. It is not anticipated that there would be any significant effects on heritage assets, but this would need to be explored further at project level.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2a	✗
				Scenario 2b	✓ / ?
Nature of effects	<p>Scenario 1 would offer the potential to enhance community infrastructure through developer contributions. This could involve the improvement of open space, which would be positive for health and wellbeing. Under scenario 2a/2b, there would be little growth, which would limit opportunities to enhance community infrastructure.</p> <p>A lack of growth would limit opportunities for new housing for local residents, which would not help to address the need for affordable housing.</p> <p>Scenario 1 would lead to increased pressure on the primary school and health facilities, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions.</p> <p>Scenario 2b would see greater access to jobs and housing at an SDA in Lutterworth, which ought to have positive effects on residents in Ullesthorpe</p> <p><i>Air quality</i> – Air quality can be affected by car trips, which are likely to increase as a result of development..</p>				
Sensitivity of receptors	<p>The primary school is at capacity, but it has potential to expand on site.</p> <p>Growth in Ullesthorpe would have implications for Broughton Astley GP. There is a shortfall of open space.</p> <p>Ullesthorpe has 5 of 6 key services identified in the Core Strategy.</p> <p>There is no train station in the settlement, but there is an hourly bus service throughout the day.</p>				
Likelihood of effects	<p>Under Scenario 2a/2b, it is likely that health and wellbeing will remain unchanged in the short to medium term. Over the longer term, there may be an increased demand for housing as the 0-15 age group become older. A lack of growth may mean that local people would probably move out of the area and the sense of community and identity may be lost over time.</p> <p>Scenario 2a/2b would not support growth in Ullesthorpe, which may lead to a lack of housing (including affordable). However, for Scenario 2b, the increased offer of housing and employment at Lutterworth SDA ought to offset the lack of housing in Ullesthorpe to an extent.</p> <p>For scenario 1, the maximum level of growth is not substantial, but it could help to support the viability of local facilities by increasing the local population (and hence spending). For scenario 2a/2b, there would be little or no growth in Ullesthorpe, which could have negative implications for local facilities.</p> <p>Negative effects on the primary school are unlikely, as there is capacity to expand on site, and development contributions would be sought to support improvements.</p> <p>The potential to enhance open space is likely to be greater for Scenario 1, which could trigger the requirement for development contributions.</p> <p>Increased traffic associated with the SDA is not thought likely to lead to a substantial increase in trips through Ullesthorpe. Trips are more likely to be along the A5 and M1.</p>				

<p>Significance</p>	<p>Scenario 1 would lead to a moderate amount of growth, which could put pressure on local health and education services. However, it would provide opportunities to enhance community facilities such as open space and could also support the viability of local services such as shops and pubs. It would also support affordable housing provision in the settlement. Consequently a minor positive effect is predicted for Scenario 1.</p> <p>Under scenario 2a a minor negative effect is predicted as a lack of growth would be less likely to lead to improvements to community infrastructure, and would be less likely to achieve affordable housing provision. These effects would be 'offset' to an extent under Scenario 2b, which could improve the health and wellbeing for some residents who are able to access employment in Lutterworth SDA (or choose to move from Ullesthorpe to the SDA, which would provide greater housing choice in the area). Consequently a minor positive effect is predicted for Scenario 2b.</p> <p>For Scenario 2b, development at nearby Lutterworth SDA could lead to increased traffic, some of which could have an effect on traffic movements and air quality in Ullesthorpe. Whilst this is not predicted to have significant effects, an uncertain minor negative effect is recorded as a precaution.</p>
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Resilience (to climate change) (SA objective 6)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p>New development could increase surface water run-off under Scenario 1 which would require the development of greenfield land. Scenario 2 would involve a low or no level of development.</p>				
Sensitivity of receptors	Flood zones 2 and 3 do not affect the main village or sites identified in the draft SHLAA (2015) for potential development.				
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.				
Significance	Flood risk would be unlikely to be an issue for any of the development Scenarios; hence a neutral effect is predicted for both scenarios.				

Housing and Economy (SA objectives 7 and 8)		Scenario 1	✓	Scenario 2a	✗
				Scenario 2a	✓
Nature of effects	<p>Scenario 1 would deliver greater choice of housing, which would help to support the local population. Scenario 2a would be unlikely to provide the housing needed to support the local population and could therefore have negative effects on local housing provision. Scenario 2b would not provide local housing, but there would be significant provision at an SDA in nearby Lutterworth.</p> <p>Development in Ullesthorpe would be relatively well related to employment opportunities at Magna Park, but access would be most likely by private transport.</p> <p>Scenario 1 would support local facilities such as pubs and shops, which could have a small positive effect on the village economy. This would not be the case for scenario 2 as there would be little or no development.</p>				
Sensitivity of receptors	<p>The village is relatively well located in relation to Magna Park, Lutterworth and Hinckley all of which offer employment opportunities.</p> <p>There was a population increase of 8.5% between 2001 to 2011. Further growth is likely over the plan period, with a need for local housing.</p> <p>The community see it as essential that the village shop and post office remain open.</p>				
Likelihood of effects	<p>Sufficient deliverable land has been identified in the draft SHLAA (2015) to deliver the housing targets for Scenario 1. It is therefore likely that the housing targets could be delivered.</p> <p>For Scenario 2a and 2b, it is likely that some local residents would need to move out of Ullesthorpe; particularly in the long term when the 0-15 age group would be likely to form households and the growing population may require specialised accommodation for older people.</p>				
Significance	<p>Scenario 1 would have a minor positive effect on housing and the economy in Ullesthorpe by delivering new housing that would help to support the likely growth in population and household needs. The effects are only minor as the level of housing delivery would only be moderate.</p> <p>Scenario 2a would have a minor negative effect on housing in Ullesthorpe as it would be unlikely to match the anticipated housing needs (*Objectively assessed needs have not been determined, but it is expected that growth would occur given that there was an 8.5% increase in population between 2001-2011). This would also be likely to lead to residents leaving Ullesthorpe and would not help to support the long term viability of shops and services. Scenario 2b would offset these negative effects to an extent as there would be good access to employment and housing at an SDA in nearby Lutterworth, (and potentially at Magna Park) hence a minor positive effect is predicted.</p>				

Resource Use (SA objective 9)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p>Scenarios 1 would be likely to lead to increased road trips with associated greenhouse gas emissions. Scenario 2a/2b would not lead to further growth in a rural area, which would help to ensure that car trips did not increase (to and from Ullesthorpe).</p> <p>New development will lead to an overall increase in energy and water use in Ullesthorpe. However, this would be the case wherever development was located and national standards would ensure that energy and water efficiency targets were delivered.</p>				
Sensitivity of receptors	<p>Ullesthorpe ward has carbon emissions of 2.1 Tonnes per person from domestic gas and electricity consumption (based on 2011 data). Around 10% of homes rely on electric heating and a further approximately 10% use oil. The contributions from oil are not included in the figures. In addition to emissions, there is a higher risk of householders falling into fuel poverty. Ullesthorpe also has a higher proportion of detached homes, which require more heating.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Husbands Bosworth and any new development would be unlikely to change this.</p> <p>Although there are hourly bus services in the day and some local services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth associated with Scenario 1 would lead to increased numbers of people living Ullesthorpe; which as a rural centre, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that new development could therefore contribute to an increase in greenhouse gas emissions across the district. Although there would be negative implications, the effects would not be anticipated to be significant as the scale of growth is very small.</p> <p>Scenario 2a/2b would not lead to significant further greenhouse gas emissions from Ullesthorpe, and growth would be delivered at SDAs or larger urban areas that are better served by transport links, services and jobs. Although this is positive, the scale of growth under the alternative scenarios (i.e. scenario 1) is not significant, and therefore the effects for Scenario 2 would also be neutral.</p> <p>Recommendation: Development in Ullesthorpe should be connected to the gas and electricity networks, and where possible seek to improve connectivity for those dwellings that are reliant upon oil and electric heating.</p> <p>New development also ought to be in smaller, non-detached homes that use less energy. This will help to reduce carbon emissions, and also help to increase the proportion of non-detached dwellings in Ullesthorpe; which are likely to be needed and appropriate given the aging population, and high proportion of 1 or 2 person households.</p>				

Summary of effects in Ullesthorpe

	Scenario 1	Scenario 2a	Scenario 2b
Natural Resources (SA Objectives 1 and 2)	x	-	-
Built and Natural Heritage (SA Objective 3)	?	-	-
Health and Wellbeing (SA Objectives 4 and 5)	✓	x	✓ / ?
Resilience (to climate change) (SA objective 6)	-	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	x	✓
Resource Use (SA Objective 9)	-	-	-

Effects on Bitteswell

Scenarios tested for Bitteswell

The table below sets out one distinct scenario for Bitteswell to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Bitteswell. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors. Only one growth scenario has been identified for Bitteswell given the similarity between each option.

Scenario	Range of housing growth	Relevant housing options	Local employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate-high growth (37-45 dwellings)	A: Core Strategy B: Scraftoft SDA	10ha	4 ha	-	3ha	17 ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Bitteswell. Provision differs from either 4ha for some housing options to 10ha for others. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in Bitteswell in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Bitteswell as public transport links are poor between these settlements, and links to Leicester are stronger.
		C: Kibworth SDA			5 ha		22ha	
1b	Moderate-high growth (37 dwellings) with SDA	D: Lutterworth East SDA	10 ha	10 ha	-	3 ha	23ha	

* Excludes strategic distribution sector

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	✘	Scenario 1b	✘
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below covers both sub-options.</i></p> <p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p><i>Environmental quality</i> - There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>				
Sensitivity of receptors	<p>There are no designated wildlife sites within close proximity to Bitteswell. Open land for development may contain hedges and trees on the boundary of value to wildlife. Bitteswell Brook contains area of importance, as well as mature hedges around the settlement that are important habitat corridors.</p> <p>Agricultural land surrounding Bitteswell is classified as Grade 3.</p>				
Likelihood of effects	<p>Effects on Bitteswell Brook would be unlikely, as available developable sites (SHLAA, 2015) are not in close proximity. Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement. Nevertheless, disturbance and loss of habitats such as hedgerows would be likely.</p>				
Significance	<p>Although development presents the potential for negative effects, there are no designated sites, and mitigation measures could limit the effects on local wildlife. Nevertheless, a minor negative effect is predicted as the scale of growth would make it more difficult to avoid wildlife damage and disturbance. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land, which would be unavoidable; this constitutes a minor negative effect on soil.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	xx	Scenario 1b	xx
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below covers both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.</p>				
Sensitivity of receptors	<p>The Bitteswell urban area is designated as a Conservation Area, containing 13 listed buildings. The village is small scale with a unique character that could be affected by significant development.</p>				
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character. It would be likely that development would either be at a higher density, or would need to cover more land.</p>				
Significance	<p>Depending upon where development is located, there is potential for negative effects on Bitteswell particularly at 'gateways' to the settlement such as from the north. Existing housing is fairly low density, overlooking green space, and this would be permanently altered if substantial development occurs. In the context of Bitteswell, this constitutes a moderate negative effect.</p> <p>Recommendation – Development in Bitteswell ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. Although new development would be likely to fall outside the Conservation Area, it is considered that the design principles within the CA should also apply to new development to ensure a smooth transition from its boundary.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓	Scenario 1b	✓✓/?
Nature of effects	<p>Development would improve housing choice and affordability, which ought to have positive effects on health and wellbeing. There would be increased pressure on the primary school, and car trips would likely increase due to accessing employment and services, leading to an increase in greenhouse gas emissions. Development could help to support the viability of a village shop as they would deliver more housing to the area.</p> <p>For scenario 1b, an increased amount of growth at the Lutterworth SDA could have negative effects upon air quality in nearby Bitteswell should there be an increase in traffic through the centre.</p>				
Sensitivity of receptors	<p>The primary school is at capacity, but it has potential to expand on site.</p> <p>There are limited facilities in the village, and public transport links are not used by the majority of the population as over 80% of trips are by car and 12% work from home (Census 2011).</p> <p>There are community aspirations for improved facilities, and potentially a community shop / post office (<i>Bitteswell with Bittesby Settlement Profile</i>).</p>				
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of a new village shop, it is unclear whether this would occur, or if the scale of growth would be adequate.</p> <p>Negative effects on the primary school are unlikely, as there is capacity to expand on site, and development contributions would be sought to support improvements.</p> <p>Although transport associated with new development (particularly employment uses) at the SDA would be discouraged to travel through Bitteswell, there is potential that vehicle trips through the area would increase under scenario 1b.</p>				
Significance	<p>Development could increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, these Scenarios also support residents to remain in the area by providing new affordable housing, which is a minor positive effect. Development could also support the viability of a new community shop (although only slightly) and may also help to enhance open space through developer contributions, but the likelihood of this is unclear; hence a minor positive effect is predicted.</p> <p>Scenario 1b would provide alternative accommodation and improved access to jobs at the SDA in nearby Lutterworth, which ought to have a positive effect on health and wellbeing. Further employment opportunities could also be generated at Magna Park, which is identified as an area of opportunity for strategic warehouse growth. Therefore, Option D (scenario 1b) would promote good access to jobs for local communities.</p> <p>For scenario 1b, which involves the SDA at Lutterworth, there is also potential for negative effects on air quality, should there be an increase in vehicle trips through Bitteswell. Though a significant increase would not be anticipated, a potential minor negative effect is recorded for 1b.</p>				

Resilience (to climate change) (SA objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>New development could increase surface water run-off, which would most likely require the development of greenfield land.</p>				
Sensitivity of receptors	Flood zones 2 and 3 are identified around Bitteswell Brook but they do not affect the main village or sites identified in the SHLAA (2015).				
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.				
Significance	Flood risk would be unlikely to be an issue for any of the development Scenarios; hence a neutral effect is predicted.				

Housing and Economy (SA objectives 7 and 8)		Scenario 1a	✓✓	Scenario 1b	✓✓✓
Nature of effects	The proposed level of growth would support the delivery of market and affordable housing in Bitteswell, which would have a positive effect on housing. This could also contribute to a modest increase in local spending, which would support the viability of the Village. Alternative housing and employment would also be provided in nearby Lutterworth under Scenario 1b.				
Sensitivity of receptors	Between 2001-2011 there was a 21% increase in the population and an 8% increase in dwellings. There is good access to local employment opportunities at Magna Park and Lutterworth, although this would be likely to be by private transport.				
Likelihood of effects	Sufficient deliverable land has been identified in the SHLAA (2015) to deliver the housing targets under each scenario. It is therefore likely that the housing targets would be delivered.				
Significance	Development at the proposed scale should have a moderate positive effect on housing and the economy in Bitteswell by delivering new housing that would help to support the projected growth in population and households. Scenario 1b would also have additional benefits due to improved housing choice and employment opportunities at Lutterworth SDA and potential expansion of Magna Park, hence a major positive effect is predicted.				

Resource Use (SA objective 9)		Scenario 1a	-	Scenario 1b	✓
Nature of effects	<p>Development would be likely to lead to a small number of increased road trips with associated greenhouse gas emissions.</p> <p>New development will lead to an overall increase in energy and water use in Bitteswell. However, this would be the case wherever development was located and national standards would ensure that energy and water efficiency targets were delivered.</p>				
Sensitivity of receptors	<p>Data about carbon emissions and energy use has not been established for Bitteswell. However, it is likely that as a rural area, some properties will be reliant on oil as a source of heating, which contributes greater greenhouse gas than grid connected properties. As this is a small settlement, access to services, jobs and public transport is limited, and hence there are high levels of car usage. However, there are local job opportunities at Magna Park and Lutterworth that mean some journeys are not long distance.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Bitteswell and any new development would be unlikely to change this.</p> <p>Although there are reasonable bus services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Bitteswell; which as a sustainable rural village, only has limited access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth would contribute to a small increase in greenhouse gas emissions across the district. Although there would be negative implications, the effects would not be anticipated to be significant as the overall scale of growth is very small. Consequently a neutral effect is predicted on resource use.</p> <p>However, Scenario 1b could have positive implications in that it would provide enhanced access to jobs in Lutterworth and Magna Park (which is identified as an opportunity area for strategic warehouse growth). Although car travel would be likely to be the dominant mode of travel, this ought to reduce trip length for any residents that secure work in these locations, which is positive in terms of reducing carbon emissions. Consequently, a minor positive effect is predicted for Scenario 1b.</p>				

Summary of effects on Bitteswell

	Scenario 1a	Scenario 1b
Natural Resources (SA Objectives 1 and 2)	✘	✘
Built and Natural Heritage (SA Objective 3)	✘✘	✘✘
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓✓/?
Resilience (to climate change) (SA objective 6)	-	-
Housing and Economy (S`A objectives 7 and 8)	✓✓	✓✓✓
Resource Use (SA objective 9)	-	✓

Church Langton

Scenarios tested for Church Langton

The table below sets out one distinct scenario for growth in Church Langton to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment growth could have for Church Langton. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has also taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant housing options	Local employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Low-moderate growth (17-21 dwellings)	A: Core Strategy B: Scraftoft SDA	10ha	4 ha	-	3ha	17 ha	In terms of housing growth, one scenario has been identified for -Church Langton; low-moderate growth. The growth scenario has been sub-divided into 1a and 1b because an SDA in Kibworth (which is within 3.5 miles of Church Langton) would provide job opportunities as well as alternative housing under Option C.
		D: Lutterworth East SDA		10 ha			23ha	
1b	Low moderate growth with SDA at Kibworth (18 dwellings)	C: Kibworth SDA	10 ha	4 ha	5 ha	3 ha	22ha	

SA Findings for Church Langton

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term. The scale of development however would limit the effects.</p> <p><i>Environmental quality</i></p> <p>There could be a loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There are no sensitive wildlife receptors in Church Langton except two Tree Protection Orders, one along Stonton Road and lane to Glebe Farm and one along the northern edge of Churchyard.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Church Langton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures such as habitat buffers could be secured as part of development. This could also include the potential for enhancement. The levels of growth proposed are unlikely to lead to significant effects if appropriate sites are selected and mitigation secured.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures ought to limit the effects on local wildlife, especially at the level of growth proposed. As a result this scenario is predicted to have neutral effects.</p> <p>There would be a loss of agricultural land which would be unavoidable. However, the magnitude of the effects would be minor and the site is not in agricultural use, and hence a neutral effect is predicted.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. However, the scale of growth is relatively low.</p>		
Sensitivity of receptors	<p>Church Langton is in a Conservation Area and contains 5 Grade II listed buildings and 2 Grade II* listed buildings, Church of St Peter and the Old Rectory.</p> <p>The setting of East Langton Conservation Area will also need to be considered. As will the registered park and garden at Langton Hall.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>		
Likelihood of effects	<p>The proposed growth would lead to small scale development which could probably be accommodated on one strategic site and smaller windfall development (though it may be necessary to decant a small amount of growth to related settlements)</p> <p>The only site identified in the SHLAA at the time of appraisal is not adjacent to any heritage assets, but is on public open space and its development would affect the character of the settlement if this site was developed. If appropriately designed, negative effects could probably be avoided.</p>		
Significance	<p>The scale of growth is low-moderate, and although the character of the settlement is sensitive to development, it is likely that mitigation could be secured to avoid significant effects.</p> <p>Recommendation – Development in Church Langton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), registered park and garden and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	-
		Scenario 1b	✓
Nature of effects	<p>The growth scenario (1a/1b) would support a greater range of housing, allowing existing residents to move to new homes in the local area. This ought to help to maintain community identity. For Scenario 1b, growth in housing at an SDA at Kibworth would also present alternative housing and employment that could be accessed by residents in Church Langton.</p> <p>Growth would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. However, the scale of development proposed in Church Langton is relatively low, so the magnitude of effects is not high.</p> <p>The scale of development involved would not have an effect on levels of air quality. The SDA at Kibworth under scenario1b could lead to slight increases in traffic through the villages.</p>		
Sensitivity of receptors	<p>The proportion of people aged 35-54 is higher (33%) than the District average (30%). The proportion aged 0 -15 is just below average.</p> <p>The primary school in Church Langton is close to capacity and it is noted that the site would probably need to be extended. This would likely come from S106 contributions. There are a number of different facilities in the village. Public transport links are not frequently used, with 73% of people using a car or van to get to work (Census 2011).</p> <p>Air quality is not identified as an issue for Church Langton.</p>		
Likelihood of effects	<p>It is likely that health and wellbeing will remain unchanged in the short to medium term. Over the longer term, there may be an increased demand for housing as the youthful population become older. It cannot be guaranteed that new housing will be accessible, affordable or desirable to local communities. Therefore, the provision of a greater choice of housing may not necessarily benefit residents in Church Langton.</p> <p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue.</p> <p>For Scenario 1b, the development of employment provision at an SDA in Kibworth ought to have a positive effect in terms of improving access to employment for residents in Church Langton.</p> <p>Potential increases in traffic as a result of the SDA would be anticipated to predominantly use the A6, which would divert additional growth away from the villages. Therefore effects on air quality are not expected to be significant.</p>		

<p>Significance</p>	<p>This growth scenario is likely to lead to an increase in greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, growth would also support residents to remain in the area by providing new housing. The scale of growth is fairly low, so effects are not predicted to be significant.</p> <p>The scale of growth proposed ought to improve housing choice and affordability in Church Langton, which could have a slight positive effect on the health and wellbeing of a handful of local residents as well as helping to retain community identity. However, there is no certainty that new housing would be accessed by local residents.</p> <p>There would be a need to increase provision of health and school facilities, but it is expected that this could be provided through developer contributions at the scale of growth identified.</p> <p>On balance a negligible effect is predicted, as the scale of growth would be limited to just one site that would not deliver a substantial amount of affordable homes (perhaps 5).</p> <p>Scenario 1b is predicted to have a minor positive effect on health, as it would also lead to enhanced access to employment opportunities at Kibworth (through the new SDA), which would benefit a wider range of people within the community in the medium to long term.</p>
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Resilience (to climate change) (SA objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>New development could increase surface water run-off, which would most likely require the development of greenfield land. There are no identified sites (SHLAA 2015) in or around flood zones at Church Langton.</p>		
Sensitivity of receptors	There are natural ponds in Church Langton, but these are not considered flood risks at this stage.		
Likelihood of effects	<p>It is unlikely that new development would be at risk of river flooding.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Flood risk would be unlikely to be an issue for this development scenario; hence a neutral effect is predicted.		

Housing and Economy (SA objectives 7 and 8)		Scenario 1a	✓
		Scenario 1b	✓
Nature of effects	<p>This growth scenario (1a/1b) would help to improve housing choice and affordability in Church Langton, with knock on beneficial effects on the village economy, through increased spending on local services. Scenario 1b would also allow for residents to benefit from increased housing choice and job opportunities at an SDA in Kibworth.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help supplement the current 13% of residents who work from home.</p>		
Sensitivity of receptors	<p>There has been an increase of 11.7% dwellings since 2001 in Church Langton. There is a need for affordable housing in rural areas.</p> <p>There are only 2% of economically active people in Church Langton who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>There is only capacity for 14 dwellings on one site identified in the SHLAA 2015. Therefore, there is uncertainty about whether further development sites will be identified to support a higher level of growth i.e. 18-21 dwellings). . Employment provision at Kibworth is likely to benefit some local residents given its close proximity. However, the need for jobs is not a major issue in Church Langton.</p>		
Significance	<p>The growth scenario is predicted to have a minor positive effect on delivering housing targets (including the provision of a small amount of affordable housing).</p> <p>Growth is unlikely to have a significant effect on the village economy. Job opportunities for residents would not be affected for scenarios 1a, but for Scenario 1b, there would be substantial new employment provision in Kibworth, which could have beneficial effects for members of the community when the land is developed. A minor positive effect is therefore predicted for Scenario 1b.</p>		

Resource Use (SA objective 9)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p>This growth scenario (1a/1b) would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs, so neutral effects are predicted.</p> <p>In terms of travel, car journeys would be likely to increase, which would lead to a minor increase in greenhouse gas emission given that residents need to travel to access jobs and higher order services.</p> <p>More car trips would be generated, although the difference is negligible. For Scenario 1b, there is potential for shorter journeys to places of employment, as there would be job creation in Kibworth.</p>		
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Church Langton. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Church Langton and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>This growth scenario (1a/1b) would lead to increased numbers of people living in Church Langton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely new housing would therefore contribute to an increase in greenhouse gas emissions through increased car trips. However, a neutral effect is predicted, as the magnitude of effects is very small.</p>		

Summary of effects for Church Langton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	-	-
Health and Wellbeing (SA Objectives 4 and 5)	-	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	✓
Resource Use (SA Objective 9)	-	-

Claybrooke Magna

Scenarios tested for Claybrooke Magna

The table below sets out one distinct growth scenario for Claybrooke Magna to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Claybrooke Magna. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors. In this instance, only one scenario has been identified, and therefore each of the four options is considered likely to have the same effects.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	High growth (48-58 dwellings)	A: Core Strategy B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Claybrooke Magna (by car). Provision differs from either 4ha to 10ha for Option D. Clearly, a higher provision ought to be more beneficial for residents in terms of access to jobs. However, given that the difference is not significant, and there are ample opportunities at nearby Magna Park, it is not likely that the effects on Claybrooke Magna in terms of access to employment opportunities would be significantly different between options that propose 4 ha and those that propose 10 ha (in Lutterworth). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Claybrooke Magna given that it is over 25km away and public transport access between the settlements is poor.
		C: Kibworth SDA		4 ha	5 ha		22 ha	
		D: Lutterworth East SDA		10 ha	-		23 ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	?
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term depending upon when development occurs.</p> <p><i>Environmental quality</i></p> <p>There could be a loss of land classified as Grade 3. Increased development could lead to a need to treat increased amounts of wastewater.</p>		
Sensitivity of receptors	<p>There are no designated national or local wildlife sites or TPOs in the area, but open land for development may contain habitats of local value to wildlife such as trees, hedges and grassland.</p> <p>Agricultural land surrounding Claybrooke Magna is classified as Grade 3.</p> <p>There are no prominent water quality issues.</p>		
Likelihood of effects	<p>Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement. There is unlikely to be any significant biodiversity effects due to there being no sensitive sites in Claybrooke Magna, or large scale development.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures ought to limit the effects on local wildlife. It is likely that these effects could be avoided through the development management process.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of land classified as Grade 3 agricultural land, which would be unavoidable. Though the magnitude of loss would be small, the sites that are include in the SHLAA 2015 are in agricultural use.</p> <p>Overall, an uncertain minor negative effect is predicted to account for the potential negative effects upon biodiversity and agricultural land.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	x
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Claybrooke Magna has particular significance being a focal point due to its location at the crossing point of two principle Roman roads (Watling Street and Fosse Road). Its character would need to be respected by any new development, although Claybrooke Magna does not have a Conservation Area.		
Sensitivity of receptors	Claybrooke Magna contains 7 listed buildings and a Scheduled Monument (Roman town, High Cross). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development. A priority for the parish council is to maintain separation between Claybrooke Magna and Claybrooke Parva.		
Likelihood of effects	Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character. Sensitivity of listed buildings and the Scheduled Monument would need to be respected. To meet housing requirements under this scenario, it would be likely that development would either be at a higher density, or would need to cover more land.		
Significance	Housing is fairly low density in Claybrooke Magna, with 57% of homes detached, overlooking green space. This would be likely to be permanently altered if substantial development occurred in this location. This constitutes a minor negative effect for Scenario 1, as the potential to deliver lower density or smaller scale development would be possible. Recommendation – Development in Claybrooke Magna ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. This would mitigate potential negative effects ensuring a neutral residual effect.		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	?
Nature of effects	<p>Development would support a greater choice and affordability of housing. Lower growth would limit housing choice for local residents, which could lead to a loss of community identity over time as residents look for alternative accommodation.</p> <p>Development would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions.</p>		
Sensitivity of receptors	<p>The village has a greater proportion of the population aged 35-64 than is seen in Harborough District as a whole. The population profile is relatively young compared with some villages. The proportion of the population aged 65 and over is well below the District level.</p> <p>The primary school capacity is unknown, the capacity of Broughton Astley GP surgery is severely constrained and contributions towards a new GP surgery facility would be sought. GPs in Broughton Astley are also at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village. Public transport links are not frequently used by the majority of the population as over 80% of trips are by car (Census 2011).</p> <p>Air quality is not identified as an issue for the Claybrookes.</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unlikely that the scale of growth would be adequate to have a significant positive effect.</p> <p>Negative effects on the primary school are likely as is the strain on the GPs in Broughton Astley which are already over capacity. Development contributions would be sought to support improvements though. It is unclear whether school capacity could be expanded on site or would need to be provided in higher order settlements such as Ullesthorpe or Broughton Astley.</p> <p>The level of growth would not be likely to affect air quality. Trips to an SDA at Lutterworth could lead to an increase in traffic through the villages, though it is considered more likely that commuters and business vehicles would utilise the strategic road network.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, these options also support residents to remain in the area by providing new affordable housing. These options could support the viability village amenities and may also help to enhance open space through developer contributions, but the likelihood of this is unclear. The strain it would put on existing services including the SLCTI would almost certainly lead to a negative effect without these contributions and new facilities. As a result, an uncertain negative effect is predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off which could require the development of greenfield land. Areas to the west of the village are identified as Flood Zone 2 and 3.		
Sensitivity of receptors	Flood zones 2 and 3 are identified to the west but they do not affect the main village.		
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.		
Significance	Flood risk would be unlikely to be an issue; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓
Nature of effects	<p>Scenario 1 would add comprehensive development to the area, which would have a positive effect on housing by increase choice and affordability.</p> <p>In line with policy, affordable housing will be provided proportionally. As a result, the greater development in Scenario 1 will provide the opportunity for more affordable housing in Claybrooke Magna.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as an upgrade in Claybrooke Magna is due in late 2014/early2015, which would help supplement and add to residents who work from home (currently 7%).</p> <p>More people are likely to lead to more economic activity in Lutterworth with Claybrooke Magna only a short distance away.</p>		
Sensitivity of receptors	<p>There have been no new dwellings since 2001 in Claybrooke Magna according to the Census. There is a need for affordable housing and a high number of detached homes. There are only 2% of economically active people in Claybrooke Magna who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>There is land identified as available for development in the 2015 SHLAA. Though sites will need to be tested for inclusion in the Local Plan, there is potential for the level of housing proposed in Scenario 1 to be delivered.</p> <p>Increased housing would improve the offer available in Claybrooke Magna including affordable homes. Current infrastructure however may be stretched and contributions to improve infrastructure would be required.</p> <p>Whilst there are relatively few employers in Claybrooke Magna itself, the village benefits from its close proximity to Lutterworth and Magna Park and a wider range of employment opportunities. An increased housing offer would provide the opportunity for people to move and commute. A range of homes could also provide opportunities for young people to stay in the village.</p> <p>It is unclear whether available land exists to deliver higher rates of growth; therefore there is some uncertainty about whether Scenarios 1 and 2 in particular could be achieved.</p>		
Significance	<p>The growth scenario ought to have a positive effect housing in Claybrooke Magna, as well as supporting local spending. A minor positive effect is predicted.</p>		

Resource Use (SA Objective 9)		Scenario 1	-
Nature of effects	<p>Scenario 1 would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions. More car trips would be generated for Scenario 1</p>		
Sensitivity of receptors	<p>There is an hourly bus service in Claybrooke Magna although it does not run in evenings or Sundays. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Claybrooke Magna and any new development would be unlikely to change this.</p> <p>Although there is a reasonable day time bus service, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth associated with Scenario 1 would lead to increased numbers of people living in Claybrooke Magna; which only has moderate access to jobs and services. Together with a reliance on private transport and little organic growth in the last ten years, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor in relative sense). Consequently a minor negative effect is predicted for Scenario 1.</p>		

Summary of effects for Claybrooke Magna

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	?
Built and Natural Heritage (SA Objective 3)	x
Health and Wellbeing (SA Objectives 4 and 5)	?
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✓
Resource Use (SA Objective 9)	x

Dunton Bassett

Scenarios tested for Dunton Bassett

The table below sets out two distinct growth scenarios for Dunton Bassett to assess the implications of the four selected housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Dunton Bassett. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Mid- Moderate High growth (81 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Dunton Bassett. Provision differs from either 4ha for some housing options to 10ha for others. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in Dunton Bassett in terms of access to jobs. Therefore, although Scenarios 2a and 2b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Employment provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Dunton Bassett as public transport links are poor between these settlements, and links to Leicester are stronger.
2a	Moderate-high growth (68-69 dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		C: Kibworth SDA			5 ha		22 ha	
2b	Moderate-high growth (68-69 dwellings) with SDA	D: Lutterworth SDA		10 ha	-		23 ha	

SA findings for Dunton Bassett

Natural Environment (SA Objectives 1 and 2)		Scenario 1	x	Scenario 2a	x
				Scenario 2b	x
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 3 below covers both sub-options.</i></p> <p><i>Biodiversity</i></p> <p>Increased housing on greenfield land (Scenarios 1 and 2) could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. .</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 under Scenario 1 and 2. The scale of development involved would not have an effect on levels of air quality or water quality.</p>				
Sensitivity of receptors	<p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>There are 5 wildlife sites and 3 TPOs in Dunton Bassett.</p> <p>Agricultural land surrounding Dunton Bassett is classified as Grade 3. There is also an area of grade 2 agricultural land adjacent to the southern part of the village.</p>				
Likelihood of effects	<p>Development has potential to affect wildlife through the loss of greenspace and habitats such as trees and hedgerows. However, mitigation measures such as habitat buffers could be secured as part of developments on affected sites.</p>				
Significance	<p>Although Scenarios 1 and 2 (to a lesser extent) present the potential for negative effects, mitigation measures could limit the effects on local wildlife. Nevertheless, Scenario 1 is recorded as a minor negative effect as the higher scale of growth would make it more difficult to avoid wildlife damage and disturbance.</p> <p>For Scenario 2, it is likely that these effects could be avoided slightly more easily, but a minor negative is still predicted. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land under Scenario 1 and 2, which would be unavoidable. For Scenario 1 which involves greater levels of development, and to some extent 2, this constitutes a minor negative effect on soil.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	Scenario 2a	Scenario 2b
			✘	✘
			✘	✘
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 2 below covers both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.</p> <p>Effects on built and natural heritage would be most prominent for Scenario 1.</p>			
Sensitivity of receptors	<p>Dunton Bassett contains 14 listed buildings including a Grade II* (Church of All Saints) and a Scheduled Monument (Moated site with fishpond). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p> <p>There is no Conservation Area designation at present but such a designation is a stated aim of the parish plan.</p>			
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>For Scenario 1 and slightly lesser extent Scenario 2, it would be likely that development would either be at a higher density, or would need to cover more land.</p>			
Significance	<p>Housing is fairly low density in Dunton Bassett, overlooking green space, and this could be permanently altered if substantial development occurred as with Scenario 1 and 2. The SHLAA sites proposed for development do limit this to some extent, but there would still be a loss particularly to existing housing close to these areas. This constitutes a moderate negative effect for scenario 1. For Scenario 2, the effects would be similar in nature, but the potential to deliver lower density or smaller scale development would be increased, hence only a minor negative effect is predicted.</p> <p>Recommendation – Development in Dunton Bassett ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement.</p>			

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2a	-
				Scenario 2b	✓
Nature of effects	<p>In Scenario 1 and to a lesser extent 2, there is likely to be a strain on existing resources, particularly with the capacity of Broughton Astley GP practice. It is likely a new GP would be required in Broughton Astley for which contributions would be required.</p> <p>Scenarios 1, and 2 (to a lesser extent) would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Scenarios 1 and 2 would be more likely to help to support the viability of village services they would deliver more housing to the area although the likelihood of this is uncertain.</p> <p>Scenario 2b should lead to increased job opportunities due to the SDA in Lutterworth, which should have positive effects on health.</p> <p>The scale of development involved would not have an effect on levels of air quality. The Lutterworth SDA would be accessible to residents in Dunton Bassett, but unlikely to lead to increased trips through the settlement itself.</p>				
Sensitivity of receptors	<p>The population has declined in Dunton Bassett over the last 10 years by 4.5%. 17.9% of population is in 0-15 age group whilst 16.9% of population is 65 or over. The village has a greater proportion of the population aged 35-64 (33%) than is seen in Harborough District as a whole.</p> <p>The primary school in Dunton Bassett is at capacity and it is noted in the Settlement Profile that the site is constrained with limited space to extend.</p> <p>GPs are at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village, although they do currently cater adequately for the current population. Public transport links are not frequently used by the majority of the population as 86% of trips are by car (Census 2011).</p> <p>Air quality is not identified as an issue for Dunton Bassett.</p>				
Likelihood of effects	<p>For Scenario 1, and to a lesser extent 2, it is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth under these Scenarios (more so for scenario 1) could help to support the viability of village amenities, it is unclear whether the scale of growth would have a significant effect in this respect.</p> <p>Negative effects on the primary school are likely as is the strain on the GP. Development contributions would be sought to support improvements, but it would be difficult to provide new facilities locally.</p>				

<p>Significance</p>	<p>Scenario 1 could increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. This scenario supports residents to remain in the area by improving housing choice and affordability, could support the viability of new amenities and may also help to enhance open space through developer contributions. It would be likely that new health and education facilities would need to be provided outside the settlement, which limits the positive effects. On balance a minor positive effect is predicted for Scenario 1.</p> <p>Scenario 2a would have similar effects to Scenario 1. Although the positive effects would be less pronounced, there would also be slightly less pressure on local services. Therefore, a neutral effect is predicted overall.</p> <p>Whilst Scenario 2b would have the same effects, it ought to be slightly more beneficial than 2a given that the SDA would create employment opportunities that could benefit residents in Dunton Bassett. Therefore a minor positive effect is predicted.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1		Scenario 2a	-
			-	Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 3a and 3b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 3 below covers both sub-options.</i></p> <p>New development could increase surface water run-off under both scenarios, which would require the development of greenfield land.</p>				
Sensitivity of receptors	<p>There are no flood zones in Dunton Bassett that affect the main village or sites identified in the draft SHLAA 2015. Surface water flooding could be an issue throughout the village though and should be explored through development management processes.</p>				
Likelihood of effects	<p>It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>				
Significance	<p>Flood risk would be unlikely to be an issue for any of the development Scenarios; hence a neutral effect is predicted..</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓	Scenario 2a	✓
				Scenario 2b	✓✓
Nature of effects	<p>Scenarios 1 and 2 would support housing growth, helping to support local provision of affordable and market homes to meet needs. This would have a positive effect on housing and help to support the vitality of the village.</p> <p>For alternatives that involve an SDA, access to employment opportunities and housing would also be likely to improve, although this would not be within Dunton Bassett itself.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband is coming to the area.</p>				
Sensitivity of receptors	<p>There has been an increase of 2% dwellings since 2001 in Dunton Bassett. There is a need for affordable housing in rural areas.</p> <p>The population is under represented in the 16-34 age groups compared to the wider District. The village has a relatively high proportion of detached properties which tend to be less affordable, higher development could increase the range of homes available in Dunton Bassett.</p> <p>There are only 2% of economically active people in Dunton Bassett who are unemployed (Census 2011). This shows a strong local economy, without the need for economic development.</p>				
Likelihood of effects	<p>Increased housing would improve the offer and choice available, as currently over 50% of houses in Dunton Bassett are detached.</p> <p>Whilst there are relatively few employers in Dunton Bassett itself, an increased housing offer would provide the opportunity for people to move and commute as is the current trend.</p>				
Significance	<p>A higher growth Scenario, such as in Scenario 1, is predicted to have a minor positive effect on delivering housing targets (including the provision of affordable housing). Scenario 2 will provide a lower amount of growth, and so a neutral effect is predicted.</p> <p>In terms of the economy and employment, no Scenario is likely to have a significant effect, although Scenario 2b would help to increase job opportunities at the SDA, which is a minor positive effect.</p> <p>Overall, the effects of housing and economy for Scenario 1 are predicted to be a minor positive effect. For Scenario 2a the effects are minor, whilst for 2b, the benefits of the SDA signify a moderate positive effect.</p>				

Resource Use (SA Objective 9)		Scenario 1	x	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p>Scenario 1 and to a lesser extent 2 would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would be more car journeys made based on the current trend (reliance on car travel) which could increase greenhouse gas emissions. More car trips would be generated for Scenario 1, and less for Scenario 2. Given that school places may have to be provided outside the village, this may also lead to greater number of car trips.</p>				
Sensitivity of receptors	<p>Access to public transport is poor in Dunton Bassett with a limited Monday-Friday service. As such there is a reliance on private transport.</p>				
Likelihood of effects	<p>Access to mains gas and electricity would be available so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Dunton Bassett and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth associated with Scenario 1 and to a lesser extent Scenario 2 would lead to increased numbers of people living in Dunton Bassett; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport and the likelihood of new school places being provided outside the village, it is likely that the level of growth under Scenario 1 would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). Consequently a minor negative effect is predicted for Scenario 1.</p> <p>Scenario 2 would lead to more modest growth and although there would still be negative implications, the effects would not be anticipated to be as significant (i.e. they would be neutral).</p>				

Summary of effects for Dunton Bassett

	Scenario 1	Scenario 2a	Scenario 2b
Natural Environment (SA Objectives 1 and 2)	x	x	x
Built and Natural Heritage (SA Objective 3)	x x	x	x
Health and Wellbeing (SA Objectives 4 and 5)	✓	-	✓
Resilience (to climate change) (SA Objective 6)	-	-	-
Housing and Economy (SA Objectives 7 and 8)	✓ ✓	✓	✓ ✓
Resource Use (SA Objective 9)	x	-	-

Foxton

Scenarios tested for Foxton

The table below sets out one distinct scenario for Foxton to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Foxton. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	High growth (36-43 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	Although there is no employment provision in Foxton, it is possible that an SDA in Kibworth would provide job opportunities that could be accessed by residents in Foxton. Scenarios 1a and 1b involve the same scale of housing growth, but are differentiated in that 1b would involve an SDA at Kibworth and 1a wouldn't. It is unlikely that variations in employment at Fleckney or Lutterworth would affect Foxton differently, as the scale of growth in Fleckney is not significant, and Lutterworth is less well related to Foxton than Market Harborough, for which 10ha of employment land is anticipated for all housing options.
		B : Scraftoft SDA						
		D: Lutterworth East SDA	10 ha	10 ha	-	3ha	23 ha	
1b	High growth (36 dwellings) With nearby SDA at Kibworth	C: Kibworth SDA	10 ha	4 ha	5 ha	3ha	22 ha	

* Excludes strategic distribution sector

SA findings for Foxton

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	✘
		Scenario 1b	✘
Nature of effects	<p><i>For natural environment, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p>There would be a limited effect on natural resources with Scenario 3 as no or very little growth would occur. However, there would also be limited opportunity for enhancement to biodiversity.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There is one Local Wildlife Site, the Grand Union Canal Harborough Arm and a number of TPOs in Foxton.</p> <p>Development may contain habitats of local value to wildlife.</p> <p>Agricultural land surrounding Foxton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures such as habitat buffers and ponds could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. Nevertheless, a minor negative effect is predicted, as it may be difficult to fully avoid wildlife damage and disturbance, and there are sensitive wildlife habitats nearby.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land, which would be unavoidable. This constitutes a minor negative effect on soil.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	xx
		Scenario 1b	xx
Nature of effects	<p><i>For natural environment, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.</p> <p>Foxton is located within the Laughton Hills Landscape Character Area which has low - medium landscape capacity to accommodate development; it is one of the most sensitive landscapes in the District.</p>		
Sensitivity of receptors	<p>Foxton Conservation Area covers practically the entire extent of the built up part of the village and the Grand Union Canal Conservation Area cuts through the village. Foxton contains 16 listed buildings including two Grade II* Listed Church of St Andrew and Foxton Locks, Grand Union Canal.</p> <p>There is also a Scheduled Monument, an inclined plane immediately east of Foxton Locks.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>It would be likely that development would either be at a higher density, or would need to cover more land. Therefore, the effects on the character of the settlement would be more pronounced. Given the flood constraints to the North, it is likely that development would need to be to the south of the Settlement, which would present the potential for negative effects on the Grand Union Canal.</p>		
Significance	<p>Housing is low density in Foxton and if substantial development occurred it could alter the character in this location. If development was located to the south (which is possible given flood risk to the north) there would be potential effects on the Grand Union Canal. Consequently, a moderate negative effect is predicted.</p> <p>Recommendation – Development in Foxton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓
		Scenario 1b	✓
Nature of effects	<p>Housing provision would help to improve housing choice and affordability, which ought to have positive effects on residents in the village that wish to form a household or move to larger/specialised accommodation (for example young families).</p> <p>Development would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Development could help to support the vitality of the village shop and services as it would deliver more housing to the area. However, these effects are small scale.</p> <p>Scenario 1b, which would involve an SDA in Kibworth, would provide enhanced employment opportunities for local residents in Foxton, which ought to have positive effects on health and wellbeing.</p> <p>The low scale of development involved would not have an effect on levels of air quality. The Kibworth SDA would be accessible to residents in Foxton but unlikely to lead to increased trips through the settlement itself.</p>		
Sensitivity of receptors	<p>The population in Foxton has noticeable differences from the District trends. There are considerably larger proportion of the population being aged 55 – 74 and a below average representation of those in the 16-34 age groups.</p> <p>The primary school in Foxton has limited capacity and an extension may be required. However, the site is constrained with limited space for an extension. Development would also be expected to contribute to improved GP service capacity in Market Harborough.</p> <p>Public transport links are not frequently used, 71% of people use a car or van to get to work. Just over 13% work from home (Census 2011).</p>		
Likelihood of effects	<p>There is likely to be a need for special needs housing for an aging population as part of the development. Growth would help to provide for this by planning for a higher level of growth (which could include specialist housing).</p> <p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate. It is possible that the additional demand for education would have to be provided outside of Foxton given that the site is constrained.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, this will also support residents to remain in the area by providing new affordable housing. Development could support enhancements to open space through developer contributions. A minor positive effect is predicted.</p> <p>Under Scenario 1b there would be a development of an SDA in nearby Kibworth which could provide further benefits by improving access to employment opportunities (in addition to nearby Market Harborough opportunities). A moderate positive effect is predicted.</p>		

Resilience (to climate change) (SA objective 6)		Scenario 1a	?
		Scenario 1b	?
Nature of effects	<p><i>*For resilience to climate change, there would be no different effects for scenarios 1a and 1b these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>New development could increase surface water run-off which would likely require the development of greenfield land. Flood Zones 2 and 3 are identified around the northern edge of the settlement and the Grand Union Canal Harborough Arm.</p>		
Sensitivity of receptors	<p>There are Flood Zones 2 and 3 to the north of Foxton.</p>		
Likelihood of effects	<p>It is unlikely that new development would be sited where it is at risk of river flooding, which would limit growth to the north of the settlement. However, with higher levels of growth, the potential for sites to intersect with areas of flood risk would increase.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	<p>Flood risk would be unlikely to be a major issue. However, development could possibly involve areas of flood risk. Therefore an uncertain effect is predicted.</p>		

Housing and Economy (SA objectives 7 and 8)		Scenario 1a	✓
		Scenario 1b	✓✓
Nature of effects	<p>This growth scenario would lead to housing provision in Foxton, which would contribute to meeting housing needs and improving choice.</p> <p>For alternative 1b there would be further housing at an SDA in Kibworth, which would provide alternative accommodation and would also provide better access to employment opportunities.</p> <p>New homes could also help support the rural economy with more people spending money at village shops, although this is not likely to have a significant effect.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help support residents to work from home.</p>		
Sensitivity of receptors	<p>The Census suggests there have been no increase in dwellings from 2001-2011. This is likely to be a data error, as a number of completions have been recorded. However, the level of growth is low, with only 3 dwellings completed between 2011/12 – 2015/2016. There is a need for affordable housing in rural areas. There are only 2% of economically active people in Foxton who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Foxton.</p> <p>Scenario 1b which include an SDA at Kibworth would provide alternative housing and employment opportunities, which could benefit residents from Foxton.</p>		
Significance	<p>Development would have a positive effect on delivering housing (including the provision of affordable housing) in Foxton. This constitutes a minor positive effect.</p> <p>A Neighbourhood Plan is in the final stages of preparation and is likely to identify housing allocations.</p> <p>Scenario 1b would also involve an SDA at Kibworth, which would provide alternative housing choice (albeit not in Foxton itself) and would also provide employment opportunities. Consequently, the overall effect of Scenario 1b is predicted to be a moderate positive effect.</p>		

Resource Use (SA objective 9)		Scenario 1a	Scenario 1b
Nature of effects	<p><i>*For resource use, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 cover both sub-options.</i></p> <p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions.</p>		
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Foxton. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon decentralised power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Foxton and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Foxton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that growth would contribute to an increase in greenhouse gas emissions across the district (albeit minor). Consequently a minor negative effect is predicted.</p>		

Summary of effects for Foxton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	x x	x x
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓
Resilience (to climate change) (SA Objective 6)	?	?
Housing and Economy (SA Objectives 7 and 8)	✓	✓ ✓
Resource Use (SA Objective 9)	x	x

Gilmorton

Scenarios tested for Gilmorton

The table below sets out two distinct growth scenarios for Gilmorton to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Gilmorton. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision*					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate-high growth (70 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Gilmorton. Provision differs from either 4ha to 10ha for Option D. Higher provision of employment land in Lutterworth ought to be more beneficial for residents in Gilmorton in terms of access to jobs. Therefore, although Scenarios 2a and 2b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Gilmorton as public transport links are poor between these settlements, and links to Leicester are stronger.
2a	Moderate growth (56-57 dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		C: Kibworth SDA			5 ha		22 ha	
2b	Moderate growth (56 dwellings) SDA Lutterworth	D: Lutterworth East SDA		10 ha	-		23 ha	

SA findings for Gilmorton

Natural Environment (SA Objectives 1 and 2)		Scenario 1	×	Scenario 2a	×	Scenario 2b	×
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as grassland, hedges and trees. The magnitude of effects would not be high.</p> <p><i>Environmental quality</i> - There is the potential for loss of land classified as Grade 2/3 under Scenario 1, and to a slightly lesser extent scenario 2a/2b. The total loss of land would be lower than 5 hectares even for the highest target under scenario 1.</p>						
Sensitivity of receptors	<p>There are no designated sites within close proximity to Gilmorton. Gilmorton falls into one of the outer isochrones for the SSSI risk impact zones for Misterton Marshes. However, applications for residential development are not considered likely to have any impact.</p> <p>A belt of Grade 2 agricultural land runs through Gilmorton from the north east to the west of the village.</p>						
Likelihood of effects	<p>It is likely that effects on biodiversity could be avoided through sensitive layout and design.</p> <p>It is very likely that there would be a permanent loss of agricultural land of Grade 2/3 under Scenarios 1 and 2a/2b.</p>						
Significance	<p>For Scenario 1, a minor negative effect is predicted as there could be a loss of agricultural land categorised as Grade 2/3. There is also the potential for effects on habitats of local importance such as hedges and trees. The effects are only considered to be minor as the surrounding areas are not particularly sensitive (and mitigation / enhancement ought to be possible), and the level of growth is not substantial. The effects of Scenario 2a /2b would be similar to scenario 1, but slightly lower in scale. At this scale of growth there would be slightly more potential to avoid sites that are most sensitive. Nevertheless, a minor negative effect is predicted. .</p>						

Built and Natural Heritage (SA Objective 3)		Scenario 1	×	Scenario 2a	×	Scenario 2b	×
Nature of effects	<p><i>There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement.</p> <p>This would be most notable for scenario 1, which involves a higher level of development.</p>						
Sensitivity of receptors	<p>Gilmorton does not contain a Conservation Area, but there are 20 listed buildings, and 2 known sites of archaeological importance.</p> <p>Located within the Lutterworth Lowlands Landscape Character Area which has medium – high landscape capacity to accommodate development (in general terms it is an area that is able to accommodate development or change with only minor compromise or degradation of the existing landscape).</p>						
Likelihood of effects	<p>Depending upon the location and design of development, there may be an effect on the character of the settlement. However, the relatively modest scale of growth ought to ensure that development in the most sensitive areas can be avoided and / or mitigated. None of the sites identified in the SHLAA (2015) contain designated heritage assets, though development of some could affect their setting.</p>						
Significance	<p>Scenario 1 could lead to negative effects upon built and natural heritage through development on the edge of the settlement. The effects are considered to be minor, as the level of growth is not significant compared to the scale of the settlement and the historic rate of population growth between 2001-2011 (14%). It should also be possible to avoid the most sensitive areas and mitigate potential impacts as in broad terms the landscape has capacity to accommodate change. Scenario 2 would involve a smaller level of growth but is still predicted to have a minor negative effect on built or natural heritage.</p>						

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2a	✓	Scenario 2b	✓✓ / ?
Nature of effects	<p>Scenarios 1, 2 and 2a would require increased provision of local school and health provision, but this would be difficult to provide locally at higher levels of growth. Both scenarios would have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions. The effects would be most positive for Scenario 1 and slightly lesser for Scenario 2.</p> <p>Scenario 1, would deliver a fairly high rate of housing growth in Gilmorton, which ought to address affordability issues. Scenarios 2a and 2b would also make a contribution to affordable housing in Gilmorton itself, whilst for 2b there would also be provision of housing at Lutterworth East SDA, which might help to improve choice for residents in and around Gilmorton.</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. The level of growth is not substantial enough on its own to have a significant effect though, but may present a potential issue under Scenario 2b which involves substantial growth nearby at an SDA in Lutterworth (Which could possibly affect traffic through Gilmorton).</p>						
Sensitivity of receptors	<p>Gilmorton has a population of 976 (decrease of 41 or 4% since 2001 compared to an increase of 11.5% across the district over the same period).</p> <p>Gilmorton Parish Council is planning to lead on the preparation of a Neighbourhood Plan.</p> <p>The primary school site in Gilmorton is confined and is reaching capacity.</p> <p>The closest healthcare facilities are at Lutterworth. The surgeries have capacity to accommodate growth but additional equipment would be needed. S106 contributions towards the provision of additional GP surgery equipment would be sought. There are shortfalls in some types of open space.</p>						
Likelihood of effects	<p>For Scenario 1 and to a slightly lesser extent 2a / 2b, it is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth under these Scenarios (more so for Scenario 1) could help to support the viability of village amenities, it is unclear whether the scale of growth would have a significant effect in this respect.</p> <p>Negative effects on the primary school are likely as is the strain on healthcare facilities. Development contributions would be sought to support improvements, but it would be difficult to provide new facilities locally.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car are likely to increase, as development would be likely to occur on the settlement edges.</p>						

<p>Significance</p>	<p>Scenario 1 could increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. This scenario supports residents to remain in the area by improving housing choice and affordability; could support the viability of new amenities and may also help to enhance open space through developer contributions. It would be likely that new health and education facilities would need to be provided outside the settlement, which limits the positive effects. On balance a minor positive effect is predicted for Scenario 1.</p> <p>Scenario 2a would have similar effects to Scenario 1. Although the positive effects would be less pronounced, there would also be slightly less pressure on local services and the scale of growth is moderate. Therefore, a minor positive effect is predicted.</p> <p>For Scenario 2b, there would also be alternative opportunities for housing and employment at Lutterworth SDA, which ought to have positive effects upon residents in Gilmorton. Therefore, a moderate positive effect is predicted for 2b.</p> <p>Air quality is unlikely to be affected by growth in Gilmorton, but for Scenario 2b, growth at Lutterworth SDA could possibly affect traffic through Gilmorton, which is recorded as an uncertain negative effect for scenario 2b.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	-	Scenario 2a	-	Scenario 2b	-
Nature of effects	There is potential for development to increase areas of impermeable land, which could contribute to increased surface water run-off.						
Sensitivity of receptors	There are no areas of risk from fluvial flooding. Surface water flooding presents a risk in some parts of the settlement, although not at those sites identified as deliverable in the SHLAA (2015).						
Likelihood of effects	The likelihood of development being in areas at risk of flooding is low, as is the likelihood that development would increase flood risk elsewhere, as there would be a requirement to ensure that surface water run-off is managed and SuDS utilised where necessary.						
Significance	It is unlikely that any of the scenarios would lead to development in areas at risk of flooding. The scale of development is unlikely to have a substantial effect on surface water run-off, and in any case, policies in the Plan would seek to ensure that no negative impacts occurred. Therefore, neutral effects are predicted for each scenario.						

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓	Scenario 2a	✓	Scenario 2b	✓✓
Nature of effects	Each scenario would support the development of housing growth in Gilmorton, helping to reverse population decline and deliver housing to meet local needs. Scenario 2b would also involve significant housing and employment nearby in an SDA at Lutterworth, which may be beneficial to residents in Gilmorton. Housing growth would also help to support the vitality of the village, having a positive effect the local economy.						
Sensitivity of receptors	Between 2001 and 2011 there was a population decrease of 41 or 4% since 2001 compared to an increase of 11.5% across the district over same period.						
Likelihood of effects	There is sufficient land in the SHLAA (2015) to meet the housing numbers under each scenario.						
Significance	<p>Scenario 1 should improve housing choice and affordability in Gilmorton and support the vitality of the local village. This would help to reverse population decline and constitutes a moderate positive effect.</p> <p>Scenario 2a would have similar effects to Scenario 1, but at a lesser scale, and thus a minor positive effect is predicted.</p> <p>Scenario 2b would have similar effects to Scenario 2a, but also offers increased access to jobs and housing at the SDA in Lutterworth, which could lead to a moderate positive effect.</p>						

Resource Use (SA Objective 9)		Scenario 1	✘	Scenario 2a	✘	Scenario 2b	✘
Nature of effects	Additional development could lead to increased use of resources through the need for energy and water in new development, and the generation of increased car trips. The effects would be small scale, as the growth involved is not substantial under any scenario.						
Sensitivity of receptors	Gilmorton has a relatively high figure for carbon emissions per person from domestic gas and electricity consumption (based on 2011 data), at 2.3 tonnes per person. Almost 10% of households rely on electric heating, causing higher emissions, but also increasing the risk of fuel poverty. There are also a significant number of homes reliant on oil; these emissions are not reflected in these figures. Gilmorton also has a high proportion of detached homes, which may have higher heating needs (62%, Census 2011).						
Likelihood of effects	<p>Although access to mains gas and electricity is limited for some properties, it ought to be available for new development. Provision of district heating would be unlikely due to a lack of sufficient heat demand in Gilmorton and any new development would be unlikely to change this.</p> <p>There are reasonable bus services into Leicester and Market Harborough, but the majority of people travel by private car, and this is likely to continue at least in the short term.</p>						
Significance	The level of growth associated with Scenario 1 and to a lesser extent Scenario 2 would lead to increased numbers of people living in Gilmorton; which as a sustainable rural village only has moderate access to jobs and services. Coupled with a reliance on private transport and the likelihood of new school places being provided outside the village, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). Consequently a minor negative effect is predicted for Scenario 1 and 2.						

Summary of effects for Gilmorton

	Scenario 1	Scenario 2a	Scenario 2b
Natural Environment (SA Objectives 1 and 2)	✘	✘	✘
Built and Natural Heritage (SA Objective 3)	✘	✘	✘
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓	✓✓/?
Resilience (to climate change) (SA Objective 6)	-	-	-
Housing and Economy (SA Objectives 7 and 8)	✓✓	✓	✓✓
Resource Use (SA Objective 9)	✘	✘	✘

Great Bowden

Scenarios tested for Great Bowden

The table below sets out two distinct scenarios for Great Bowden to assess the implications of the four refined strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Great Bowden. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate-growth (45 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	Great Bowden is well related to Market Harborough and is likely to benefit from employment opportunities in this area. There are also rail links, which make it possible to commute further to other centres of employment such as Leicester. It is unlikely that a difference of 4 or 10 ha of employment in Lutterworth would have any effect on Great Bowden. However, Kibworth is fairly close (less than 10km), and a 5 ha employment site in the SDA could be accessed easily by car. Therefore, Scenarios has been divided into sub-options to differentiate between those options that involve an SDA and those that don't.
2a	Low growth (29-30 dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		D: Lutterworth SDA		10 ha	-		23 ha	
2b	Low growth (29-30 dwellings) with an SDA nearby	C: Kibworth SDA		4ha	5ha			22 ha

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below covers both sub-options.</i></p>				
	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land (Scenario 1 and 2) could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p>Great Bowden Borrow Pit SSSI is located to north of village. The SSSI is designated for fen, marsh and swamp lowland value. It is less than 500m away from one of the sites identified in the SHLAA (2015) which may potentially come forward for development following the site assessment process. The effects are currently unknown.</p>				
	<p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 under Scenario 1 and to a lesser extent 2. The scale of development involved would not have an effect on levels of water quality.</p>				
Sensitivity of receptors	<p>Great Bowden Borrow Pit SSSI is to the north of village. Open land for development may contain hedges and trees on the boundary of value to wildlife. Agricultural land surrounding Great Bowden is classified as Grade 3.</p>				
Likelihood of effects	<p>Effects on Great Bowden Borrow SSSI would be unlikely, as long as development is appropriately designed. Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p>				
Significance	<p>Although Scenarios 1 and 2 (to a slightly lesser extent) present the potential for negative effects, mitigation measures could limit the effects on local wildlife.</p> <p>The effects ought to be avoidable given the range of site options, and mitigation measures should ensure significant effects are not generated. Consequently, a neutral effect is predicted for both scenarios, which are both relatively small scale. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity by linking ecological networks. However, it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land under Scenario 1 and 2, which would be unavoidable. This is small scale though and not predicted to be significant.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	✘	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below cover both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Great Bowden is one of the oldest settlements in Leicestershire due to its Anglo-Saxon origins and its character would need to be respected by any new development. The majority of the village form is in a Conservation Area. Grand Union Canal Conservation Area runs to the west of the village and forms the parish boundary.</p> <p>Effects on built and natural heritage would be most prominent for Scenario 1. Scenario 2 has the potential to affect the character to a lesser extent.</p>				
Sensitivity of receptors	<p>Great Bowden is largely in a Conservation Area and contains 56 listed buildings including a Grade I (Church of St Peter and St Paul) and a Grade II (The Old Rectory). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p> <p>There is a 'saved' Local Plan policy EV/3 that defines an Area of Separation between Great Bowden and Market Harborough and Core Strategy policy seeks to maintain the principle of separation.</p>				
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character. This could also create a contrast between the 'new' and 'old' development.</p> <p>For Scenario 1 and to a certain extent Scenario 2, it would be likely that development would either be at a higher density, or would need to cover more land.</p> <p>It is unlikely that development would affect the physical and visual area of separation known as 'Bowden Ridge'; although its sensitivity would need to be respected. There is sufficient land available to meet requirements under both scenarios without having to develop sensitive areas to the south. However, it is unclear whether any sites would need to be allocated for development at this stage given the level of current commitments and the recent appeal decision allowing 70 dwellings.</p>				
Significance	<p>Scenario 1 has the potential for negative effects on the settlement edge of Great Bowden. Given that the importance of maintaining areas of separation with Market Harborough it is likely that development would not occur to the south of the settlement. Nevertheless, housing is fairly low density, overlooking green space, and this would be permanently altered if substantial development occurred. There should be potential to deliver lower density / smaller scale development though, hence only a minor negative effect is predicted.</p> <p>For Scenario 2, the effects would be similar in nature, but smaller in scale, so a neutral effect is predicted as fewer sites would need to be allocated / the density of development could be reduced on larger sites.</p> <p>Recommendation – Development in Great Bowden ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area and number of listed buildings would need to be respected.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p>The proportion of the population under 55 in Great Bowden is well down when compared to the District. Conversely the 55 and over age groups are all well above the District levels and the level of pensioner only households is relatively high.</p> <p>Housing growth would help to improve choice and affordability, which ought to have a positive effect on health and wellbeing.</p> <p>Scenarios 1, and 2 (to a lesser extent) would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Scenario 1 would be more likely to help to support the vitality of village services as they would deliver more housing to the area.</p> <p>There would be no effect upon air quality as a result of growth in Great Bowden. It is unlikely that significant trips through the settlement would be generated as a result of increased trips to an SDA at Kibworth or increased growth in Market Harborough itself.</p>				
Sensitivity of receptors	<p>The primary school in Great Bowden is at capacity and it is noted in the Settlement Profile (2015) that the site is constrained with limited space to extend. GPs in Market Harborough are also at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village, although do currently cater adequately for the current population. Public transport links are not frequently used by the majority of the population as 65% of trips are by car and 10% work from home (Census 2011).</p>				
Likelihood of effects	<p>For Scenario 1 it is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. However, this scenario ought to improve housing choice and affordability, and support the vitality of the village.</p> <p>Whilst the increased growth under this scenario could help to support the viability of a new village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate.</p> <p>Negative effects on the primary school are likely as is the strain on the GP in Market Harborough. Development contributions would be sought to support improvements.</p>				

<p>Significance</p>	<p>Scenario 1 is likely to increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. It would also create demand for school places that would probably need to be provided in Market Harborough rather than Great Bowden given the constraints at the current school site. However, this scenario would also support residents to remain in the area by providing new affordable housing. It should also support the vitality of the village centre and may also help to enhance open space through developer contributions, but the likelihood of this is unclear. On balance a minor positive effect is predicted.</p> <p>Scenario 2a supports a slightly lower level of housing development in Great Bowden, which may affect the availability of housing and ability to secure enhancements to community infrastructure. However, there would still be substantial growth in Market Harborough nearby. A neutral effect is predicted.</p> <p>For Scenario 2b, there would be improved access to jobs and housing at Kibworth SDA which might help to offset these negative effects to an extent. An uncertain positive effect is predicted, as it is unclear whether residents would feel that Kibworth was a suitable alternative for housing given that it is approximately 4km away.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	-	Scenario 2a	-
				Scenario 2b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 2 below cover both sub-options.</i></p> <p>New development could increase surface water run-off through the development of greenfield land. Area to the south east of the village around the River Welland is identified as Flood Zone 2 and 3.</p>				
Sensitivity of receptors	Flood zones 2 and 3 are identified around the River Welland but they do not affect the main village or sites identified in the SHLAA in the plan period.				
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.				
Significance	Flood risk would be unlikely to be an issue for any of the development scenarios; hence a neutral effect is predicted.				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓	Scenario 2a	-
				Scenario 2b	✓
Nature of effects	<p>There is potential for new homes to be plugged in to fibre optic networks, as there are plans to upgrade in 2015/16. This would help supplement the current 10% of residents who work from home.</p> <p>Scenario 1, and to a lesser extent Scenario 2a/2b would help to improve housing choice and affordability in Great Bowden, with knock on beneficial effects on the village economy, through increased spending on local services.</p> <p>More people are likely to lead to more economic activity in Market Harborough with Great Bowden only a short distance away.</p>				
Sensitivity of receptors	<p>There has been an increase of 8.6% dwellings since 2001 in Great Bowden. There is a need for affordable housing in rural areas.</p> <p>There are only 1% of economically active people in Great Bowden who are unemployed (Census 2011). This shows a strong local economy, without the need for economic development.</p>				
Likelihood of effects	<p>Increased housing would improve the offer available in Great Bowden. Scenario 1 would likely bring about more affordable housing, than Scenario 2a and 2b. However, current infrastructure however may be stretched with this higher growth option, and contributions to improve highways might be required. For Scenario 2b, the lower level of growth would be offset somewhat by increased housing (and employment) at an SDA in Kibworth.</p> <p>Whilst there are relatively few employers in Great Bowden itself, the village benefits from its close proximity to Market Harborough and a wider range of employment opportunities. An increased housing offer would provide the opportunity for people to access these jobs and services.</p>				
Significance	<p>A higher growth Scenario, such as in Scenario 1, ought to have a minor positive effect upon housing choice and the local economy through improved choice and local spending. Access to jobs would also be good given the proximity to Market Harborough (and Kibworth SDA for Scenario 2b). For scenario 2a, a neutral effect is predicted, as the level of growth is low. .</p> <p>For Scenario 2b, there would be improved access to jobs and housing at Kibworth SDA which might help to enhance positive effects to an extent. Therefore a minor positive effect is predicted.</p>				

Resource Use (SA Objective 9)		Scenario 1a	-	Scenario 2a	-
		Scenario 1a	-	Scenario 2b	-
Nature of effects	<p>Scenario 1 and to a lesser extent 2 would increase resource use in Great Bowden, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would also be more car journeys made based on the current trend (reliance on car travel) which would increase greenhouse gas emissions. More car trips would be generated for Scenario 1, and less for Scenario 2.</p>				
Sensitivity of receptors	<p>Access to public transport is relatively poor in the 'rural' areas, but Great Bowden has good links to public transport, including a railway station. Although there is a reliance on private transport, there are opportunities to achieve modal shift, and its close proximity to Market Harborough ensures good access to services and wider transport links.</p>				
Likelihood of effects	<p>Access to mains gas and electricity would be available in Great Bowden, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Great Bowden and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services and links to Market Harborough, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth associated with Scenario 1 would lead to increased numbers of people living in Great Bowden; which has fairly good access to jobs and services given its proximity to Market Harborough. Although there is still a reliance on private transport, growth at Great Bowden presents the opportunity to promote modal shift. Great Bowden has close links with Market Harborough, which has excellent transport links and is well serviced by jobs and facilities (thus the length of trips is likely to be less). Consequently a neutral effect is predicted for scenario 1. Lower levels of growth are proposed under Scenario 2 and thus a neutral effect is also predicted.</p>				

Summary of effects for Great Bowden

	Scenario 1	Scenario 2a	Scenario 2b
Natural Environment (SA Objectives 1 and 2)	-	-	-
Built and Natural Heritage (SA Objective 3)	✘	-	-
Health and Wellbeing (SA Objectives 4 and 5)	✓	-	-
Resilience (to climate change) (SA Objective 6)	-	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	-	✓
Resource Use (SA Objective 9)	-	-	-

Great Easton

Scenarios tested for Great Easton

The table below sets out one distinct scenario for Great Easton to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Great Easton. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate growth (35-45 dwellings)	A: Core Strategy B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	It is assumed that the effects of employment provision for Great Easton would be the same regardless of variations in employment land provision across the 4 options. This is because access to jobs from Great Easton is more likely to be at larger nearby towns such as Corby and Market Harborough, for which employment land provision is consistent across the options. Employment provision in Lutterworth and Kibworth would be less likely to benefit Great Easton given that Lutterworth is over 40km away and Kibworth 24km.
		C: Kibworth SDA		4 ha	5 ha		22 ha	
		D: Lutterworth SDA		10 ha	5 ha		28 ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Conversely, development can also present opportunities for enhancement.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>Eyebrook Reservoir SSSI is 0.8km to the north of the village and Eyebrook Valley Woods SSSI is 3km north of the village.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Great Easton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement. There is likely to be greater environmental effects the higher the growth option.</p> <p>Effect upon the SSSIs are unlikely to be significant given that the scale of growth and distance from the settlement. Several sites have been identified in the SHLAA (2015) at the time of appraisal. If these sites were to be developed, effects upon the SSSI would be unlikely.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. Consequently, a neutral effect is predicted.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land, which would be unavoidable. However, the scale of growth is not considered likely to constitute significant effects.</p> <p>Overall, the effects are predicted to be negligible / neutral.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	x
Nature of effects	<p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.</p> <p>Effects on built and natural heritage could occur, such as changes to the character of the settlement.</p>		
Sensitivity of receptors	<p>Great Easton is in a Conservation Area and contains 46 listed buildings including a Grade II (Church of St Andrew). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development. Over 65% of houses in Great Easton are detached.</p>		
Likelihood of effects	<p>There are a range of sites available for development (SHLAA 2015). It should therefore be possible to deliver low density development and avoid the most sensitive locations. Having said this, development would be likely to be adjacent to the Conservation Area, which could potentially be affected by new development.</p>		
Significance	<p>Development has the potential for negative effects on landscape and heritage assets. In broad terms it is assumed that development would not lead to direct damage or loss of heritage assets, as there are no sites that contain designated features. The setting of assets could however be affected as development would be adjacent to the Conservation Area. Consequently, a minor negative effect has been predicted.</p> <p>Recommendation – Development in Great Easton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA) and number of listed buildings would need to be respected. Although new development would be likely to fall outside the Conservation Area, it is considered that the design principles within the CA should also apply to new development.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-
Nature of effects	<p>Housing provision would help to improve housing choice and affordability, which ought to have positive effects on residents in the village that wish to form a household or move to larger/specialised accommodation (for example young families). Without growth, these effects would not occur, and this could lead to an erosion of community identity over time as local residents might need to look for alternative accommodation outside the village.</p> <p>Development would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Growth could also help to support the vitality of the village shop and services as they would deliver more housing to the area. However, these effects are small scale.</p> <p>The scale of development involved would not have an effect on levels of air quality.</p>		
Sensitivity of receptors	<p>In Great Easton the proportion of the population aged 75 and over is well above the District average. The percentages in the 16-34 age groups are very low compared to the District. Overall the village has an aging population, with 25% of people over 65 (Census 2011).</p> <p>The primary school in Great Easton is close to capacity. However, it is noted that the site may be able to be expanded with S106 contributions.</p> <p>There are limited facilities in the village. Public transport links are not frequently used and 78% of people use a car or van to get to work, which is higher than the district average of 71%. Just over 11% work from home (Census 2011).</p> <p>Two sites identified as potentially available for development (SHLAA 2015) would need to consider the extent of the Gas Pipeline Buffer area as a potential safety issue.</p> <p>Air quality is not identified as an issue for Great Easton.</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities and shops, but it is unlikely that these effects would be significant.</p> <p>Expansion of the primary school may be possible, but it is unclear what the maximum capacity would be. Therefore uncertain effects are predicted.</p>		
Significance	<p>Growth is likely to (slightly) increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, it would also improve housing choice in the area and could help to enhance open space through developer contributions. Although development would put pressure on schools and health facilities, contributions from development ought to support enhancements (although these may not be in the village). On balance a neutral effect is predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off through the development of greenfield land.		
Sensitivity of receptors	Areas around Eyebrook, through centre of the village and to west of the village are within Flood Zones 2 and 3. Parts of the southern part of the parish fall within flood zones 2 and 3 (River Welland). These areas however are unlikely to be developed based on the land put forward in the SHLAA.		
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.		
Significance	Flood risk would be unlikely to be an issue; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓
Nature of effects	<p>The growth scenario would lead to housing provision in Great Easton, which would contribute to meeting housing needs and improving choice.</p> <p>New homes could also help support the rural economy with more people spending money at existing services, although this is not likely to have a significant effect.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high speed broadband exists in the area, and this would help supplement the current 11% of residents who work from home.</p>		
Sensitivity of receptors	<p>There has been an increase of 14% dwellings since 2001 in Great Easton. There is a need for affordable housing in rural areas.</p> <p>There are only 1% of economically active people in Great Bowden who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Great Easton, including an element of affordable housing.</p> <p>There is land identified within the SHLAA to accommodate over 250 dwellings. Therefore, housing would be likely to be secured whether it be at one large site or a combination of smaller sites. A neighbourhood plan is being prepared which is likely to identify housing allocations.</p>		
Significance	<p>The growth scenario will have a positive effect on delivering housing (including the provision of affordable housing) and supporting the village economy. A minor positive effect is predicted.</p>		

Resource Use (SA Objective 9)		Scenario 1	x
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions.</p>		
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Great Easton. As such there is a reliance on private transport.</p> <p>As a rural area, it is probable that a proportion of households would be reliant on 'off the grid' energy sources.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available in Great Easton, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Great Easton and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth under this scenario would lead to increased numbers of people living in Great Easton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). Consequently a minor negative effect is predicted.</p>		

Summary of effects for Great Easton

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	-
Built and Natural Heritage (SA Objective 3)	✘
Health and Wellbeing (SA Objectives 4 and 5)	-
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✓
Resource Use (SA Objective 9)	✘

Hallaton

Scenarios tested for Hallaton

The table below sets out one distinct growth scenario for Hallaton to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Hallaton. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate growth (43-53 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	Although there is no employment provision in Hallaton, it is possible that an SDA in Kibworth (<i>which is accessible 7 miles away along Langton Road</i>) would provide job opportunities that could be accessed by residents in Hallaton. Scenarios 1a and 1b involve a similar scale of housing growth, but are differentiated in that scenario 1b would involve an SDA at Kibworth and Scenario 1a wouldn't. Differences in employment provision at Lutterworth are not expected to have any effect on Hallaton as there is almost 20 miles between the two settlements. In any event, if residents in Hallaton were willing to seek work in Lutterworth, there are significant opportunities at Magna Park, which render differences in employment provision at Lutterworth insignificant.
		B: Scraptoft SDA		4 ha	-		17 ha	
		D: Lutterworth East SDA		10 ha	-		23 ha	
1b	Moderate growth (44 dwellings)	C: Kibworth SDA	10 ha	4 ha	5 ha	3 ha	22 ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	✘
		Scenario 1b	✘
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees. Effects would be small scale, but cumulatively could be significant for Hallaton.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There are two Local Wildlife Sites, one to west of village adjacent to the brook at Glebe Farm Castle and Marsh (wet grassland) and one to the north of village close to a dismantled railway which is a mature ash tree. There are also a number of TPOs in Hallaton.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Hallaton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures could be secured as part of developments on affected sites. This could also include the potential for enhancement. Although enhancement is possible, this only tends to be a feasible option on larger sites with potential for substantial incorporation of green infrastructure.</p>		
Significance	<p>Development presents the possibility of disturbance and loss of habitats, though mitigation ought to be able to limit the effects on local wildlife. Nevertheless, Scenario 1 is recorded as an uncertain minor negative effect. Some site options present more of an issue than others, so it is unclear at this stage what the precise effects would be. However, it is considered unlikely that effects would be more than minor given the choice of sites available and potential for mitigation.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case. It may also be more difficult to achieve enhancement on small sites.</p> <p>There would be a loss of agricultural land, which would be unavoidable. On its own, this would not be significant.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	xx
		Scenario 1b	xx
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options</i></p> <p>Development could affect the character of the built and natural environment, by altering the scale and form of the settlement.</p>		
Sensitivity of receptors	<p>Hallaton is in a Conservation Area and contains 64 listed buildings and a Grade I Listed Church of St Michael and All Angels.</p> <p>There are also two Scheduled Monuments, the Hallaton motte and bailey castle (outside village) and the Butler Cross, 150m east of the Church.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p> <p>An aim of the Parish Plan is maintenance of the distinctive character of the village in regard to all future development propositions.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>It would be likely that development would need to take place on more than one site under this growth scenario. Therefore, the effects on the character of the settlement would be more pronounced.</p> <p>All but one of the sites identified in the SHLAA fall within the Conservation Area, it is therefore possible that the character of the town could be significantly altered.</p>		
Significance	<p>Housing is low density in Hallaton and if substantial development occurred it could alter the character in this location. The scale of growth proposed would require development within the Conservation Area, or at an urban edge site that could have negative effects upon landscape character. Overall, a moderate negative effect is predicted.</p> <p>Recommendation – Development in Hallaton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected.</p> <p>Reducing the scale of growth by 5-10 dwellings would allow for lower density development on certain sites and/or reduce the need to develop on multiple sites. This could potentially lower any adverse effects on character.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓
		Scenario 1b	✓
Nature of effects	<p>Development will improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand. This ought to have a positive effect on health and wellbeing and help to maintain community identity.</p> <p>The growth scenarios tested would lead to increased pressure on the primary school, and would generate car trips to access employment and services leading to a minor increase in greenhouse gas emissions. Conversely, development could help to support the viability of village services by increasing housing to the area, but the numbers involved are small.</p> <p>Higher levels of development could detract from the open, low density, historic setting in Hallaton which could affect community identity.</p> <p>The scale of development involved would not have an effect on levels of air quality. The Kibworth SDA would be accessible to residents in Hallaton, but unlikely to lead to significantly increased trips through the settlement itself from elsewhere.</p>		
Sensitivity of receptors	<p>The population in Hallaton aged 0–15 is considerably higher than the District average, with over 25% of people aged 0-15. There are over 30% of people between 35-54.</p> <p>The primary school in Hallaton is close to capacity and it is noted that the site is constrained with limited space to extend existing school.</p> <p>There are a number of different facilities in the village, although do currently cater adequately for the current population. Public transport links are poor, so it is not surprising that, 74% of people use a car or van to get to work, which is higher than the district average of 71%. Just over 13% work from home at present too (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate to make a difference.</p> <p>Contributions to education and health facilities would be secured, but it is likely this would not be within Hallaton.</p> <p>Although new homes could benefit local communities, it is not possible to predict who would buy these homes.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, this scenario also supports residents to remain in the area by providing new affordable housing, which could be positive for community identity. For Scenario 1b, there would also be employment growth in Kibworth which could possibly support improved access to jobs. However, the need to tackle unemployment is not critical in Hallaton and so the effect on unemployment/deprivation is not anticipated to be significant.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>*There would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Kibworth. Therefore references to Scenario 1 below cover both sub-options</i></p> <p>New development could increase surface water run-off through the development of greenfield land.</p>		
Sensitivity of receptors	There are Flood Zones 2 and 3 in Hallaton, largely to the south east and east of the main settlement boundary.		
Likelihood of effects	<p>It is unlikely that new development would be at risk of river flooding based on the site identified in the SHLAA (2015).</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Flood risk would be unlikely to be an issue at the proposed scale of growth; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓
		Scenario 1b	✓✓
Nature of effects	<p>Development will improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand.</p> <p>Growth would also help to support the local village centre through increased local spending, though the effects would be negligible.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help support home working.</p> <p>For Scenario 1b, there would be significant housing and employment development in nearby Kibworth, which could be accessed by residents in Hallaton.</p>		
Sensitivity of receptors	<p>There has been an increase of 20.2% dwellings since 2001 in Hallaton.</p> <p>There is a need for affordable housing in rural areas.</p> <p>There are only 1% of economically active people in Hallaton who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>There is sufficient land identified in the SHLAA 2015 to deliver the housing targets under this growth scenario.</p>		
Significance	<p>A higher growth Scenario ought to have a positive effect by improving housing choice and affordability, and is predicted to have a moderate positive effect for scenario 1a and 1b.</p> <p>In terms of the economy and employment, a significant effect is unlikely.</p> <p>Scenario 1b would also improve access to jobs and homes at Kibworth SDA. Though this could be beneficial to residents, unemployment is not a particular issue in Hallaton, and so the effects are not predicted to be substantially different to Scenario 1a.</p>		

Resource Use (SA Objective 9)		Scenario 1a	✘
		Scenario 1b	✘
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions, albeit only a minor amount.</p>		
Sensitivity of receptors	<p>Access to public transport is poor in Hallaton, which does not have established public transport links. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Hallaton and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Hallaton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth proposed would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). Consequently a minor negative effect is predicted.</p>		

Summary of effects for Hallaton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	✘	✘
Built and Natural Heritage (SA Objective 3)	✘ ✘	✘ ✘
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓ ✓	✓ ✓
Resource Use (SA Objective 9)	✘	✘

Lubenham

Scenarios tested for Lubenham

The table below sets out two distinct growth scenarios for Lubenham to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Lubenham. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fledkney	Total	
1	Low- Moderate growth (53 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	Although there is no employment provision in Lubenham, it is possible that an SDA in Kibworth would provide job opportunities that could be accessed by residents in Lubenham fairly easily by car. This would differentiate Option C from the others. However, job opportunities will also be accessible within Market Harborough. Therefore, the growth options have all been grouped together.
2	Low growth (40-41 dwellings)	B: Scraftoft SDA,	10 ha	4 ha	-	3 ha	17 ha	
		D:Lutterworth East SDA		10 ha			23 ha	
		C:Kibworth SDA		4 ha	5ha		22 ha	Housing growth in nearby Market Harborough is substantially higher for Scenario 1.

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-	Scenario 2	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p>There are two local wildlife sites close to village: Orchard House Ash 1 (mature tree) and Orchard House Ash 2 (mature tree) lie on northern edge of village. There are also a number of TPOs, at Lime Tree house/Marton House/Meridian/The Chestnuts/Beech House/Ashtree House and Hideaway.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 under Scenario 1, and to a slightly lesser extent 2. The scale of development involved would not have an effect on levels of water quality.</p>				
Sensitivity of receptors	<p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Lubenham is classified as Grade 3.</p>				
Likelihood of effects	<p>Effects on designated local wildlife sites would be unlikely, as long as development is appropriately designed. Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p>				
Significance	<p>Although Scenario 1 and 2 (to a lesser extent) present the potential for negative effects, mitigation measures could limit the effects on local wildlife. It is likely that these effects could be avoided though, and hence a neutral effect is predicted.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land under both scenarios, which would be unavoidable. This is relatively small scale (less than 3ha) so the effects are not predicted to be significant in isolation.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	✘	Scenario 2	-
Nature of effects	<p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. The majority of the village form is in a Conservation Area. The A4304 runs through Lubenham can be seen as a significant barrier to movement around the village for children and the elderly. Significant development could increasingly 'split' the village in two.</p> <p>Effects on built and natural heritage would be most prominent for Scenario 1 and Scenario 2 to a lesser extent.</p>				
Sensitivity of receptors	<p>Lubenham is largely in a Conservation Area and contains 17 listed buildings including a Grade I (Church of All Saints) and a Scheduled Ancient Monument (Old Hall moated site). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p> <p>The Core Strategy supports the continued separation of Lubenham and Market Harborough in policy and an Area of Separation is proposed in the Neighbourhood Plan Submission Version which is currently undergoing examination.</p>				
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that could alter its character. This could also create a contrast between the 'new' and 'old' developments.</p> <p>For Scenario 1 it would be likely that development would either be at a higher density, or would need to cover more land (i.e. more than one site option).</p> <p>Development to the east of Lubenham could affect separation between Market Harborough and could also be adjacent to an Ancient Scheduled Monument. Development to the north could have effects on the Conservation Area. Due to policy constraints, it is less likely that development would be too close to Market Harborough in the east, although this would need bearing in mind at higher levels of development.</p> <p>There are SHLAA sites identified to the west and south west of Lubenham, so it ought to be possible to avoid sensitive areas provided that these are deemed to be the most suitable overall (a site appraisal process will be undertaken to inform this).</p>				

<p>Significance</p>	<p>Housing is fairly low density and generally overlooking or within close proximity to green space in Lubenham. This could be permanently altered if substantial development occurred in this location. As a result, this constitutes a minor negative effect for Scenario 1, which may require the development of more sites or at a higher density (compared to Scenario 2). For Scenario 2, the effects are not predicted to be significant, as the scale of growth ought to be possible to deliver on sites in less sensitive areas of landscape.</p> <p>Recommendation – Development in Lubenham ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area and number of listed buildings would need to be respected. Although new development would be likely to fall outside the Conservation Area, it is considered that the design principles within the CA should also apply to new development.</p> <p>If Option A Core Strategy is the preferred approach, reduce the housing target for Lubenham so that it falls into the range under Scenario 2. The additional growth (12 dwellings) could be delivered in nearby Market Harborough or Great Bowden instead, with no further significant effects anticipated.</p>
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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-	Scenario 2	-
Nature of effects	<p>New housing ought to support a wider choice for residents, and help to improve affordability for some residents. At higher levels of growth it is possible that community identify could be affected, which would have negative implications on wellbeing for some people.</p> <p>Scenario 1 and 2 (to a lesser extent) would lead to increased pressure on the primary school and health facilities, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Scenario 1 would be more likely to help to support the viability of village services as it would deliver more housing to the area and subsequent spending. The effects would be small scale though.</p> <p>The scale of development involved would not have an effect on levels of air quality.</p>				
Sensitivity of receptors	<p>The population statistics in Lubenham are skewed by Gartree Prison, adding more middle aged people to the statistics, although what is clear from the 2011 Census is that there are not many 0-15 year olds (11%) compared to the District average (17%).</p> <p>Lubenham has an extremely activity community, with many village events held all year round.</p> <p>The primary school in Lubenham is at capacity and it is noted in the Settlement Profile that the site is constrained with limited space to extend. There are also significant parking problems. GPs in Market Harborough are also at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village and public transport links are not frequently used by the majority of the population, with 54% of trips by car and 28% walking to work (Census 2011).</p> <p>Air quality is not identified as an issue for Lubenham.</p>				
Likelihood of effects	<p>For Scenario 1 and to a lesser extent 2, it is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, the trend of car travel and parking problems are likely to continue. Whilst the increased growth under these Scenarios (more so for Scenario 1) could help to support the viability village amenities, it is unclear whether the scale of growth would be adequate to have a notable effect.</p> <p>Pressure on the primary school is likely as is the strain on the GP in Market Harborough. However, development contributions would be sought to support improvements. Given the physical constraints to expansion, it is likely that new provision would be in Market Harborough.</p> <p>At higher levels of growth it may be necessary to review the potential for open space for residential development; this could have negative effects on health and wellbeing for residents in Lubenham.</p>				
Significance	<p>Scenario 1 will increase greenhouse gas emissions, as jobs and facilities are likely to be accessed by car. However, this scenario also supports more residents to remain in the area by providing new (affordable) housing. The strain it would put on existing services would mean that education and health provision would have to be accessed in Market Harborough, which is not ideal. Overall, on balance a neutral effect is predicted for Scenario 1.</p> <p>Scenario 2 is predicted to have slightly less positive effect due to the lower level of growth – however, this would mean that there was less pressure on open space, education and health, and so residents may be able to access facilities locally although they would remain at capacity. A neutral effect is predicted.</p>				

Resilience (to climate change) (SA objective 6)		Scenario 1	-	Scenario 2	-
Nature of effects	New development could increase surface water run-off, which would require the development of greenfield land.				
Sensitivity of receptors	Flood zones 2 and 3 are identified around the River Welland but they do not affect the main village.				
Likelihood of effects	It is unlikely that new development would be at risk of river flooding, although flood risk will need to be a consideration at higher levels of growth. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.				
Significance	Flood risk would be unlikely to be an issue for any of the development Scenarios; hence a neutral effect is predicted for both.				

Housing and Economy (SA objectives 7 and 8)		Scenario 1	✓✓✓	Scenario 2	✓
Nature of effects	<p>Both scenarios ought to improve the choice of housing, allowing existing residents to move to new home. Both scenarios would also help to support the local village centre through increased local spending, though the effects would be negligible.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help support home working.</p> <p>There would be significant housing development in nearby Market Harborough, which could be accessed by residents in Lubenham.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high speed broadband exists in the area, and this would help support home working.</p> <p>More people are likely to lead to more economic activity in Market Harborough with Lubenham only a short distance away.</p>				
Sensitivity of receptors	<p>There has been an increase of 12% dwellings since 2001 in Lubenham. There is a need for affordable housing in rural areas.</p> <p>There are 3% of economically active people in Lubenham who are unemployed (Census 2011). There is a strong local economy, with businesses such as Deichmann Shoes present. Increased housing in the area could provide places for people to live close to their work, as currently almost 30% of people walk to work.</p>				
Likelihood of effects	<p>Increased housing would improve the offer available in Lubenham. Scenario 1 would likely bring about more affordable housing, than Scenario 2 and 3. Current infrastructure however may be stretched with this higher growth option, and contributions to improve highways would be required.</p> <p>As well as the employers in Lubenham itself, the village benefits from its close proximity to Market Harborough its wide range of employment opportunities. An increased housing offer would provide the opportunity for people to be in close proximity to jobs.</p> <p>There is sufficient land identified in the SHLAA to meet housing targets under each scenario. Clearly, with higher levels of growth the choice becomes limited as more sites need to be allocated.</p>				
Significance	<p>A higher growth Scenario, (Scenario 1), will have a positive effect on delivering housing targets (including the provision of affordable housing) and also providing homes for people close to jobs they can walk to. For Scenario 1, the level of housing provision in nearby Market Harborough would also be more substantial than for Scenario 2, and ought to provide even further choice / relieve pressure for housing in Lubenham. This constitutes a major positive effect for housing under Scenario 1.</p> <p>Scenario 2 would have similar effects, but would provide a smaller amount of growth in both Lubenham and Market Harborough, and thus only a minor positive effect for housing is predicted.</p> <p>In terms of the economy and employment, no Scenario is likely to have a significant effect, although Scenario 1 would support a higher level of local spending and match people to job opportunities in Market Harborough. This contributes to the positive effects identified for housing for both scenarios.</p>				

Resource Use (SA objective 9)		Scenario 1	-	Scenario 2	-
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions. More car trips would be generated for Scenario 1, and slightly less for Scenario 2. However, the close proximity of Lubenham to Market Harborough could actually encourage more sustainable modes of travel such as walking and cycling to work.</p>				
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Lubenham. There is a limited bus service in the day, although a higher proportion of residents walk and cycle to work from Lubenham compared to the District average. Once in Market Harborough, there is also good access to public transport links such as the rail station.</p>				
Likelihood of effects	<p>Access to mains gas and electricity would be available in Lubenham, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks. The capacity of the sewerage system is identified locally as an issue however and this would need to be investigated further if any development was put forward.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Lubenham and any new development would be unlikely to change this.</p> <p>Although there is the day time bus service, the majority of people travel by private car, and this is likely to continue. However, there are trends of higher rates of walking and cycling, which could be promoted to continue through new development.</p>				
Significance	<p>The level of growth associated with Scenario 1 would lead to increased numbers of people living in Lubenham; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to more car trips. However, Lubenham has close access to Market Harborough and a trend of higher rates of walking and cycling, which could offset increased car trips. Therefore, only a neutral effect is predicted for Scenario 1. Scenario 2 would lead to more modest growth, which is more in line with the historic level of growth in Lubenham. Therefore, the effects would not be anticipated to be significant (i.e. they would be neutral).</p>				

Summary of effects for Lubenham

	Scenario 1	Scenario 2
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	✘	-
Health and Wellbeing (SA Objectives 4 and 5)	-	-
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓✓✓	✓
Resource Use (SA Objective 9)	-	-

Medbourne

Scenarios tested for Medbourne

The table below sets out two distinct growth scenarios for Medbourne to assess the implications of the four selected strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Medbourne. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate growth (37 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	It is likely that the effects of employment provision for Medbourne would be the same regardless of variations in employment land provision across the four options. This is because access to jobs from Medbourne is more likely to be at larger nearby towns such as Corby and Market Harborough, for which employment land provision is consistent across the four options. Employment provision in Lutterworth would be less likely to benefit Medbourne given that Lutterworth is over 30km away. An SDA in Kibworth with 5ha of employment land could potentially have positive effects for residents in Medbourne, but these would not be anticipated to be significant given Melbourne's close proximity to Corby and Market Harborough.
2	Low-Moderate growth (29-30 dwellings)	B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	
		C: Kibworth SDA		4 ha	5 ha		22 ha	
		D: Lutterworth SDA		10 ha	-		23 ha	

SA findings for Medbourne

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘	Scenario 2	✘
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land (Scenario 1 and 2) could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p><i>Environmental quality</i></p> <p>There could be loss of land classified as Grade 3 under both scenarios. The scale of development involved would not have a significant effect on levels of water quality.</p>				
Sensitivity of receptors	<p>There is one Local Wildlife Sites, Nevill Holt Quarry which is mesotrophic grassland. There are also a number of TPOs in Medbourne.</p> <p>Open land for development may contain hedges and trees and other habitats of local wildlife value. Development near the brook to the north of Medbourne could potentially have negative effects.</p> <p>Agricultural land surrounding Medbourne is classified as Grade 3, with an area of Grade 2 agricultural land located adjacent to west of village and further areas close to north and east of village.</p>				
Likelihood of effects	<p>Mitigation measures could be secured as part of developments on affected sites to reduce impacts on biodiversity. This could also include the potential for enhancement. There is likely to be greater environmental effects the higher the growth option.</p>				
Significance	<p>Although Scenarios 1 and 2 (to a slightly lesser extent) present the potential for negative effects, mitigation measures could limit the effects on local wildlife. Nevertheless, both scenarios are recorded as a minor negative effect as the higher scale of growth would make it more difficult to avoid wildlife damage and disturbance on relatively small scale sites.</p> <p>There would be a loss of agricultural land under Scenario 1 and 2, which would be unavoidable, contributing to a minor negative effect overall.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	x	Scenario 2	?
Nature of effects	<p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Almost the entire village is designated as a Conservation Area with many original structures dating as far back as the 16th century.</p> <p>Effects on built and natural heritage would be most prominent for Scenario 1 and slightly lesser for Scenario 2.</p>				
Sensitivity of receptors	<p>Medbourne is in a Conservation Area and contains Medbourne Bridge, a Scheduled Monument, along with four Grade II* Listed buildings, Bridge Dale Farmhouse, 8 Brook Terrace, Manor House, and Old Hall on Rectory Lane. There are 25 other Grade II buildings in Medbourne too.</p> <p>There may be some archaeological sites of value.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>				
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>Two sites identified in the SHLAA (2015) fall entirely within the Conservation Area, and could therefore present the potential for effects upon the character of the village. Alternative sites are on the settlement boundary, which are more likely to affect landscape character.</p> <p>For Scenario 1 and to a slightly lesser extent for Scenario 2, it would be likely that development would either be at a higher density, or would need to cover more land (i.e. more than one site option, or one large site option). Therefore, the effects on the character of the settlement could be more pronounced.</p>				
Significance	<p>Housing is very low density in Medbourne and if development occurred it could alter the character in this location; thus a minor negative effect is predicted for Scenario 1. If there is lower delivery of housing, particularly lower density or smaller scale, a neutral effect is predicted. Although Scenario 2 is only 7/8 dwellings less than Scenario 1, it should allow for lower density, more sensitively designed development on particular sites, and so the potential for negative effects ought to be slightly reduced. An uncertain negative effect is predicted at this stage as site locations are unknown.</p> <p>Recommendation – Development in Medbourne ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓	Scenario 2	✓
Nature of effects	<p>Development would support a greater choice of housing and present more opportunities to contribute to improvements to community infrastructure. This ought to have positive effects on health and wellbeing.</p> <p>A lack of growth could restrict housing opportunities, which could have a negative effect on health and wellbeing, as well as leading to increased outmigration in the longer term.</p> <p>Increase growth could put pressure on local services.</p> <p>The scale of development involved would not have an effect on levels of air quality.</p>				
Sensitivity of receptors	<p>The population in Medbourne has an absence of those aged 16-34, which may be attributable to a lack of employment opportunities and affordability issues. The 35-64 age groups are particularly well represented in Medbourne.</p> <p>The primary school for Medbourne is close to capacity. It is noted that the site may be able to be expanded with S106 contributions.</p> <p>There are a number of different facilities in the village, and currently cater adequately for the current population, but there are concerns with some facilities. There are no public transport services, apart from an 'on-demand / ring to book' service two times per week. Personal car reliance is high. 70% of people use a car or van to get to work and 17% work from home (Census 2011). Market Harborough and Corby are relied on as the primary service areas.</p> <p>The Parish Council has noted that the shop, village hall and post office may be at risk though. Losing these facilities would mean then people would have to travel elsewhere, which would be negative in terms of wellbeing and community identity.</p> <p>Air quality is not identified as an issue for Medbourne.</p>				
Likelihood of effects	<p>For Scenario 1 and to a lesser extent 2, it is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue, particularly with the reliance for services in Corby and Market Harborough. Whilst growth under these Scenarios (more so for Scenario 1) could help to support the viability of a new village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate. However, several services have been identified as at risk, so growth in population is likely to be positive in this respect.</p>				
Significance	<p>Scenario 1 will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, these options also support residents to remain in the area by providing new affordable housing. These options could support the viability of amenities and may also help to enhance open space through developer contributions, but the likelihood of this is unclear. On balance a minor positive effect is predicted for both scenarios.</p>				

Resilience (to climate change) (SA Objective 6)		Scenario 1	?	Scenario 2	?
Nature of effects	<p>New development could increase surface water run-off through the development of greenfield land.</p> <p>Flood Zones 2 and 3 are identified around brook running through the village. This would affect development and require buffer zones on some sites identified in the SHLAA 2015.</p>				
Sensitivity of receptors	<p>There are Flood Zones 2 and 3 running through the main settlement boundary.</p>				
Likelihood of effects	<p>There is potential new development would be at risk of river flooding, though most sites are only adjacent to flood zones 2/3, rather than being fully intersected. Nevertheless, SUDs would almost certainly need to be part of any new development to ensure flood risk in the area did not increase.</p> <p>Surface water run-off would also need to be managed to ensure that surface water flooding did not occur on site or elsewhere in the village. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>				
Significance	<p>Flood risk would be unlikely to be a major issue for any of the development sites if mitigated appropriately. At this stage, development locations are unknown so an uncertain negative effect is predicted, but this would only be expected to be minor at worst.</p> <p>Recommendation:</p> <p>It will be important to ensure that the cumulative effect of development in the village is managed (i.e. to ensure that each development does not increase overall surface water run-off).</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓	Scenario 2	✓
Nature of effects	<p>There is potential for new homes to be plugged in to fibre optic networks, as there are plans to upgrade in 2015/16. This would help supplement the current 17% of residents who work from home.</p> <p>Scenario 1, and to a slightly lesser extent Scenario 2 would help to improve housing choice and affordability in Medbourne, with knock on beneficial effects on the village economy, through increased spending on local services.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help supplement the current 13% of residents who work from home.</p>				
Sensitivity of receptors	<p>The 2011 Census found that 62.3% of households had 2 or more bedrooms than required. Growth in Medbourne could provide new housing types.</p> <p>There has been an increase of 14% dwellings since 2001 in Medbourne. There is a need for affordable housing in rural areas.</p> <p>There are only 2% of economically active people in Medbourne who are unemployed (Census 2011).</p> <p>The Parish Council has noted that the shop, village hall and post office may be at risk. Losing these facilities would mean then people would have to travel elsewhere, which would be negative in terms of wellbeing and community identity.</p>				
Likelihood of effects	<p>Increased housing would improve the offer available in Medbourne. Scenario 1 would likely bring about the most affordable housing, though the difference between Scenario 1 and Scenario 2 is minimal.</p> <p>Medbourne is within 7 miles of Market Harborough and 10 miles of Corby, both of which have an extensive range of services, facilities and employment opportunities. It is likely any new homes would provide places for commuters to these towns to live. This could help encourage local economic growth with new money coming in to the area.</p>				
Significance	<p>Growth under both scenarios ought to have a positive effect on the provision of housing targets (including an element of affordable housing). It is unlikely that there would be a major effect on infrastructure provision.</p> <p>In terms of the economy and employment, Scenario 1 (and to a lesser extent 2) could help to support the viability of local services which have been identified as at risk. These are potential positive effects.</p> <p>A minor positive effect is predicted on housing and employment for Scenario 1, as it would help to support improved housing choice and potentially support the viability of at risk local services. The effects are similar for Scenario 2, but at a slightly lesser scale.</p>				

Resource Use (SA Objective 9)		Scenario 1	-	Scenario 2	-
Nature of effects	<p>Both scenarios would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions. More car trips would be generated for Scenario 1, and slightly less for Scenario 2. Growth could help to support the viability of local services which have been identified as 'at risk'. A loss of these services could lead to more trips; so on another hand, higher growth in Medbourne might actually be beneficial in terms of reducing carbon emissions.</p>				
Sensitivity of receptors	<p>Access to public transport is relatively poor in Medbourne. As such there is a reliance on private transport.</p> <p>The Parish Council have noted that the shop, village hall and post office may be at risk though. Losing these facilities would mean then people would have to travel elsewhere, leading to increase car trips and associated emissions.</p>				
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Medbourne and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Medbourne; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth could therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). However, growth could help to support the viability of local services which have been identified as 'at risk'. A loss of these services could lead to more trips; so on another hand, growth in Medbourne might actually be beneficial in terms of reducing carbon emissions. On balance a neutral effect is predicted.</p> <p>A positive effect could possibly be achieved with much higher levels of growth to help provide substantial support for local services. However, this would have implications for other elements of sustainability.</p>				

Summary of effects for Medbourne

	Scenario 1	Scenario 2
Natural Environment (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	x	?
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓
Resilience (to climate change) (SA Objective 6)	?	?
Housing and Economy (SA Objectives 7 and 8)	✓	✓
Resource Use (SA Objective 9)	-	-

North Kilworth

Scenarios tested for North Kilworth

The table below sets out one distinct growth scenario for North Kilworth to assess the implications of the four refined strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for North Kilworth. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Low growth no SDA in Lutterworth (17- 26 dwellings)	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in North Kilworth. Provision differs from either 4ha for some housing options to 10ha for Option D. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in North Kilworth in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Lutterworth as they are some distance away.
		B: Scraftoft SDA			-		17 ha	
		C; Kibworth SDA			5 h		22 ha	
1b	Low growth SDA in Lutterworth (17-18 dwellings)	D: Lutterworth SDA	10 ha	10ha	-	3 ha	23 ha	

SA findings for North Kilworth

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>*For natural environment, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats of local importance such as grassland, hedges and trees. The magnitude of effects would not be high.</p> <p><i>Environmental quality</i> - There is the potential for loss of land classified as Grade 2/3.</p>				
Sensitivity of receptors	<p>Local species of importance include bats and badgers. The Bogs (wetland) and Millennium Green with its unique wetland Ecology are also important local sites as well as the dismantled railway line.</p> <p>Grade 3 agricultural land surrounds the settlement.</p>				
Likelihood of effects	<p>It is likely that effects on biodiversity could be avoided through sensitive layout and design.</p> <p>It is likely that there would be a permanent loss of agricultural land of Grade 3.</p>				
Significance	<p>There could be a minor loss of agricultural land categorised as Grade 3. There is also the potential for effects on habitats and species of local importance. Surrounding areas are not particularly sensitive and mitigation / enhancement ought to be possible), and the level of growth is not substantial. Therefore a neutral effect is predicted.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	?	Scenario 1b	?
Nature of effects	<p><i>*For built and natural heritage, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement.</p>				
Sensitivity of receptors	<p>Millennium Green (site of Norman wooden stockade and sub subsequently a manor house on moated mound).</p> <p>A Conservation Area covers most of the village including a number of Listed Buildings.</p>				
Likelihood of effects	<p>Depending upon the location and design of development, there may be an adverse effect on the character of the settlement. The small scale of growth ought to ensure that development in the most sensitive areas can be avoided and / or mitigated. However, the character of the settlement is likely to be affected given that the scale of the settlement will be altered and development would be adjacent to the Conservation Area.</p>				
Significance	<p>Development could alter the character in this location, particularly as sites could be adjacent to the Conservation Area. It ought to be possible to mitigate effects by avoiding sensitive locations and / or through low density sensitive design. Consequently an uncertain negative effect is predicted.</p> <p>Recommendation – Development in North Kilworth ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected. Development adjacent to the Conservation Area ought to adopt the principles of the Conservation Area.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓	Scenario 1b	✓✓/?
Nature of effects	<p>Development would require increased provision of local school and health provision. This should have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Scenario 1b would improve job opportunities in Lutterworth through the delivery of an SDA, which ought to have a positive effect on health for residents in North Kilworth that are able to benefit from these jobs.</p> <p>Lower levels of development ought to help preserve the community identity of the village, although in the longer term, this could have the opposite effect if sufficient housing is not available to support local residents.</p> <p>An SDA at Lutterworth (Scenario 1b) could generate additional car trips through the settlement, with potential effects on congestion and air quality.</p>				
Sensitivity of receptors	<p>Capacity of Husbands Bosworth GP practice. There is insufficient capacity to manage any increase in patient numbers and a new surgery is required. S106 Contributions towards the provision of a new GP surgery would be sought. There is planning permission in place for a new surgery in Husbands Bosworth.</p> <p>Capacity of primary school. S106 contributions towards a primary school extension would be sought.</p> <p>Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p> <p>Air quality in the settlement is not identified as an issue.</p>				
Likelihood of effects	<p>The amount of growth proposed would not support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Therefore contributions would need to be sought to expand the existing school. The site ought to have capacity to extend.</p> <p>Contributions would be sought to improve health facilities in Husbands Bosworth, so effects would be anticipated to be positive, albeit the health facilities would not be within the village.</p> <p>It is likely that development would secure enhancements to open space provision, which could help to address any identified shortages.</p> <p>The location of North Kilworth on the A4304 could mean that it experiences an increase in traffic, as the route leads towards the SDA and Magna Park.</p>				
Significance	<p>An increase in housing provision locally should have a positive effect on health and wellbeing. Development would also help to support the viability of the village centre and may also help to enhance open space through developer contributions. These effects are considered to be a minor positive. The increased population would put pressure on the primary school and health facilities, but these could be managed through contributions to enhancements.</p> <p>The levels of growth proposed is not predicted to have a significant effect on community identity.</p> <p>For scenario 1b, the SDA at Lutterworth ought to provide benefits to residents in terms of improved access to job opportunities. Therefore a moderate positive effect is predicted. However, there may be an increase in traffic through the settlement, which is recorded as an uncertain negative effect</p>				

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>*For climate change, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>New development could increase surface water run-off under. The level of development proposed is fairly low..</p>				
Sensitivity of receptors	<p>There are no areas at risk of fluvial flooding. Surface water flooding may present a risk throughout the settlement.</p>				
Likelihood of effects	<p>The majority of land surrounding North Kilworth is not at risk of fluvial flooding and hence effects would be unlikely in this respect. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. However, the total level of development proposed is only small.</p>				
Significance	<p>The level of development on greenfield land could potentially to lead to localised increases in surface water run-off. However, given the small scale of development (and the need to satisfy planning policies regarding flooding) the effects are considered to be neutral.</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓	Scenario 1b	✓✓
Nature of effects	<p>The growth scenario would deliver housing in North Kilworth, helping to improve housing choice and affordability. This would have a positive effect on housing and help to support the vitality of the village, though the effects are relatively small in magnitude.</p> <p>Scenario 1b would have additional benefits in terms of improved access to jobs at an SDA in Lutterworth.</p>				
Sensitivity of receptors	<p>Population of 597 (increase of 119 or 25% since 2001 compared to an increase of 11.5% across the District over the same period).</p> <p>The Parish Plan identified 13 companies within the parish employing more than 5 people. In addition there are other small companies and self-employed businesses that operate from home. There are good road links to access jobs in Market Harborough, Lutterworth and Magna Park.</p>				
Likelihood of effects	<p>There is sufficient land capacity identified in the SHLAA 2015 to deliver housing under the proposed growth scenario.</p>				
Significance	<p>The growth scenario 1a would have a minor positive effect on delivering housing (including the provision of affordable housing) in North Kilworth. Homes would also be well related to employment opportunities and ought to support the vitality of the local village.</p> <p>Scenario 1b would also involve an SDA at Lutterworth which would provide alternative housing choice (albeit not in North Kilworth itself) and would also enhance employment opportunities. Consequently, the overall effect of Scenario 1b is predicted to be moderately positive.</p>				

Resource Use (SA Objective 9)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>*For resource use, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would be more car journeys made based on the current trend (reliance on car travel) which could increase greenhouse gas emissions; though the magnitude would be small.</p>				
Sensitivity of receptors	<p>Access to public transport is reasonable from North Kilworth, but there is heavy reliance on private transport.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon decentralised power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in North Kilworth and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth associated with Scenario 1 would lead to a small increase in the numbers of people living in North Kilworth; which as a sustainable rural village, only has moderate access to jobs and services locally. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase (albeit insignificant) in greenhouse gas emissions across the district. Consequently a neutral effect is predicted.</p>				

Summary of effects for North Kilworth

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	?	?
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓✓/?
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	✓✓
Resource Use (SA Objective 9)	-	-

South Kilworth

Scenarios tested for South Kilworth

The table below sets out one distinct growth scenarios for South Kilworth to assess the implications of the four refined strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for South Kilworth. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	High growth (43-51 dwellings) no SDA at Lutterworth	A: Core Strategy	10 ha	4 ha	-	3 ha	17 ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in South Kilworth. Provision differs from either 4ha for options A, B, C to 10 ha for Option D. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in South Kilworth in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Lutterworth as they are some distance away.
		B: Scruptoft SDA			5 ha		22 ha	
1b	High Growth (43 dwellings) with SDA at Lutterworth	D: Lutterworth East SDA	10 ha	10ha	-	3 ha	23 ha	

SA findings for South Kilworth

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	xx	Scenario 1b	xx
Nature of effects	<p><i>*For natural environment there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats of local importance such as grassland, hedges and trees. There is also potential for recreational effects on Stanford Park SSSI.</p> <p><i>Environmental quality</i> - There is the potential for loss of land classified as Grade 2.</p>				
Sensitivity of receptors	<p>Stanford Park is a SSSI comprising 20ha of broadleaved, mixed and yew woodland (lowland).</p> <p>Stanford Reservoir Reedbed (reedbed) is a local wildlife site of importance.</p> <p>Surrounding Agricultural land is classified as Grade 2.</p>				
Likelihood of effects	<p>It is possible that effects on biodiversity could be avoided through sensitive layout and design.</p> <p>It is very likely that there would be a permanent loss of agricultural land of Grade 2.</p>				
Significance	<p>A moderate negative effect is predicted as there could be a loss of agricultural land categorised as Grade 2. There is also the potential for effects on habitats and species of local importance and potential for effects on Stanford Park SSSI.</p> <p>Recommendation: Reduce the housing target for this settlement to avoid development on Grade 2 agricultural land.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	xx	Scenario 1b	xx
Nature of effects	<p><i>*For built and natural heritage there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement.</p>				
Sensitivity of receptors	<p>There is no Conservation Area, but South Kilworth contains 10 listed buildings, Stanford Hall (Registered Parks and Gardens) and two scheduled ancient monuments (Prehistoric settlement site 800m SW of village and Moated site and fishponds south west of Highfields Farm). The village is very small scale and rural in nature and could be sensitive to change.</p>				
Likelihood of effects	<p>Depending upon the location and design of development, there may be an adverse effect on the character of the settlement. The character of the settlement is likely to be affected given that the scale of the settlement will be altered.</p>				
Significance	<p>Development could significantly alter character in this location; thus a moderate negative effect is predicted.</p> <p>Recommendation – Development in South Kilworth ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. A lower scale of growth would help to ensure that development in the most sensitive areas was avoided and / or mitigated.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓	Scenario 1b	✓✓
Nature of effects	<p>Housing development would require increased provision of local school and health provision.</p> <p>There should be a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Scenario 1b would improve job opportunities in Lutterworth through the delivery of an SDA, which ought to have a positive effect on health for residents in South Kilworth that are able to benefit from these jobs.</p> <p>Lower levels of development ought to help preserve the community identity of the village, although in the longer term, this could have the opposite effect if sufficient housing is not available to support local residents.</p> <p>Both scenarios could lead to a slight increase in car trips. The magnitude of effects on air quality are likely to be low though.</p>				
Sensitivity of receptors	<p>Capacity of Husbands Bosworth GP practice. There is insufficient capacity to manage any increase in patient numbers and a new surgery is required. S106 Contributions towards the provision of a new GP surgery would be sought. A new surgery has planning permission.</p> <p>Capacity of primary school. S106 contributions towards a primary school extension would be sought, but the site is constrained.</p> <p>Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p>				
Likelihood of effects	<p>The amount of growth proposed would not support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Therefore contributions would need to be sought to expand the existing school. The site is constrained though, so school provision would need to be outside of the settlement.</p> <p>Contributions would be sought to improve health facilities in Husbands Bosworth, so effects would be anticipated to be positive, albeit the facilities would not be within the village.</p> <p>It is likely that development would secure enhancements to open space provision, which could help to address identified shortages.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car are likely to increase, as development would be likely to occur on the settlement edges. However, significant effects are unlikely given the low levels of growth involved. Trips to an SDA at Lutterworth SDA would mostly be unlikely to pass through South Kilworth.</p>				

<p>Significance</p>	<p>The growth proposed would increase housing provision locally, having a positive effect on health and wellbeing. Development would also help to support the viability the village centre and may also help to enhance open space through developer contributions. These effects are considered to be a minor positive. The increased population would put pressure on the primary school and health facilities, but these could be managed through contributions to enhancements.</p> <p>Scenario 1b could have additional benefits for health and wellbeing through access to jobs at Lutterworth SDA and potentially at Magna Park.</p> <p>Significant effects on air quality are unlikely for both scenarios.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1a	?	Scenario 1b	?
Nature of effects	<p><i>*For climate change there would be no different effects for scenarios 2a and 2b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below covers both sub-options.</i></p> <p>Development at higher levels could mean that housing is in closer proximity to areas at risk of flooding.</p> <p>New development could increase surface water run-off under Scenarios 1 and 2. The level of development proposed is fairly low though.</p>				
Sensitivity of receptors	<p>Area around brook to the west of village is in Flood Zone 2 and 3. Much larger area in Flood Zones 2 and 3 associated with the Upper River Avon.</p> <p>Surface water flooding may present a risk throughout the settlement.</p>				
Likelihood of effects	<p>Although there are some areas at risk of flooding around South Kilworth, it is likely that development would be located away from these areas. However, at higher levels of growth (such as those proposed), there may be an increased possibility that development adjacent to flood risk areas would be necessary.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. However, the total level of development proposed under each scenario is only small.</p> <p>It is unclear where development would take place as there are no sites identified as available and deliverable in the SHLAA</p>				
Significance	<p>Development could lead to development close to areas of flood risk. As no potential sites have been identified in the SHLAA 2015, there is an uncertainty about where development could occur. Therefore an uncertain effect has been predicted.</p> <p>The level of development on greenfield land has the potential to lead to an increase in surface water run-off. However, given the small scale of development, the effects are considered to be neutral in this respect.</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	?	Scenario 1b	✓?
Nature of effects	<p>The growth scenario could deliver housing in South Kilworth, helping to improve housing choice and affordability. This would have a positive effect on housing and help to support the vitality of the village.</p> <p>Scenario 1b would have additional benefits in terms of improved access to jobs at an SDA in Lutterworth (though the settlement would have good access to jobs at Magna Park under both 1 and 1b).</p>				
Sensitivity of receptors	<p>Population of 513 (increase of 83 or 19% since 2001 compared to an increase of 11.5% across the District over same period).</p> <p>There are good road links to access jobs in Market Harborough, Lutterworth and Magna Park.</p>				
Likelihood of Effects	<p>There is insufficient land capacity identified in the SHLAA 2015 to deliver the proposed level of housing.</p>				
Significance	<p>A higher growth scenario would have a positive effect on delivering housing (including the provision of affordable housing) in South Kilworth. Homes would also be well related to employment opportunities and ought to support the vitality of the local village. However, there is uncertainty about whether a higher level of growth could be delivered given that no land capacity has yet been identified in the settlement. Consequently, an uncertain minor positive effect is predicted for Scenario 1 (this could be a definite minor positive effect if the uncertainty around local land supply is resolved).</p> <p>Scenario 1b would also involve an SDA at Lutterworth which would provide alternative housing choice (albeit not in South Kilworth itself) and would also enhance access to employment opportunities. Consequently, the overall effect of Scenario 1b is predicted to be a minor positive effect (this could be a definite moderate positive effect if the uncertainty around local land supply is resolved).</p>				

Resource Use (SA Objective 9)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>*For resource use, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below covers both sub-options.</i></p> <p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would be more car journeys made based on the current trend (reliance on car travel) which could increase greenhouse gas emissions.</p>				
Sensitivity of receptors	<p>Access to public transport is limited in the rural areas such as South Kilworth, and there is heavy reliance on private transport.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon decentralised power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in South Kilworth and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth proposed would lead to increased numbers of people living in South Kilworth; which as a sustainable rural village, only has moderate access to jobs and services locally. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase (albeit insignificant) in greenhouse gas emissions across the district.</p> <p>The settlement is well placed in relation to new job opportunities at Magna Park and Lutterworth.</p>				

Summary of effects for South Kilworth

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	xx	xx
Built and Natural Heritage (SA Objective 3)	xx	xx
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓✓
Resilience (to climate change) (SA Objective 6)	?	?
Housing and Economy (SA Objectives 7 and 8)	?	✓?
Resource Use (SA Objective 9)	-	-

Swinford

Scenarios tested for Swinford

The table below sets out one distinct growth scenario for Swinford to assess the implications of the four refined strategic housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Swinford. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate-high growth (48-57 dwellings) no SDA	A: Core Strategy B: Scraftoft SDA	10 ha	4 ha	-	3 ha	17 ha	<p>It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Swinford. Provision differs from either 4ha for Options A,B,C to 10ha for Option D. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in Swinford in terms of access to jobs.</p> <p>Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Swinford as public transport links are poor between these settlements, and links to Lutterworth and strategic road networks are stronger.</p>
		C: Kibworth SDA			5 ha		22 ha	
1b	Moderate-high growth (48 dwellings) SDA	D: Lutterworth East SDA	10 ha	10ha	-	3 ha	23 ha	

SA findings for Swinford

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	✘	Scenario 1b	✘
Nature of effects	<p><i>*For built and natural heritage there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options</i></p> <p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats of local importance such as grassland, hedges and trees. The magnitude of effects would not be high.</p> <p><i>Environmental quality</i> - There is the potential for loss of land classified as Grade 3 agricultural land.</p>				
Sensitivity of receptors	<p>Stanford Park is closest SSSI to Swinford (1.3k away). There are no designated local wildlife sites, but bats badgers, and Great Crested Newt could be present locally.</p> <p>Grade 3 agricultural land surrounds the settlement.</p>				
Likelihood of effects	<p>It is likely that effects on biodiversity could be avoided through sensitive layout and design.</p> <p>It is very likely that there would be a permanent loss of agricultural land of Grade 3 as identified site options fall within this classification.</p>				
Significance	<p>A minor negative effect is predicted as there could be a loss of agricultural land categorised as Grade 3. There is also the potential for effects on habitats and species of local importance. The effects are only considered to be minor as the surrounding areas are not particularly sensitive (and mitigation / enhancement ought to be possible), and the level of growth is not substantial</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	xx	Scenario 1b	xx
Nature of effects	<p><i>*For built and natural heritage there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement. The scale of development under this growth option is fairly high compared to historic rates of growth.</p>				
Sensitivity of receptors	<p>A Conservation Area covers most of the village, as well as 10 listed buildings, part of Stanford Hall (Park and Gardens). There are a significant number of fields around the village where the ridge and furrow pattern can be seen. The village is very small scale and rural in nature and could be sensitive to change.</p>				
Likelihood of effects	<p>Depending upon the location and design of development, there may be an adverse effect on the character of the settlement. The character of the settlement is likely to be affected given that the scale of the settlement will be altered.</p>				
Significance	<p>Development is likely to alter the character in this location; and may need to occur within and adjacent to the Conservation area. The scale of growth is fairly high in relation to the settlement size and form, thus a moderate negative effect is predicted.</p> <p>Recommendation – Development in Swinford ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. It would be beneficial for built and natural heritage to lower levels of housing development in Swinford to allow for lower density development and/or the development of fewer edge of settlement sites.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓	Scenario 1b	✓
Nature of effects	<p>Development would require increased provision of local school and health provision. This growth scenario would have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Scenario 1b would also improve job opportunities in Lutterworth through the delivery of an SDA, which ought to have a positive effect on health for residents in Swinford that are able to benefit from these jobs.</p> <p>High levels of development could potentially affect the community identity of the village, though on the other hand could support the viability of community facilities and services. Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. The level of growth is not substantial enough to have a significant effect though (on its own).</p>				
Sensitivity of receptors	<p>Population of 586 (an increase of 90 or 18% since 2001 compared to an increase of 11.5% across the District over the same period)</p> <p>There are local concerns about air quality; therefore there is great interest in maintaining and creating green areas (trees, hedgerows, gardens).</p> <p>S106 contributions would be sought towards the provision of required new equipment for GP surgeries in Lutterworth.</p> <p>S106 contributions towards primary school extension would be sought.</p> <p>Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p> <p>Air quality is not identified as an issue for Swinford.</p>				
Likelihood of effects	<p>For both scenarios the amount of growth proposed would not support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Therefore contributions would need to be sought to expand the existing school. No site constraints have been identified so it ought to be possible to extend.</p> <p>For both scenarios contributions would be sought to improve health facilities in Lutterworth, so effects would be anticipated to be positive, albeit the facilities would not be within the village.</p> <p>For both scenarios (more for Scenario 1) it is likely that development would secure enhancements to open space provision, which could help to address any identified shortages.</p> <p>Higher levels of growth would be more likely to contribute to air quality concerns. Conversely, they could present opportunities to enhance green infrastructure.</p>				

<p>Significance</p>	<p>Development would increase housing provision locally, having a positive effect on health and wellbeing. Development would also help to support the viability of the settlement centre and may also help to enhance open space through developer contributions. The increased population would put pressure on the primary school and health facilities, but these could be managed through contributions to enhancements. Air quality is unlikely to be significantly affected, and could be tackled through enhanced green infrastructure. On balance a minor positive effect is predicted.</p> <p>Scenario 1b would have similar effects but the presence of an SDA at Lutterworth and potential expansion of Magna Park could add to air quality issues should traffic pass through Swinford. The likelihood of this occurring is considered to be low though, as it is assumed that route management plans would be secured for strategic developments. However, residents may also be concerned about increased HGV movement using the Motorway. The additional traffic from local residents would not be expected to be significant. Residents may also benefit from access to a greater number of jobs under this scenario. On balance a minor positive effect is predicted.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	There is potential for development to increase areas of impermeable land, which could contribute to increased surface water run-off.				
Sensitivity of receptors	There are no areas of risk from fluvial flooding within or around the village. Surface water flooding presents a risk in some parts of the settlement.				
Likelihood of effects	The likelihood of development being in areas at risk of flooding is low, as is the likelihood that development would increase flood risk elsewhere, as there would be a requirement to ensure that surface water run-off is managed and SuDS utilised where necessary.				
Significance	It is unlikely that the proposed level of growth would lead to development in areas at risk of flooding. The scale of development is unlikely to have a substantial effect on surface water run-off, and in any case, policies in the Plan would seek to ensure that no negative impacts occurred. Therefore, neutral effects are predicted.				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓	Scenario 2b	✓✓✓
Nature of effects	<p>The growth scenario would deliver housing in Swinford, helping to improve housing choice and affordability. This would have a positive effect on housing and help to support the vitality of the village.</p> <p>Scenario 1b would have additional benefits in terms of improved access to jobs at an SDA in Lutterworth.</p>				
Sensitivity of receptors	<p>There are good road links to access jobs in Market Harborough, Lutterworth and Magna Park.</p>				
Likelihood of effects	<p>There is sufficient land capacity identified in the SHLAA 2015 to deliver housing under this growth scenario.</p>				
Significance	<p>The relatively high level of growth would have a positive effect on delivering housing (including the provision of affordable housing) in Swinford. Homes would also be well related to employment opportunities and ought to support the vitality of the local village. Overall, a moderate positive effect is predicted.</p> <p>Scenario 1b would also provide high levels of housing growth, but would involve an SDA at Lutterworth which would provide further alternative housing choice (albeit not in Swinford itself) and would also enhance employment opportunities and local spending. Consequently, the overall effect of Scenario 1b is predicted to be a major positive.</p> <p>Recommendations: It was suggested in the natural environment and built and natural heritage topic appraisal tables that housing growth ought to be at a lower level for Swinford to avoid negative effects upon sensitive receptors. Such a reduction would inevitably lead to less positive effects for housing and economy. However, given that particularly positive effects have been identified for Swinford, it should be possible to reduce the scale of growth to more moderate levels (e.g. 20-25 dwellings) whilst still retaining minor positive effects for scenario 1b and moderate positive effects for 1b.</p>				

Resource Use (SA Objective 9)		Scenario 1a	×	Scenario 1b	×
Nature of effects	<p><i>*For resource use, there would be no different effects for scenarios 1a and 1b as these are only differentiated on the basis of the provision of employment land in Lutterworth. Therefore references to Scenario 1 below cover both sub-options.</i></p> <p>This growth scenario would lead to greater resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would be more car journeys made based on the current trend (reliance on car travel) which could increase greenhouse gas emissions.</p>				
Sensitivity of receptors	<p>Access to public transport is poor from Swinford as there are no established public services. Therefore, there is heavy reliance on private transport.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon decentralised power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Swinford and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth would lead to increased numbers of people living in Swinford; which as a sustainable rural village, only has moderate/poor access to services locally. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district. This constitutes a negative effect in terms of Swinford's contribution to climate change. However, the magnitude of changes at a district level would be insignificant.</p> <p>Recommendations: Reduce the scale of growth in Swinford to ensure that the village does not contribute to an overall increase in greenhouse gas emissions. It is thought that a reduction in the scale of growth in Swinford would have multiple benefits (built and natural heritage, natural environment and climate change), whilst still maintaining positive effects on housing and health and wellbeing.</p>				

Summary of effects for Swinford

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	x x	x x
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓ ✓	✓ ✓ ✓
Resource Use (SA Objective 9)	x	x

Tilton

Scenarios tested for Tilton

The table below sets out one distinct scenario for Tilton to assess the implications of the four refined selected housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Tilton, Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Low growth (8-14 dwellings)	A.Core Strategy	10 ha	4 ha	-	3 ha	17 ha	There are variations in employment provision for the options. However, it is likely that the effects of employment provision for Tilton would be the same regardless of variations in employment land provision across the four options. This is because access to jobs from Tilton would largely be in Leicester or other large centres, and employment provision in Lutterworth and/or Kibworth would be less likely to be accessed. Therefore, variations in land provision at these SDAs would not affect the appraisal findings.
		B: Scruptoft SDA			5 ha		22 ha	
		C: Kibworth SDA		10 ha	-		22 ha	
		D: Lutterworth east SDA		10 ha	-			

SA findings for Tilton

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3.</p> <p>The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There is an SSSI, Tilton Railway Cutting which is 2km east of village. The site is a 750m section of disused railway cutting. Leighfield Forest SSSI lies partly within the parish but it is some distance from village itself.</p> <p>There is a group TPOs at the Coppice and at Halstead Grange and a TPO at the Sycamores.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Tilton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p> <p>Effects on Tilton Railway Cutting would need to be considered. The SSSI Impact zone for Leighfield Forest only seeks applications above 100 dwellings to be assessed for potential impacts on the SSSI. The housing numbers under each scenario are lower than this, so impacts would not be anticipated. Only one site has been identified as potentially deliverable in the SHLAA.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. It is likely that these effects could be mitigated, and hence a neutral effect is predicted. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land which would be unavoidable (although this would be very small scale).</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	?
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Tilton has a rich history and much of the village is identified as an area of potential archaeological interest. It is within a Conservation Area. Sites on the edge of the urban area would be required to meet the proposed housing under this growth scenario. This could affect the experience of the 'gateway' to the village, especially at higher density or scale of growth.		
Sensitivity of receptors	<p>The village sits in the Tilton Conservation Area boundary which incorporates the central part and southern arm of the village.</p> <p>Tilton contains 5 Scheduled Monuments and 19 listed buildings including Grade I Listed Church of St Peter.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected development.</p>		
Likelihood of effects	Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character. Only one site has been identified as deliverable in the SHLAA with a capacity for 32 dwellings. Development of this site at a low density (i.e. to deliver the growth identified in this housing scenario would be less likely to have a negative effect as it would give greater scope for structural landscaping and green infrastructure that would help maintain a rural feel.		
Significance	<p>Housing is low density in Tilton, with some important heritage assets adding to the setting of the settlement. An uncertain minor negative effect is predicted as it is unclear where development would occur.</p> <p>Assuming that a low density development was delivered on deliverable land (i.e. that identified in the SHLAA 2015), negative effects ought to be minimised, and enhancement could be achieved with good design. No sites have been identified for allocation as yet though.</p> <p>Recommendation – Development in Tilton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA) and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-
Nature of effects	<p>Development should improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand. This ought to have a positive effect on health and wellbeing and help to maintain community identity.</p> <p>Housing growth is likely to lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to a minor increase in greenhouse gas emissions. Growth could also help to support the viability of village services as it would deliver more housing to the area, but the numbers involved are small.</p> <p>Development could detract from the open, low density historic setting in Tilton which could affect community identity.</p> <p>The scale of development involved would not have any significant effect on levels of air quality.</p> <p>The scale of growth is low, and therefore the potential for effects on the factors identified above would not be widespread / prominent.</p>		
Sensitivity of receptors	<p>The population in Tilton has a greater proportion of those aged 65 – 74 than the District as a whole (14% to 10%). By contrast, the proportion in the 16-24 and 25-34 age groups are lower than the District figure by 5% in each case. 10% of people in Tilton said day to day activities are limited a little due to long term health problems or disability according to the Census.2011.</p> <p>There is primary school in Tilton and therefore development would put strain on neighbouring schools. New development would also impact on Billesdon GP practice.</p> <p>There are a limited number of different facilities in the village. There are no public transport links due to the withdrawal of the Rural Rider. 70% of people use a car or van to get to work, while 20% work from home (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be a very minor increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unlikely that the scale of growth would be adequate to make a real difference.</p> <p>Contributions to education and health facilities would be secured, but it is likely this would not be within Tilton.</p> <p>Although new homes could benefit local communities, it is not possible to predict who would buy these homes and only a small number would be 'affordable'.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, growth also supports residents to remain in the area by providing new housing. Growth could also support the viability of amenities and may also help to enhance open space through developer contributions, but the significance of this is negligible given the low scale of growth. Consequently, neutral effects are predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off through the development of greenfield land.		
Sensitivity of receptors	There are no Flood Zones identified in Tilton.		
Likelihood of effects	<p>It is unlikely that new development would be sited where it is at risk of river flooding.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Flood risk would be unlikely to be an issue; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	-
Nature of effects	<p>Development will improve the choice of housing, allowing existing residents (that wish to form a household) to move to new homes in the village.</p> <p>Development would also help to support the local village centre through increased local spending, though the effects would be negligible.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband is planned for the area in late 2015/16, and this would help support home working.</p>		
Sensitivity of receptors	<p>There has been a 17% increase in dwellings since 2001 in Tilton. There is a need for affordable housing in rural areas.</p> <p>There are only 3% of economically active people in Tilton who are unemployed (Census 2011). The economic activity rate among residents is very low compared to the District reflecting the ageing population profile.</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Tilton, with a small amount of 'affordable' provision.</p> <p>New residents are likely to access jobs outside of the village as local employment opportunities are limited.</p> <p>There is capacity identified to deliver the level of housing proposed (SHLAA, 2015).</p>		
Significance	<p>Growth in housing could be delivered, but the effects would be small scale, and hence a neutral effect is predicted.</p>		

Resource Use (SA Objective 9)		Scenario 1	-
Nature of effects	<p>Scenario 1 would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There is likely to be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions.</p>		
Sensitivity of receptors	<p>Access to public transport is reasonable in Tilton in the day time with hourly services, although 70% of people still use a car or van to get to work, with 20% working from home. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Tilton and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p> <p>The likelihood of effects may be reduced as there is a proactive community in Tilton who pride themselves on caring for the environment and pushing themselves to be more sustainable. This was evidenced with their 'Sustainability Village of the Year' title in 2009.</p>		
Significance	<p>The level of growth associated with Scenario 1 would lead to increased numbers of people living in Tilton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district. However, the effects are very small scale, so although there would be negative implications, the effects would not be anticipated to be significant (i.e. they would be neutral).</p>		

Summary of effects for Tilton

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	-
Built and Natural Heritage (SA Objective 3)	?
Health and Wellbeing (SA Objectives 4 and 5)	-
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	-
Resource Use (SA Objective 9)	-

Tugby

Scenarios tested for Tugby

The table below sets out one distinct scenario for Tugby to assess the implications of the four refined selected housing options and corresponding employment provision. The housing options and employment provision have been grouped into scenarios to reflect potential differential effects that the housing and employment options could have for Tugby.. Therefore, if the level of housing and employment is anticipated to have very similar effects for certain options, then these have been grouped together to avoid duplication.. The grouping of options has taken into account available land, the scale and rate of growth, and the sensitivity of receptors.

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate-high growth (19-24 dwellings)	A.Core Strategy B: Scruptoft SDA	10 ha	4 ha	-	3 ha	17 ha	There are variations in employment provision for the four options. However, it is likely that the effects of employment provision for Tugby would be the same regardless of variations in employment land provision.. This is because access to jobs from Tugby would largely be in Leicester or other large centres, and employment provision in Lutterworth and/or Kibworth would be less likely to be accessed. Therefore, variations in land provision at these SDAs would not affect the appraisal findings.
		C: Kibworth SDA			5 ha		22 ha	
		D: Lutterworth east SDA		10 ha	-		23 ha	

SA findings for Tugby

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3.</p> <p>The scale of development involved would not be likely to have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There is an SSSI, Leighfield Forest, in Tugby, and although this lies partly within the parish, it is some distance from village itself. There are a few TPOs in Tugby but are unlikely to be affected by development.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Tugby is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures could be secured as part of developments on affected sites. This could also include the potential for enhancement. There is likely to be greater environmental effects with the higher the growth option.</p> <p>The SSSI Impact zone for Leighfield Forest only seeks applications above 100 dwellings to be assessed for potential impacts on the SSSI. The housing numbers are much lower than this, so impacts would not be anticipated.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. It is likely that these effects could be avoided, and hence a neutral effect is predicted.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land which would be unavoidable (although this would be very small scale).</p> <p>Overall, a neutral effect is predicted.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	?
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Tugby has changed little since the 19th Century and as a result much of the village is identified as an area of potential archaeological interest. It is within a Conservation Area.		
Sensitivity of receptors	<p>The village sits in the Tugby Conservation Area boundary which incorporates the majority of the village apart from Wellfield Close and Spinney Nook.</p> <p>Tugby contains 9 listed buildings including a Grade II* Listed Church of St Thomas Beckett.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>To achieve the housing target, further sites would need to be identified in addition to the one site in the SHLAA (2015). Alternatively development could be at a higher density, but this would not be appropriate, and so larger areas of land may be required to be released. Therefore, the effects on the character of the settlement would be more pronounced. It is unlikely that windfall development would deliver the housing under this scenario.</p>		
Significance	<p>Housing is low density in Tugby, with some important heritage assets adding to the setting of the settlement. The scale of growth is fairly low, but there is not enough capacity identified in the SHLAA (2015) to meet the needs under this scenario. Therefore, it is possible that development could take place in areas that fall within the Conservation Area, or on the settlement edge. Therefore the potential for negative effects exists (though it is predicted that these would be only likely to be minor).</p> <p>Recommendation – Development in Tugby ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA) and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-
Nature of effects	<p>Growth under this scenario should improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand. This ought to have a positive effect on health and wellbeing and help to maintain community identity.</p> <p>Development could lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to a minor increase in greenhouse gas emissions. Conversely, development would be more likely to help to support the viability of village services as it would deliver more housing to the area, but the numbers involved are small.</p> <p>Higher levels of development could detract from the open, low density historic setting in Tugby which could affect community identity.</p> <p>The scale of development involved would not have any significant effect on levels of air quality.</p>		
Sensitivity of receptors	<p>The population in Tugby has a far greater proportion of those aged 65 – 74 than the District as a whole (17% to 10%). By contrast, the proportion in the 0-15 age group is significantly lower than the District figure (17% compared to 21%).</p> <p>The primary school in Tugby has limited capacity although the site is constrained, with only limited space for an extension.</p> <p>New development would impact on Billesdon GP practice.</p> <p>There are a high number of pensioner only households (29%) and under occupancy of dwellings is at a high rate.</p> <p>There are a limited number of different facilities in the village. Public transport links are not frequently used; with 71% of people using a car or van to get to work. 16% work from home (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be a very minor increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth under this scenario could help to support the viability of village amenities, it is unlikely that the scale of growth would be adequate to make a significant difference.</p> <p>Contributions to education and health facilities would be secured, but it is possible this would not be within Tugby if capacity is reached.</p> <p>Although new homes could benefit local communities, it is not possible to predict who would buy these homes.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, housing deliver also supports residents to remain in the area. Housing could help to support amenities and may also help to enhance open space through developer contributions, but the significance of this is negligible given the low scale of growth and small size of identified site(s). Consequently, neutral effects are predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off, given that development would likely be on greenfield land.		
Sensitivity of receptors	There are no Flood Zones identified in Tugby.		
Likelihood of effects	<p>It is unlikely that new development would be sited where it is at risk of river flooding.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Flood risk would be unlikely to be an issue for this growth scenario; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	?
Nature of effects	<p>Development would improve the choice of housing, allowing existing residents (that wish to form a household) to move to new homes in the village.</p> <p>Development should also help to support the local village centre through increased local spending, though the effects would be negligible given the small scale of growth.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help support home working.</p>		
Sensitivity of receptors	<p>There has been a 10% increase in dwellings since 2001 in Tugby. There is a need for affordable housing in rural areas.</p> <p>There are only 2% of economically active people in Tugby who are unemployed (Census 2011). The economic activity rate among residents is very low compared to the District reflecting the ageing population profile.</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Tugby, including affordable units.</p> <p>New residents are likely to access jobs outside of the village as local employment opportunities are limited.</p> <p>There is some uncertainty whether the level of housing proposed under this scenario, as only capacity for 10 dwellings has been identified in the SHLAA (2015).</p>		
Significance	<p>Development ought to have a positive effect on housing and economy by improving housing choice and local spending. However, there is uncertainty over whether the housing target could be delivered as sufficient capacity has not yet been identified. Therefore, an uncertain positive effect is predicted.</p>		

Resource Use (SA Objective 9)		Scenario 1	-
Nature of effects	<p>Growth will increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs and the amount of growth is low.</p> <p>There is likely to be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions very slightly.</p>		
Sensitivity of receptors	<p>Access to public transport is reasonable in Tugby in the day time with hourly services, although 71% of people still use a car or van to get to work, with 16% working from home. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Tugby and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Tugby; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district (albeit very minor). The rate of growth is fairly modest and broadly in line with the historic level of growth in Tugby. Therefore, although there would be negative implications, the effects would not be anticipated to be significant (i.e. they would be neutral and likely to occur in the absence of the Plan).</p>		

Summary of effects for Tugby

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	-
Built and Natural Heritage (SA Objective 3)	?
Health and Wellbeing (SA Objectives 4 and 5)	-
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	?
Resource Use (SA Objective 9)	-

Appendix C: Housing distribution for the final spatial alternatives

Settlement		Total Completions and Commitments 1.4.2011 - 31.3.17			
			PREFERRED OPTION: EAST OF LUTTERWORTH EAST & SCRAPTOFT NORTH SDAS	ALT OPTION 1: KIBWORTH N & E SDA + SCRAPTOFT NORTH SDA	ALT OPTION 2: ALL 3 SDA's AT REDUCED NOS IN PLAN PERIOD
PUA	Scraptoft, Thurnby and Bushby	949	1200	1200	800
SRC	Market Harborough	2935	1267	1192	1199
KC	Lutterworth	753	1500	123	1000
KC	Broughton Astley	619	0	0	0
RC	Billesdon	95	14	13	13
RC	Fleckney	37	492	463	478
RC	Great Glen	355	40	38	35
RC	Houghton on the Hill	93	71	67	68
RC	Husbands Bosworth	123	0	0	0
RC	Kibworth	662	0	1500	1000
RC	Ullesthorpe	122	0	0	0
SRV	Bitteswell	9	30	30	30
SRV	Church & East Langton	8	30	30	30
SRV	The Claybrookes	5	50	50	50
SRV	Dunton Bassett	8	40	40	40
SRV	Foxton	23	10	10	10
SRV	Gilmorton	97	2	2	1
SRV	Great Bowden	150	0	0	0
SRV	Great Easton	38	35	33	33
SRV	Hallaton	14	35	35	35
SRV	Lubenham	50	40	38	38
SRV	Medbourne	18	35	33	34
SRV	North Kilworth	85	0	0	0
SRV	South Kilworth	27	24	23	23
SRV	Swinford	16	40	40	40
SRV	Tilton	26	38	36	37
SRV	Tugby	16	15	15	15
	Sub-SRV settlements	148			
Countryside	Countryside	84			
	PLUS COMMITMENTS AND COMPLETIONS		7565	7565	7565
	Plus windfall allowance 50dpa@ 11 years = 550		225	225	225
	TOTAL	7565	12800	12800	12800

*Employment distribution for each housing option is detailed in the settlement appraisals at Appendix D.

Appendix D: Settlement Level Appraisals for the final spatial alternatives

This appendix contains an assessment of sustainability effects of the three final spatial alternatives for housing and employment (Alternatives A –C) (grouped under distinct scenarios) for the following Settlements in the proposed Settlement Hierarchy.

PUA	Scraptoft, Thurnby and Bushby	SRV	Bitteswell
SRC	Market Harborough	SRV	Church and East Langton
KC	Lutterworth	SRV	The Claybrookes
KC	Broughton Astley ⁷	SRV	Dunton Bassett
RC	Billesdon	SRV	Foxton
RC	Fleckney	SRV	Gilmorton
RC	Great Glen	SRV	Great Bowden
RC	Houghton on the Hill	SRV	Great Easton and Bringhurst
RC	Husbands Bosworth	SRV	Hallaton
RC	Kibworth	SRV	Lubenham
RC	Ullesthorpe	SRV	Medbourne
		SRV	North Kilworth
		SRV	South Kilworth
		SRV	Swinford
		SRV	Tilton
		SRV	Tugby

⁷ No assessment undertaken for Broughton Astley as the settlement strategy is already determined in the Neighbourhood Plan, hence effects are neutral across the board.

The effects of each Scenario are presented against the six SA Topics listed below, which encapsulate the SA Framework.

SA Topic	SA Objectives covered
1. Natural Environment	<i>Biodiversity, agricultural land, soil, water geodiversity</i>
2. Built and Natural Heritage	<i>Landscape & settlement character, heritage</i>
3. Health and Wellbeing	<i>Health, recreation, open space access to services, air quality, community cohesion</i>
4. Resilience to Climate Change	<i>Flooding, green infrastructure</i>
5. Housing and Economy	<i>Housing delivery, rural economy, investment</i>
6. Resource Use	<i>Energy efficiency, water efficiency, carbon emissions, minerals</i>

To determine the effects on each SA Topic, consideration has been given to the factors listed in the SEA Regulations to determine whether the effects are significant or not, for example: *the nature of effects (including magnitude and duration); the sensitivity of receptors; the Likelihood of effects occurring; and the significance of effects*

These factors have been considered to predict effects against each SA Topic using the following scoring system.

- Major positive ✓✓✓
- Moderate positive ✓✓
- Minor positive ✓
- Insignificant impacts -
- Minor negative ✗
- Moderate negative ✗✗
- Major negative ✗✗✗
- Uncertain effect ?

Scraptoft, Thurnby and Bushby

Scenarios tested for Scraptoft, Thurnby and Bushby

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Very high residual growth through an SDA (1200 dwellings)	A. Lutterworth and Scraptoft	13ha	27ha	-	3ha	43ha	The scenarios have not been sub-divided to reflect access to employment opportunities at any of the SDAs in Harborough. This is because there are stronger links to employment opportunities in Leicester, and the SDAs at Lutterworth and Kibworth are some distance away from Thurnby / Scraptoft and Bushby.
		B. Kibworth and Scraptoft SDAs		3ha	25ha		44ha	
2	High residual growth through an SDA (800 dwellings)	C. All 3 SDAs	13ha	27ha	25ha	3ha	68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘	Scenario 2	✘
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Development may offer the opportunities to enhance biodiversity, particularly at a strategic development area.</p> <p>Both scenarios involve a potential SDA at Scraptoft North, so there is potential for substantial disturbance and/or loss to a Local Nature Reserve, as well as the site being intersected by a wildlife corridor along Scraptoft Brook. The scale of growth (within the Plan period) is higher for scenario 1 compared to scenario 2.</p> <p><i>Environmental quality</i> - Though the area of land covered by the SDA is classified as Grade 3 agricultural land, it is not used as such, and so a loss of this resource should not be an issue. Currently, the site is mostly a golf course and partly a Local Nature Reserve.</p>				
Sensitivity of receptors	<p>There is an area of separation to prevent coalescence between Scraptoft and Thurnby/Bushby. There is also presence of a Green Wedge (Leicester/Scraptoft) for similar reasons.</p> <p>There are no SSSIs in the vicinity; there are however a number of Wildlife Corridors, Thurnby Brook, Dismantled Railway, Bushby Brook, Bushby Spinney and hedge line along watercourse. This includes notable species such as Golden Plover, Goldfinch, Starling and Green Woodpecker.</p> <p>The majority of surrounding land is Grade 3 agricultural land. The SDA itself however, has already been converted from agricultural uses and would not be feasible to return to such uses</p> <p>The Scraptoft Local Nature Reserve (13.93 ha) lies off the Beeby Road on the north eastern border of Scraptoft village. It forms part of the Green Wedge mentioned above and falls within the proposed SDA at Scraptoft North.</p>				
Likelihood of effects	<p>The loss of agricultural land would be inevitable, as the SDA is greenfield and classified as Grade 3. Effects on biodiversity would be dependent upon the scale of development and crucially the mitigation and enhancement measures secured. At this stage, there is uncertainty about what measures would be proposed. It is likely that with high growth in both Scenario 1 and 2, there could be negative effects, but it is also likely that mitigation would need to be secured to offset the loss of the Local Nature Reserve.</p>				
Significance	<p>Though there is a Local Nature Reserve on the proposed SDA, a Phase I habitat survey has revealed that the value on site in the north eastern parts has declined, whilst the parts to the south and west retain value as herb-rich grassland scrub mosaic. This, however does not mean that negative effects would not occur, but perhaps that they would not be expected to be more than minor in significance. Mitigation and enhancement ought to be possible (notably to the wildlife corridor that intersects the site along Scraptoft Brook). Overall, a minor negative effect is predicted at this stage, but mitigation and enhancement measures have not been considered. The effects are likely to be the similar for both scenarios, despite there being a lower scale of growth for scenario 2 over the plan period, as both would be likely to involve development affecting the wildlife site.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1	xx	Scenario 2	x
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. The proposed SDA is partly adjacent to a Conservation Area, where character could be affected by development.				
Sensitivity of receptors	<p>Both Scraftoft and Thurnby and Bushy have Conservation Areas.</p> <p>Scraftoft has 12 Listed buildings, including eight at Grade II and one Grade I (Church of All Saints). It also has a Scheduled Monument (Churchyard Cross, All Saints' Church). Thurnby and Bushby have eleven Grade II Listed Buildings.</p> <p>There are a number of sites of archaeological interest across both areas and this also includes areas of ridge and furrow on land at Manor Field South.</p> <p>The SDA could affect the Green Wedge, but some areas are classified as having medium/medium high capacity to accommodate landscape change.</p> <p>Areas to the South of Thurnby and Bushby have low capacity to accommodate changes to the landscape.</p>				
Likelihood of effects	Mitigation ought to be possible, but effects on settlement character would be inevitable with the development of an SDA.				
Significance	<p>Scenario 1 would have a moderate negative effect on the landscape as it would lead to development in the current Green Wedge. Mitigation could help to minimise effects and perhaps seek enhancement but this is uncertain. Scenario 2 would lead to a lower amount of growth in the current Green Wedge over the plan period, which should lead to less widespread effects on landscape. This constitutes a minor negative effect.</p> <p>For both scenarios, development to the southern parts of the SDA could affect the character of the Scraftoft Conservation Area (i.e. the approach into the village). However, it is likely that effects could be mitigated through the adoption of low density development and / or landscaping. Therefore, effects would not be anticipated to be significant.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓✓/?	Scenario 2	✓✓/?
Nature of effects	<p>Increased housing and employment ought to have a positive effect on wellbeing by improving choice and affordability and access to a job. Development could put pressure on local facilities, but at higher levels may also create the critical mass needed to support viable new facilities.</p> <p>Development ought to improve community infrastructure through contributions to open space enhancement, particularly large levels.</p> <p>Development of the SDA is likely to increase the number of car trips within Scraptoft and Thurnby. There may also be an increase in trips to and from Leicester.</p>				
Sensitivity of receptors	<p>There are number of primary schools in the county/city catchment area including Fernvale Primary School and St Luke's Church of England Primary School in Thurnby. There is no current capacity to meet growth, and s106 contributions towards primary school extensions and other school extensions (11-16 and post 16) would be sought.</p> <p>There would be an impact on existing GP practices in area. There is sufficient capacity to manage increased growth. Bushby Branch of the Billesdon Surgery is indicated as having capacity to provide additional services and accommodate anticipated growth.</p> <p>There are lots of open spaces and recreational grounds around Scraptoft.</p>				
Likelihood of effects	<p>There is sufficient land to accommodate the levels of housing growth proposed in each scenario though the viability and deliverability of an SDA would need to be demonstrated.</p> <p>All three scenarios could generate more traffic congestion along key routes into Leicester and surrounding settlements (with scenario 1 having the most prominent effects). However, development in the Leicester PUA ought to reduce the need to travel long distances to work and facilities.</p> <p>At the scale of growth proposed, it is likely that new education and other community facilities would be required as part of the development at an SDA.</p> <p>Car use is likely to increase. It is uncertain how this would affect human health through changes to air quality, but the area is not particularly sensitive, and so significant effects would not be anticipated.</p>				
Significance	<p>Scenario 1 would support, significant housing provision and new community facilities, which would be positive in terms of increasing housing choice and affordability and access to essential services. However, this housing might be accessed by people in Leicester and could add to local congestion. Development of this scale could also have negative effects on community identity as the rural nature of this area would be changed. Conversely, the development would be likely to involve a new neighbourhood centre and community facilities, which ought to be positive for new communities. On balance a moderate positive effect is predicted. Scenario 2 would have similar effects. Though the full amount of housing on site would only be delivered beyond the plan period, it is likely that infrastructure and community facilities would be secured within the plan period.</p> <p>Development under both scenarios (more so for scenario 1) is likely to increase car trips without supporting infrastructure. This could have effects on air quality around Scraptoft, Thurnby and into Leicester. The current levels of air quality are not cause for concern, but it is unclear how new development would affect future levels. An uncertain minor negative effect is recorded as a precaution.</p>				

Resilience (to climate change) (SA Objective 6)		Scenario 1	?	Scenario 1	?
Nature of effects	<p>The level of development on greenfield land has the potential to lead to an increase in surface water run-off by increasing impermeable areas of land and reducing other features that affect hydrology such as tree cover.</p> <p>Conversely, the development of an SDA could present the opportunity to achieve strategic enhancements to green infrastructure with positive implications for flood risk.</p>				
Sensitivity of receptors	<p>In terms of flooding there are areas around Thurnby Brook, within existing built up settlement, which are Flood Zone 2. This is partly in the Thurnby and the Bushby parish. There is also an area of Flood Zone 3 around the brook to the north east of the parish close to Keyham. There are also areas of Flood Risk 2 and 3 around Bushby Brook to west and south of Thurnby and around Thurnby Brook at northern boundary of the parish.</p> <p>The proposed SDA is intersected by Thurnby Brook, which presents a slight flood risk to a small part of the site.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly.</p>				
Likelihood of effects	<p>It is unlikely that development would be encouraged in areas at risk of flooding.</p> <p>Policy CC3/CC4 in the emerging Local Plan seek to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to 'minimise the net increase in surface water run-off discharged to sewers', which means that an increase might be anticipated in some areas.</p>				
Significance	<p>The level of development on greenfield land associated with Scenario 1 and to a lesser extent Scenario 2 could potentially lead to an increase in surface water run-off rates / reduction in infiltration. Although plan policies would seek to manage the impacts and incorporate SUDs there is potential for a cumulative negative effect on local flood risk from surface water. Conversely, development could present the opportunities to enhance flood management infrastructure. For both scenarios, an uncertain effect is predicted. Whilst it is probable that negative effects could be mitigated and possible that enhancements could be secured, this is not a certainty.</p> <p>Recommendation: Development ought to seek to ensure a net reduction or neutral effect on surface water run-off rates, rather than seeking to 'minimise the net increase' (which suggests that an increase is anticipated and accepted). A review of Policy CS10 would be beneficial.</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓✓	Scenario 2	✓✓
Nature of effects	Scenario 1 would deliver a significant amount of housing at a sustainable urban extension, helping to improve choice and support local provision of affordable and market homes. This would have a positive effect on housing and help to support the vitality of the town centre, as well as creating new jobs in construction over the plan period. Scenario 2 would have similar effects, but at a lower magnitude over the plan period.				
Sensitivity of receptors	Communities have good access to job opportunities in Leicester, although this tends to be by car.				
Likelihood of effects	There is sufficient capacity at the SDA to meet housing targets under each scenario. However, the deliverability and viability of the SDA at different levels of growth needs to be confirmed.				
Significance	<p>Scenario 1 would deliver a significant level of housing, supporting the local village and new community facilities. Commuting into the city is presumed as there is no employment provision with the SDA. Nevertheless a major positive effect is predicted.</p> <p>Scenario 2 would have similar effects, but would deliver 400 fewer homes. Whilst the effects upon housing and the economy would still be positive, they would be of a lower magnitude to Scenario 1 over the plan period and so only a moderate positive effect is predicted.</p>				

Resource use (SA Objective 9)		Scenario 1	✓	Scenario 2	✓
Nature of effects	With increased development there is likely to be more car usage and increased use of fuel and emissions. Whilst there are good bus links to Leicester, a modal shift would need to take place. This is possible, but would not be in the short term. With this in mind, putting more residents in these areas rather than other rural centres would be positive in terms of reducing greenhouse gas emissions from car travel.				
Sensitivity of receptors	Scraptoft and Thurnby and Bushy contribute some 2.3 Tonnes per person of CO2 emissions from domestic electricity and gas consumption (based on 2011 data). The majority of homes have access to mains gas. The settlement is reasonably well served by daytime bus services, but there is no local train station.				
Likelihood of effects	An increase in emissions from travel is likely with increased car use. However with major development (such as in both scenarios) there is an opportunity to create new communities and facilities close to homes, which could reduce car trips and encourage walking and public transport use. Each scenario would be likely to lead to increased travel into Leicester though, as there are no employment opportunities to be delivered in Scraptoft / Thurnby / Bushby alongside the SDA.				
Significance	Both scenarios ought to have a minor positive effect by reducing the amount of growth located in rural areas and locating it in an SDA (which ought to promote more sustainable access to local facilities).				

Summary of effects for Scraptoft, Thurnby and Bushby

	Scenario 1	Scenario 2
Natural Environment (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	xx	x
Health and Wellbeing (SA Objectives 4 and 5)	✓✓/?	✓✓/?
Resilience (to climate change) (SA Objective 6)	?	?
Housing and Economy (SA Objectives 7 and 8)	✓✓✓	✓✓
Resource Use (SA Objective 9)	✓	✓

Market Harborough

Scenarios tested for Market Harborough

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate-high residual growth (1192 - 1267 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	Employment provision is consistent for every housing strategy option. Differences in the provision of employment land in Lutterworth, Fleckney and Kibworth are not likely to significantly affect residents in Market Harborough, as there is already good access to employment opportunities locally and good transport links to larger centres of employment.
		B. Kibworth and Scraftoft SDAs		3ha	25ha		44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

SA findings for Market Harborough

Natural Environment (SA Objectives 1 and 2)		Scenario 1	x
Nature of effects	<p>Biodiversity - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Conversely, there may be potential to enhance green infrastructure.</p> <p>Environmental quality - There would be a loss of land classified as Grade 3 agricultural land.</p>		
Sensitivity of receptors	<p>The 2008 Phase 1 Habitat Survey concluded that the landscape surrounding Market Harborough is relatively featureless comprising mainly arable fields and well managed hedgerows with a few notable exceptions: The Rivers Welland and Jordan, railways and canals form corridors of woodland, running water, hedgerows and ruderal habitat into and through the town. Badgers, bats, reptiles and great crested newts have been recorded within Market Harborough. There are no SSSIs or designated Local Wildlife Sites within close proximity to Market Harborough, although the Northern edge does fall within a SSSI risk zone isochrones that requires residential development over 100 dwellings to consult with Natural England.</p> <p>Market Harborough is surrounded by Grade 3 agricultural land.</p> <p>Travel to work: 62% of people use a car or van to get to work, far fewer than for the District at 71%. Congestion in the town centre is of local concern but the speed of traffic through the centre is generally limited allowing for reasonably safe pedestrian movement and cycling. There are no air quality issues at present.</p>		
Likelihood of effects	<p>Although the land surrounding Market Harborough is not sensitive in terms of biodiversity, there would be a loss of green space, and for some sites potential disturbance and loss of features of local interest such as trees, hedges and ponds. At lower levels of growth it would be easier to avoid the most sensitive sites, and / or achieve suitable mitigation and compensation. For higher levels of growth on large urban extension sites, it is more likely that strategic improvements to green infrastructure could be secured.</p> <p>It is very likely that there would be a permanent loss of agricultural land.</p>		
Significance	<p>For scenario 1 the loss of land would be significant, and could affect locally important habitats. However, development of this scale could present opportunities for strategic improvements to green infrastructure. At this stage, it is unclear what sites would come forward, or whether enhancement would be secured. Therefore, a minor negative effect is predicted for scenario 1.</p> <p>There would be a loss of agricultural land which would be unavoidable. The total amount of land would be substantial. This constitutes a minor negative effect for scenario 1 which would involve fairly high levels of growth.</p> <p>Overall, Scenario 1 is predicted to have a minor negative effect on natural resources, reflecting potential effects on biodiversity, and the definite loss of agricultural land. Enhancement might be possible, but it is unclear if and how this would be secured at this stage.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	✘
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement..		
Sensitivity of receptors	<p>There is mixed capacity for the landscape to accommodate change. To the north, there is low capacity, reflecting the need to maintain an area of separation with Great Bowden. The South East is less sensitive, and has a higher capacity to accommodate change; the east has only moderate capacity to change and there is also a need to maintain an area of separation with Lubenham.</p> <p>Listed buildings are located throughout Market Harborough, but are mainly concentrated in the town centre, away from the bulk of potential development sites on the settlement edge.</p>		
Likelihood of effects	<p>It is likely that more sensitive areas may need to be developed to meet the housing targets. The ability to mitigate effects could be more limited where the capacity to accommodate change is low or moderate.</p> <p>The setting of heritage assets in the town centre is unlikely to be affected by new housing and employment development, which would most likely be on the edge of the settlement. It is assumed that any heritage assets adjacent to site boundaries could be protected and enhanced through application of Plan policies, and careful design.</p>		
Significance	Scenario 1 would require substantial development on sites around Market Harborough. At this stage, it is uncertain exactly where development would occur, but the location of developable sites suggests that for these options, there would be a need for substantial development to the South and South East/West of the Town. The landscape capacity to accommodate change in these areas ranges from medium to high capacity. Therefore, whilst negative effects on the character of the landscape could occur, these should in the main be possible to mitigate. Consequently, a minor negative effect is predicted.		

Health and Wellbeing (SA objectives 4 and 5)		Scenario 1	✓✓✓/?
Nature of effects	<p>Increased provision of housing would provide increased choice of housing for local residents, as well as for those in surrounding settlements. This ought to have a positive effect on health and wellbeing given that access to decent, affordable housing is a key determinant of health.</p> <p>Increased population associated with new housing would also need to be supported by improved health and education facilities. For each scenario, contributions to schools and education capacity would be sought. However, at higher levels of development, it may be more viable to support new schools and a Primary Care Hospital Hub, rather than extensions to existing facilities.</p> <p>At higher levels of growth, there is greater potential for enhancement of open space through developer contributions.</p> <p>Development will lead to an increase in car trips to and from Market Harborough. This could affect local air quality and congestion if it leads to an increase in car trips to and through the town centre.</p>		
Sensitivity of receptors	<p>Population of 21894 (increase of 14.1% since 2001 compared to an increase of 11.5% across the District over same period). S106 contributions would be sought towards the potential establishment of an Integrated Primary Care Hospital Hub in Market Harborough to provide additional GP accommodation.</p> <p>Capacity of local primary schools, 11-16 and post 16 educational establishments. There is no capacity to meet growth. In addition to a potential new 420 place new primary school (SDA), S106 contributions would be sought for extensions to existing primary schools and other local 11-16/16+ schools.</p>		
Likelihood of effects	<p>To meet high levels of growth in Market Harborough there would be a need to release strategic sites. Given the scale of these sites it is more likely that they will be well planned, and would deliver contributions to health, education and open space.</p> <p>Depending upon the location and scale of development, trips to and through the town centre by car could potentially increase, as development would be likely to occur on the settlement edges. The likelihood of this affecting congestion through the town centre would need to be modelled. However, car usage is lower than the district average due to good access to jobs, services and public transport. Therefore, new development in Market Harborough ought to generate fewer trips per head compared to development elsewhere in the District. There may also be potential to support strategic link roads that mitigate potential effects on the town centre.</p>		
Significance	<p>Scenario 1 is predicted to have a major positive effect on health and wellbeing in Market Harborough as it would deliver a wide range of housing choice, as well as helping to support new or improved education, health and community infrastructure. Consequently, a major positive effect is predicted.</p> <p>There would be an increase in car trips which could contribute to congestion in the town centre and affect air quality. The extent of effects is unclear at this stage as traffic modelling has not been undertaken. However, air quality is not currently an issue, and new development could secure infrastructure enhancements to help mitigate any increases in traffic. An uncertain negative effect is predicted at this stage.</p>		

Resilience (to climate change) (SA objective 6)		Scenario 1	✘
Nature of effects	New development could increase surface water run-off through the development of greenfield land. Although plan policies would seek to limit surface water run-off into the sewer system (Policy CS10 in the Adopted Core Strategy), this would not ensure that there was no net increase in run off. Therefore, there could be the potential for cumulative effects on flood risk locally where higher levels of development are proposed.		
Sensitivity of receptors	Flood risk zones 2 and 3 run along the River Welland through the town and beyond and around the River Jordan through Little Bowden and to the south of the town.		
Likelihood of effects	The majority of developable sites are not at risk of flooding and hence effects would be unlikely in this respect for both Scenarios. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. Policies CC3 and CC4 in the Emerging Local Plan seek to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to ' <i>minimise the net increase in surface water run-off discharged to sewers</i> ', which means that an increase might be anticipated in some areas.		
Significance	<p>The level of development on greenfield land associated with scenario 1 could potentially lead to an increase in surface water run-off rates, and may also require the development of land adjacent to areas of flood risk. Although plan policies would seek to manage the impacts and incorporate SUDs, there is potential for a cumulative negative effect on local flood risk from surface water. Conversely, development could present the opportunities to enhance flood management infrastructure. Nevertheless, a minor negative effect is predicted for Scenario 1 in line with the precautionary principle.</p> <p>Recommendation: Development ought to seek to ensure a net reduction or neutral effect on surface water run-off rates, rather than seeking to '<i>minimise the net increase</i>' (which suggests that an increase is anticipated and accepted)..</p>		

Housing and Economy (SA objectives 7 and 8)		Scenario 1	✓✓✓
Nature of effects	Housing growth will provide greater housing choice in and around Market Harborough as well as contributing affordable housing. The provision of housing in Market Harborough would also ensure good access to employment opportunities in the town, as well as further afield through train links.		
Sensitivity of receptors	<p>Population of 21894 (increase of 14.1% since 2001 compared to an increase of 11.5% across the District over same period). Market Harborough's population age structure is generally younger than the District as a whole with particularly healthy numbers in the 0-15 and 25-34 age groups.</p> <p>S106 contributions would be sought towards the potential establishment of an Integrated Primary Care Hospital Hub in Market Harborough to provide additional GP accommodation.</p> <p>There are a wide range of employers in the area, with employment areas found across the town. Many people also commute to Leicester and London, which are very accessible by train.</p>		
Likelihood of effects	There are deliverable sites in the SHLAA (May, 2016) to support the levels of growth under both scenarios (2428 dwellings). This includes a considerable amount that is deliverable within the first 10 years of the Plan. It is therefore likely that the housing targets identified under both Scenarios could be achieved, though sites would need further assessment to ensure they are suitable for allocation in the Plan. Housing is relatively highly priced, but an increased amount ought to lead to a wider choice and more affordable homes as supply better meets demand.		
Significance	Scenario 1 would deliver a substantial number of dwellings, helping to create a wider choice of housing. It would also ensure that new homes are well related to services and employment opportunities. A major positive effect is predicted.		

Resource Use (SA objective 9)		Scenario 1	✓
Nature of effects	<p>Development is likely to lead to increased road trips with associated greenhouse gas emissions. However, Market Harborough has good access to jobs and services, and in broad terms, will support more sustainable patterns of growth compared to growth in smaller rural centres.</p> <p>New development will lead to an overall increase in energy and water use in Market Harborough. However, this would be the case wherever development was located, so the effects are the same regardless of growth (i.e. the effects are neutral).</p>		
Sensitivity of receptors	<p>In each of the wards of Market Harborough there are around 10% of homes that rely on electricity for heating. This means that there is a higher carbon contribution and that these homes have a higher risk of falling into fuel poverty. The carbon contributions across the four wards are 1.8, 1.8, 2.0 and 2.1 tonnes per head of population (based on 2011 figures).</p> <p>Market Harborough has a higher level of sustainable transport, so contributions to carbon emissions from transport per head will be lower from this source.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available in Market Harborough, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Due to the higher and more concentration demand for heat in Market Harborough, provision of district heating may be a possibility depending upon the location and type of development.</p> <p>There is good access to sustainable modes of transport, and so increased housing growth in Harborough is less likely to result in increased car trips and emissions compared to more rural areas in the district.</p>		
Significance	<p>Scenario 1 is predicted to have a minor positive effect, as it will locate more growth in Market Harborough, which as the most well served settlement in the district ought to support more sustainable modes of travel such as walking, cycling and public transport.</p>		

Summary of effects for Market Harborough

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	✘
Built and Natural Heritage (SA Objective 3)	✘
Health and Wellbeing (SA Objectives 4 and 5)	✓✓✓ / ?
Resilience (to climate change) (SA Objective 6)	✘
Housing and Economy (SA Objectives 7 and 8)	✓✓✓
Resource Use (SA Objective 9)	✓

Lutterworth

Scenarios tested for Lutterworth

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Very high residual growth through an SDA (1500 dwellings)	A. Lutterworth and Scraftoft SDA	13ha	27ha	-	3ha	43ha	<p>These three scenarios are driven by housing and employment growth in Lutterworth itself.</p> <p>Higher employment provision is proposed in Lutterworth under Scenario 1. This would be delivered as part of an urban extension (SDA) to Lutterworth East. Scenario 3 would also include employment at the SDA, but the amount of housing growth would be lower.</p>
2	Low residual growth (123 dwellings)	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
3	High residual growth through an SDA (1000 dwellings)	C. All 3 SDAs at a lower level of growth	13ha	27ha	25ha	3ha	68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	×××	Scenario 2	×	Scenario 3	××
Nature of effects	<p><i>Biodiversity</i> – Scenario 1 would lead to the loss of large areas of green space / agricultural land, and would be located near to areas of importance to wildlife, which could have a direct effect through disturbance and changes to hydrology. Conversely, an SDA would be likely to present opportunities for enhancement and the creation of new greenspace, which could have positive effects on wildlife. Scenario 3 would have similar effects, but at a lesser scale.</p> <p>For scenario 2 development would involve the release of land on the settlement edge, which could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. The effects would be fairly small scale.</p> <p><i>Environmental quality</i> – For Scenarios 1 and 3 there would be a significant and permanent loss of agricultural land, which is currently in use. There could be a loss of Grade 3 agricultural land for Scenario 2, though this would be much smaller scale.</p>						
Sensitivity of receptors	<p>Misterton Marshes SSSI lies just to the East of Lutterworth. For scenarios 1 and 3, the proposed SDA would cover this site.</p> <p>Protected species records exist around the town for badgers, freshwater crayfish, bullhead and common redstart. These would be potentially affected for development at sites under Scenario 2. Some areas of land are also in close proximity to watercourses, which are likely to be of importance to wildlife.</p> <p>The majority of land surrounding Lutterworth is classified as Grade 3 agricultural land, although there are patches of Grade 2 land to the east of Lutterworth, which fall within the proposed Lutterworth East SDA.</p>						
Likelihood of effects	<p>For Scenario 1 and 3, the SDA will lead to the loss of open space and wildlife habitat, a SSSI also runs through the site and although mitigation measures and enhancement are likely to be secured, a negative effect is predicted at this stage.</p> <p>For Scenario 2 development on edge of settlement sites has the potential to disturb wildlife, particularly where it is adjacent to watercourses. The sensitivity of these areas is not likely to be high, and mitigation measures ought to be able to be secured to minimise potential negative effects.</p> <p>The loss of agricultural land would be unavoidable under scenario 1 and 3, with significant areas being lost. For scenario 2, the loss of agricultural land would be much lower and could potentially be avoided in part.</p>						

<p>Significance</p>	<p>Scenario 1 will lead to development in close proximity to the Misterton Marshes SSSI, and will lead to a loss of green space in the surrounding areas. Major negative effects would be anticipated in this respect. It is likely that the SDA would secure mitigation to the Misterton Marshes SSSI, but this has not been factored into the assessment at this stage to allow for a consistent comparison across all the SDAs. Nevertheless, it is important to note that mitigation and enhancement would be anticipated. Scenario 1 will also lead to the permanent loss of agricultural land of Grade 2/3 classification. The total loss would be over 20 hectares and is considered to be significant. The effects would be similar for Scenario 3, but at a lesser magnitude, and hence a moderate negative effect is predicted.</p> <p>Scenario 2 could lead to a small loss of agricultural land of Grade 3 classification. It could also lead to disturbance to wildlife habitats and a loss of greenspace. Although mitigation would help to reduce effects, the potential for strategic enhancement would be limited, as the sites would be spread around the settlement and are mostly bounded by physical barriers such as the M1 and southern bypass. This constitutes only a minor negative effect.</p> <p>Recommendation - The loss of agricultural land could be offset somewhat through the provision of community allotments as part of the SDA</p>
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Built and Natural Heritage (SA Objective 3)		Scenario 1	xx	Scenario 2	-	Scenario 3	xx
Nature of effects	<p>For Scenarios 1 and 3, the SDA would lead to a significant change to the character of the countryside to the East of Lutterworth.</p> <p>For Scenario 2, development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and nature of the settlement. Increased development could also lead to more car trips through and to the town centre, which could have negative implications with regards to the setting and enjoyment of the built environment. The magnitude of effects is small though.</p>						
Sensitivity of receptors	<p>In broad terms, the areas to the south of the settlement are less constrained by landscape compared to those in the North. In particular, the area between Lutterworth and the neighbouring village of Bitteswell is very sensitive as the two settlements are very close to total coalescence.</p> <p>There is a Conservation Area covering most of the town centre, which is also where the majority of the 50 Listed Buildings are located.</p> <p>There are numerous areas of potential archaeological value identified within and surrounding Lutterworth.</p>						
Likelihood of effects	<p>At higher levels of growth it is possible that development could take place in areas of sensitive landscape (<i>given that there are limited alternatives around the settlement (some sites have been ruled as undeliverable, whilst other areas have not yet been proposed)</i>).</p> <p>Mitigation measures are unlikely to be able to address adverse landscape impacts in some areas, particularly to the South East.</p> <p>The SDA would lead to a significant change to the character of the countryside to the East of Lutterworth. The SDA would in effect be separated from Lutterworth by the M1, but the physical extent of the town would be extended into the countryside, affecting the context of the town. The proposed SDA could seek to implement enhancements to green infrastructure, achieve sensitive design and create stronger links to the countryside from Lutterworth on foot and cycle. These could help to offset any negative effects on the countryside.</p> <p>Given that the majority of designated heritage assets are located in the town centre, it is unlikely that development at the settlement edges or in the SDA would lead to a visual effect or loss of these features. However, increased levels of traffic through the town could affect the setting of heritage assets.</p>						

<p>Significance</p>	<p>Scenario 1 would lead to development in large areas of countryside to the east of Lutterworth. These areas are rural in nature, and the character would be significantly changed. Development would stretch down to areas adjacent to Misterton, and although there would be a degree of screening, the character of the open countryside around Misterton would be affected. Although mitigation and enhancement could be secured, it is likely that a negative effect on landscape would occur. The effects on built heritage assets in Lutterworth are unlikely to be significant given that they are some distance away; though a relief road associated with the SDA could reduce traffic through the town centre, which ought to be beneficial for the character of the Conservation Area and setting of listed buildings. The SDA could also help to improve access to the countryside for existing and new residents. On balance a moderate negative effect is predicted reflecting the potential for negative landscape effects, but being offset to an extent by improved access to the countryside and a possible reduction in traffic in the town centre. The effects for Scenario 3 would be similar. However, though the extent of development in the plan period would be lower, the potential for effects on traffic would be increased in the plan period (as a strategic link road would be unlikely to be secured as part of the development. On balance, a moderate negative effect is predicted for scenario 3.</p> <p>For Scenario 2 growth would not be delivered through an SDA, and rather would be secured at edge of settlement sites around Lutterworth. The majority of sites, identified as deliverable in the SHLAA, are not particularly sensitive, and have medium – high capacity to change. Designated heritage assets are also focused in the town centre away from these areas, so effects on the built environment are unlikely. The effects are considered to be neutral as the level of development ought not to have a significant effect on heritage and development could be accommodated in areas with higher capacity to accommodate change.</p>
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Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓✓✓	Scenario 2	✓	Scenario 3	✓
Nature of effects	<p>Scenario 1 delivers a substantial amount of new market and affordable housing that would benefit local communities. It would also support new primary schools and a local centre as part of the SDA. This would have a positive effect on health and wellbeing in terms of providing new facilities in Lutterworth, without putting additional pressure on existing schools. The SDA could also provide enhanced green infrastructure, community facilities and links to the countryside, which ought to have a positive effect on wellbeing for new and existing communities. Scenario 3 would have a similar effect but at a lesser scale in the plan period.</p> <p>Scenario 2 would require increased provision of local school and health provision. This would need to be secured through developer contributions towards school expansions, as the scale of growth would not support a new facility on its own. Whilst this scenario would have a positive effect in terms of providing affordable housing, the magnitude of effects is small compared to the scale of the settlement and rates of growth.</p> <p>Scenario 1 would generate significant trips as the level of growth would be substantial. However, the visioning document for the SDA suggests that a strategic route would be created through the SDA that could help to alleviate congestion through Lutterworth Town Centre. This could have a positive effect on air quality, but would need to be modelled to confirm whether effects would indeed be positive. For scenario 3, the strategic infrastructure would not be secured until after the plan period, and so the effects on air quality would not be beneficial.</p>						
Sensitivity of receptors	<p>Population of 9353 (increase of 1060 or 12.8% since 2001 compared to an increase of 11.5% across the District over same period). Current surgeries have capacity to support additional growth but S106 contributions would be sought towards the provision of additional equipment required to meet growth. Additional resources are required to meet expectant demand to be delivered through school extensions. S106 contributions would be sought.</p> <p>There is a shortfall in most types of open space provision (including allotment provision). Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p> <p>An Air Quality Management Area is designated around the junction of George Street and Market Street extending to High Street. The town has long been impacted by heavy traffic, particularly HGVs.</p>						
Likelihood of effects	<p>Under each scenario, contributions would be sought to improve health facilities, so effects would be anticipated to be neutral (for scenario 2) or positive where new facilities can be secured (most likely for scenario 1). Sufficient school provision ought to be provided under each scenario.</p> <p>For Scenario 1 and 3 a new Community Park would be a central part of the SDA, and would be developed in the first phase. It is likely that developments on edge of settlement sites (for Scenarios 2) could also secure enhancements to open space provision and / or community facilities, which could help to address any identified shortages. These facilities would not be as comprehensive as those secured for the SDA though.</p> <p>An increase in development is likely to generate car trips, but it is unclear whether these would affect the town centre, or whether access to the strategic road network could be achieved without passing through Lutterworth. For the SDA, the achievement of a strategic route through the development would be a vital element of a masterplan, and ought to ensure direct access to the strategic road network. However, this would not occur within the plan period for scenario 3</p>						

<p>Significance</p>	<p>Scenario 1 would have a major positive effect on health and wellbeing by securing substantial market and affordable housing. This would support the local population and also attract residents from surrounding communities and/or further afield. The SDA would include green infrastructure enhancement which would benefit existing and new communities, and would also secure a local centre and schools to ensure that new communities have good access to services. Although the level of growth proposed through the SDA would be substantial and would generate car trips, the SDA also offers the opportunity to divert traffic away from Lutterworth town centre, which ought to have a positive effect on air quality.</p> <p>For Scenario 3, a strategic route would only be likely to be secured after the plan period, and so rather than having a potential positive effect upon air quality, the additional development could have negative effects. Therefore, the overall effect of Scenario 3 is predicted to be a minor positive effect. This reflects the positive effects associated with green infrastructure and community facilities, but is tempered by the potential negative effects associated with increased traffic.</p> <p>For scenario 2, development at settlement edge sites would help to provide housing to support local housing needs. This would have a positive effect in terms of access to affordable housing. Although of a smaller scale than the SDA, these developments could also secure open space provision, which would benefit local communities. For scenario 2, the level of development would generate additional car trips which may need to travel through the town centre to access the strategic road networks. However, the scale of growth is fairly low, so effects on air quality in the AQMA would not be anticipated to be significant. Overall, a minor positive effect is predicted for this scenario.</p> <p>Recommendation – Secure new allotment provision to address identified shortfalls in Lutterworth. The SDA would provide a good opportunity to integrate allotments (into the green infrastructure strategy for the development).</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	?	Scenario 2	×	Scenario 3	?
Nature of effects	<p>New development could increase surface water run-off due to the development of greenfield land.</p> <p>For scenarios 1 and 3, parts of the SDA are intersected by areas of flood risk, which presents the potential for the development to be at risk of flooding and to contribute to increased flood risk. Conversely, a large SDA could offer potential opportunities for enhancement should green infrastructure be incorporated including SUDs.</p> <p>Although some development may be adjacent to areas of flood risk, the actual land that is developed is unlikely to be at risk from fluvial flooding, as it falls into Environment Agency Zone 1.</p>						
Sensitivity of receptors	<p>The centre of Lutterworth is not at risk of flooding from rivers and watercourses. However, there are areas at risk of surface water flooding that could correspond with development. The proposed SDA is intersected by areas in flood zone 2 and 3 associated with the River Swift.</p>						
Likelihood of effects	<p>There are areas at risk of flooding on the outskirts of Lutterworth, such as surrounding Bitteswell Brook and the River Swift. However, it is unlikely that development would take place in these areas (assuming that a combination of identified SHLAA sites are developed under Scenario 2). For the SDA (Scenario 1/3), the floodplain of the River Swift would be unlikely to be developed, and SuDS would be likely to be secured to help better manage flooding and surface water run-off.</p> <p>For each scenario, surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. Policies CC3 and CC4 in the emerging Local Plan seek to ensure that new development does not increase flood risk elsewhere and includes SuDS. However, the intention is to '<i>minimise the net increase in surface water run-off discharged to sewers</i>', which means that an increase might be anticipated in some areas.</p>						
Significance	<p>For Scenarios 1 and 3, the effects are uncertain. Although the SDA would include areas at risk of flooding, it is unlikely that these would be developed, and the use of SuDS could potentially improve flood risk management. Assuming that these measures are successfully implemented, a positive effect would be realised, as the aim would be to reduce surface water run-off. However, an uncertain effect has been predicted at this stage.</p> <p>For Scenario 2, development would be unlikely to be in areas at risk of flooding. However, there could be a cumulative effect on increasing surface water run-off. Consequently a minor negative effect is predicted for this scenario. Again, effects ought to be mitigated to an extent by CC3/CC4, but there may be a piecemeal increase in overall levels of surface water run-off.</p>						

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓✓	Scenario 2	✓	Scenario 3	✓✓✓
Nature of effects	<p>Scenario 1 would deliver a significant amount of housing at a sustainable urban extension to Lutterworth, helping to support local provision of affordable and market homes. This would have a positive effect on housing and help to support the vitality of the town centre, as well as creating new jobs in construction over the plan period. Scenario 1 would also involve new employment areas, which ought to be attractive to modern businesses given their excellent links to the M1. The effects for Scenario 3 are the same but at a lower scale.</p> <p>Scenario 2 would involve fairly low growth on the edge of Lutterworth. This would support new market and affordable homes.</p>						
Sensitivity of receptors	<p>Population of 9353 (increase of 1060 or 12.8% since 2001 compared to an increase of 11.5% across the District over same period). Given Lutterworth's role as the Districts 'secondary town' with good links to employment opportunities, there is likely to be a continued need for housing. There is identified capacity across a range of small sites in the SHLAA to deliver approximately 582 dwellings. There are constraints to further settlement expansion such as the M1 to the East and bypass to the South, and the Area of Separation between Bitteswell and Magna Park.</p> <p>The town is served by a range of services, facilities and shops and has a healthy retail offering, although there is a limited range and choice of comparison goods. Lutterworth has good links to employment opportunities at Magna Park, and larger towns such as Market Harborough, Leicester and Rugby. It also provides employment locally at a range of Key Employment Areas and General Employment Areas (as defined in an Employment Area Review in 2012). There is potential for further employment sites to be developed in Lutterworth.</p>						
Likelihood of effects	<p>For Scenario 1, the viability and deliverability of the SDA will need to be tested to ensure that it can be developed as envisaged. The development would be phased, with development likely to start only by 2022/2023. The SDA would also deliver land for employment use.</p> <p>Considering the deliverable sites in the SHLAA (May 2016), there is capacity to deliver approximately 582 dwellings on strategic sites (with 118 being deliverable in the longer term 16+years). Therefore, any development above this number might be difficult to deliver unless further potential sites are identified through a call for sites, or it can be demonstrated that there is capacity through windfall development.</p> <p>The housing target in Scenario 3 could be delivered through sites identified in the SHLAA as being available within the next 10 years. Employment land could need to be identified as well to support a growth in population, but this is less likely at lower levels of growth.</p> <p>Lutterworth's role as a Key Centre with good access to employment, is likely to attract further growth in population.</p>						
Significance	<p>Scenario 1 would have a major significant positive effect on housing and economy by delivering over 1500 new homes to 2031 and modern employment land as part of an SDA. The SDA would offer the opportunity to create a new community, with supporting local centre and good access to jobs and services. The effects for Scenario 3 would be similar, but the scale of growth would be lower. Nevertheless, a major positive effect is predicted.</p> <p>Scenario 2 would deliver a low amount of growth to Lutterworth, and effects on housing delivery are only minor. There would be little effect on employment provision. Overall, a minor positive effect is predicted in the context of the baseline position for Lutterworth.</p>						

Resource use (SA Objective 9)		Scenario 1	✓✓	Scenario 2	-	Scenario 3	✓
Nature of effects	<p>Development would be likely to lead to increased road trips with associated greenhouse gas emissions. However, Lutterworth has good access to jobs and services, and in broad terms, will support more sustainable patterns of growth compared to growth in smaller rural centres. Scenario 1 would lead to significant growth in an SDA in Lutterworth, but the offshoot of this would be that growth in surrounding settlements such as Gilmorton, Bitteswell, North and South Kilworth and Ullesthorpe would be lower. Given that these areas are less well served compared to Lutterworth, Scenario 1 is attractive for achieving a reduction in carbon emissions. The effects of Scenario 3 are similar to Scenario 1 but at a lesser scale.</p> <p>New development will lead to an overall increase in energy and water use in Lutterworth. However, this would be the case wherever development was located, so the effects are the same regardless of Scenarios (i.e. the effects are neutral).</p>						
Sensitivity of receptors	<p>The four Lutterworth wards have a carbon emissions contribution from domestic gas and electricity use of 1.7, 1.8, 1.9 and 2.1 tonnes per head (based on 2011 data). This is a reflection of house type and age. Lutterworth Springs ward has 10% of homes on electric heating, which not only causes higher emissions, but also leaves householders at greater risk of fuel poverty.</p> <p>Lutterworth is well served by a range of shops, services and public transport.</p>						
Likelihood of effects	<p>Access to mains gas and electricity ought to be available in Lutterworth so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Lutterworth and any new development would be unlikely to change this.</p> <p>There are reasonable bus services, but the majority of people travel by private car, and this is likely to continue.</p>						
Significance	<p>The level of growth associated with Scenario 1 would lead to significantly increased numbers of people living in an urban extension to Lutterworth; which as a key centre has fairly good access to jobs and services. Therefore, this Scenario is more likely to support growth that helps to reduce carbon emissions (compared to further growth in smaller rural centres). Consequently, a moderate positive effect is predicted. The effects for Scenario 2 are similar, but at a lesser scale. Nonetheless, the effects are predicted to be positive.</p> <p>Scenario 2 would lead to a low level of housing growth (beyond commitments and completions). The effects would therefore be neutral for Lutterworth*.</p> <p><i>*A lack of high housing growth in Lutterworth would not mean less sustainable growth elsewhere in terms of resource use. The level of growth at the less accessible centres would remain the same, but there would be growth at an alternative SDA.</i></p>						

Summary of effects for Lutterworth

	Scenario 1	Scenario 2	Scenario 3
Natural Environment (SA Objectives 1 and 2)	×××	×	××
Built and Natural Heritage (SA Objective 3)	××	-	××
Health and Wellbeing (SA Objectives 4 and 5)	✓✓✓	✓	✓
Resilience (to climate change) (SA Objective 6)	?	×	?
Housing and Economy (SA Objectives 7 and 8)	✓✓✓	✓	✓✓✓
Resource Use (SA Objective 9)	✓✓	-	✓

Billesdon

Scenarios tested for Billesdon

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Low residual growth (13-14 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	Housing growth under this scenario would be additional to the target of a minimum of 45 dwellings identified in the Billesdon Neighbourhood Plan. There are variations in employment provision for the options (<i>i.e. option D provides greater employment in Lutterworth</i>). However, it is likely that the effects of employment provision for Billesdon would be the same regardless of variations in employment land provision across the 4 options. This is because access to jobs from Billesdon would largely be expected to be in Leicester or other large centres, and employment provision in Lutterworth and/or Kibworth would be less likely to be accessed. Therefore, variations in land provision at these SDAs would not affect the appraisal findings.
		B. Kibworth and Scraftoft SDAs		3ha	25ha		44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1
Nature of effects	<p><i>Biodiversity</i> – A minimum housing target of 45 dwellings has already been established for Billesdon through its Adopted Neighbourhood Plan. Therefore, this ought to form the starting point / baseline position for considering effects.</p> <p>For scenario 1, the minimum housing target of 45 would be exceeded, and therefore, there would be potential for negative effects on wildlife and soil.</p> <p><i>Environmental quality</i> - There may be a loss of land classified as Grade 3 or (less likely) Grade 2.</p>	-
Sensitivity of receptors	<p>4 areas of mesotrophic grassland designated as LWS to north of A47. There are features of local wildlife interest that could be affected by new development such as field margins and trees.</p> <p>Agricultural land surrounding Billesdon is classified as Grade 3.</p>	
Likelihood of effects	<p>There could be disturbances to open space as a result of new development, but mitigation ought to be possible.</p> <p>There may be a small loss of agricultural land.</p>	
Significance	<p>Development could lead to disturbance or loss of wildlife of local value and best and most versatile agricultural land. However, mitigation ought to be possible, and the scale of growth is very low. Therefore, although further development is proposed compared to the Neighbourhood Plan, only a neutral effect is predicted.</p>	

Built and Natural Heritage (SA Objective 3)		Scenario 1	✘
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement. The magnitude of effects is predicted to be relatively low.		
Sensitivity of receptors	Billesdon contains a Conservation Area, with 43 listed Buildings. The capacity for landscape to accommodate change is largely categorised as 'medium' 'medium-low' or 'low'.		
Likelihood of effects	Depending upon the location and design of development, there may be an effect on the character of the settlement. However, the small scale of growth involved ought to ensure that development in the most sensitive areas can be avoided and / or mitigated.		
Significance	Development would be at a higher level of growth than identified as the minimum target in the Neighbourhood Plan. This presents the potential for negative effects on built and natural heritage, and there are sensitive areas of landscape that may be difficult to avoid. A minor negative effect is predicted as mitigation ought to be successfully secured.		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓
Nature of effects	Development would support the development of additional dwellings in Billesdon. This could help to increase affordable housing provision locally and deliver improvements to open space through development contributions; these factors would both contribute to improved health and wellbeing. The scale of growth is relatively small.		
Sensitivity of receptors	Between 2001 and 2011 there was a population increase of 21% in Billesdon. The age profile shows that there is an aging population.		
Likelihood of effects	Primary schools can be extended to support additional growth. The proposed level of growth is not expected to have a significant effect on capacity.		
Significance	There would be a higher housing figure than that established in the Neighbourhood Plan, which would help to further expand housing choice that would benefit the local population. It may be difficult to accommodate the additional population at education and health facilities, but effects are not predicted to be significant. Overall a minor positive effect on health is predicted.		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	Development may lead to increased areas of impermeable land, which could contribute to higher surface water run-off.		
Sensitivity of receptors	There is no identified flood risk by the Environment Agency. Surface water flooding may be a localised issue.		
Likelihood of effects	Development is unlikely to be at risk of flooding and is not likely to contribute significantly to flooding elsewhere as the scale of growth is modest and surface water management from new development would need to be managed through the use of SuDS.		
Significance	This scenario would require a higher level of growth than identified as the minimum target in the Neighbourhood Plan. However, there are no areas at risk of flooding, nor would the level of growth have an impact on surface water run-off. Consequently, a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓
Nature of effects	This scenario would support the development of additional housing growth in Billesdon (compared to the target of 45 identified in the Adopted Neighbourhood Plan). This ought to increase housing choice and affordability locally, having a positive effect on meeting needs and supporting the local economy.		
Sensitivity of receptors	Between 2001 and 2011 there was a population increase of 21% in Billesdon. Billesdon has good road links to Leicester, and employment opportunities are likely to be accessible in the City.		
Likelihood of effects	There is sufficient developable land identified in the SHLAA (May, 2016) to ensure that additional development could be delivered.		
Significance	This scenario would help to plan for a higher housing figure than that established in the Neighbourhood Plan, helping to provide further housing choice that should benefit the local population. An increased population would also help to support the vitality of the village. A minor positive effect is predicted as the scale of growth is not substantial enough to generate significant benefits.		

Resource Use (SA Objective 9)		Scenario 2
Nature of effects	Additional development could lead to increased use of resources through the need for energy and water in new development, and the generation of increased car trips. However, this would be the case wherever development occurs.	
Sensitivity of receptors	Billesdon has a significant number of off-gas properties, mainly reliant on oil for fuel. Reliance on oil for heating can lead to an increased risk of fuel poverty, particularly in older hard to treat homes. The carbon emissions across Billesdon ward due to domestic electricity and gas consumption is 2 Tonnes of CO ₂ e per annum. This is one of the higher levels and would be even higher if the contribution from oil use was included. Transport contributions will also be high, as most journeys are by private car.	
Likelihood of effects	Given the current reliance on private transport, it is highly likely that further development would lead to more car trips. New development ought to be connected to the national gas and electricity networks, ensuring that new development is not inefficient.	
Significance	This scenario supports a higher amount of growth than identified as the minimum target in the Neighbourhood Plan. This would lead to more car trips and associated greenhouse gas emissions (given that Billesdon is a Rural Centre with only moderate access to services). Having said this, the number of trips involved would be low in the context of overall greenhouse gas emissions, and thus a neutral effect is predicted.	

Summary of effects for Billesdon

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	-
Built and Natural Heritage (SA Objective 3)	✘
Health and Wellbeing (SA Objectives 4 and 5)	✓
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✓
Resource Use (SA Objective 9)	-

Fleckney

Scenarios tested for Fleckney

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	High residual growth (492 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	<p>Two distinct growth scenarios have been determined using both the scale of growth and/or employment provision in Fleckney or nearby Kibworth. Variations in employment provision in Lutterworth are not considered to be a significant factor for Fleckney.</p> <p>Given the very close links to Kibworth, the significantly increased housing and employment provision at an SDA ought to have implications in Fleckney.</p>
2	Moderate – High residual growth (463-478 dwellings) SDA nearby	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

SA findings for Fleckney

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘
		Scenario 2	✘
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Development would also present the potential for greater visitor disturbance to the Grand Union Canal. The potential to enhance green infrastructure could be a positive effect.</p> <p><i>Environmental quality</i> - There would be a loss of land classified as Grade 3 under both scenarios.</p>		
Sensitivity of receptors	<p>The Grand Union SSSI lies to the East of Fleckney. Areas of land outside the settlement boundary to the East fall within the SSSI risk zone that requires development above 50 dwellings to be assessed for potential effects on the SSSI. Within the urban area and surrounding land to the north, south and west, development above 100 dwellings should be assessed. Individually, developments surrounding Fleckney may not trigger this requirement, but there is a potential for cumulative effects. There are areas of land surrounding Fleckney that may have local importance to wildlife. For example, adjacent to Fleckney Brook.</p> <p>Agricultural land surrounding Fleckney is classified as Grade 3.</p>		
Likelihood of effects	<p>For both scenarios, effects on biodiversity would be likely as there would be a need to release all or most land identified in the SHLAA and/or further land that may come forward. This would need to be on greenfield land, and there would likely be a loss of trees, hedgerows and grassland.</p> <p>It is very likely that there would be a permanent loss of agricultural land (over 20ha) under both of the scenarios.</p>		

<p>Significance</p>	<p>Both scenarios are likely to have negative effects on wildlife due to the scale of development and the need to release most or all identified SHLAA sites / and/ or further sites on the settlement edge. Whilst this would not have a direct effect on any designated wildlife sites, it could lead to the loss of local habitat such as hedgerows, trees and grassland. There would also be the potential for cumulative effects on the Grand Union Canal SSSI from increased visitor pressure, which would need to be managed. However, mitigation and enhancement measures would be likely to be secured through plan policies, so the magnitude of effects would be likely to be reduced. Nevertheless, a minor negative effect is predicted for these two scenarios.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case. Furthermore, the overall loss of open space required to deliver housing is likely to outweigh the potential benefits, and hence a negative effect would remain for both scenarios.</p> <p>There would be a loss of agricultural land which would be unavoidable. This constitutes a minor negative effect on soil as over 20ha of land could be likely to be lost in total.</p> <p>There could be likely a noticeable increase in car trips through the village centre, which could have an effect on air quality. The extent of effects is unclear at this stage as traffic modelling has not been undertaken.</p> <p>The effects on natural resources are predicted to be a minor negative to reflect disturbance and loss of wildlife habitats and species, effects on agricultural land and potential increase in traffic. For scenario 2 there could be increased traffic generated by the SDA in Kibworth, which could have further negative effects on air quality.</p>
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Built and Natural Heritage (SA Objective 3)		Scenario 1	x?
		Scenario 2	x?
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.		
Sensitivity of receptors	<p>Fleckney does not contain a Conservation Area, although it contains 3 listed buildings in the village centre.</p> <p>There are two areas of potential archaeological interest; both are located along the brook, one to the east of the centre and one off Arnesby Road to the west of the village.</p> <p>The capacity for landscape to accommodate change varies around the settlement, with less sensitive areas concentrated to the north, areas of moderate/low sensitivity running alongside Fleckney Brook, and areas of moderate sensitivity focused to the south.</p>		
Likelihood of effects	Due to its proximity, any development on the edge of the settlement would be unlikely to have a direct effect on the listed buildings in the centre of the village. The main effects would be related to the character of the settlement edge. For both scenarios, there would be a need for comprehensive development around Fleckney that could potentially lead to negative effects on the openness of these areas and the approach to the village along roads. Mitigation and design could be secured to reduce the effects, but this would be more difficult at higher levels of growth, where the demand for land would mean that higher densities or more land would need to be released. The nature of effects would be dependent upon which sites were allocated.		
Significance	<p>Both scenarios would require substantial development on the edge of the settlement. This would lead to a change in the character of the settlement, which in some areas, there is only moderate-low capacity to change. It would be more difficult to avoid these areas if this level of development was proposed, and even though mitigation and design measures would be likely to be secured, new development could change the approach into Fleckney along several routes. Development may also put additional pressure on car parking in the village centre, which could affect the setting of the built environment. Should development in more sensitive areas be avoided (for example the approach to the centre from Arnesby Road) the effects would be less prominent. However, at this stage, the exact site allocations are not known, so it is not possible to predict with certainty that effects would only be minor. Consequently, minor negative effects are predicted for both scenarios (<i>with some uncertainty to reflect the potential for moderate negative effects</i>) to reflect the issues discussed above.</p> <p>Recommendation: There are sufficient sites to accommodate growth without requiring land in areas of medium/low landscape sensitivity to be released. The effects upon landscape character and built environment would be minimised by avoiding such sites (provided they are appropriate and suitable with regards to other factors).</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓✓
		Scenario 2	✓✓✓/?
Nature of effects	<p>Development would require increased provision of local school and health provision. This would have positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>For scenario 2 that involves an SDA at nearby Kibworth, access to employment opportunities and housing would also be likely to improve, although this would not be within Fleckney itself.</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. This could potentially be an issue for both scenarios which would generate a greater number of trips.</p>		
Sensitivity of receptors	<p>The primary school has some surplus, and has potential to expand on site. Fleckney is supported by the branch surgeries of the Kibworth practices. There are capacity issues in Kibworth although a new surgery is planned for one of the practices for the existing patients. S106 contributions would be sought to fund a Kibworth surgery extension. There are shortfalls in some types of open space.</p>		
Likelihood of effects	<p>The amount of growth could potentially support a viable new primary school in Fleckney (assuming a dwelling/pupil ratio of 0.2). This would be positive locally as it would provide greater choice to existing and new residents. The capacity to extend existing schools exists, but there may be a limit to this, and therefore some contributions may go towards provision outside of Fleckney, which is less positive. There may be capacity issues with secondary schools in Kibworth.</p> <p>Contributions would be sought to improve health facilities in Kibworth, so effects would be anticipated to be neutral. The level of growth may help to support the provision of a new health facility in Kibworth, which would have a positive effect with regards to access to healthcare. However, there is uncertainty regarding this. <i>It should also be noted that scenario 2 would involve an SDA at Kibworth, which would also be likely to involve new / improved health facilities.</i></p> <p>It is likely that development would secure enhancements to open space provision, which could help to address any identified shortages in Fleckney.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase, as development would be likely to occur on the settlement edges. It is considered unlikely that those options involving a SDA at Kibworth would have an effect on road traffic through Fleckney. This is because access to services and jobs from a SDA in Kibworth would be more likely to be direct to the A6.</p>		

Significance	<p>Scenario 1 is predicted to have a major positive effect on health and wellbeing as it would help to provide housing in Fleckney, as well as the potential for new education facilities locally. This could reduce the need to travel to Kibworth.</p> <p>Scenario 2 ought to have a slightly more positive effect on health and wellbeing by improved access to jobs at an SDA in Kibworth. Therefore a major positive effect is predicted.</p> <p>Both scenarios could potentially increase traffic through Fleckney. Whilst it is unlikely to lead to significant effects on air quality, there could be some minor negative effects when the influence of the SDA is also factored in, which is reflected by an uncertain negative effect for Scenario 2</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	✘
		Scenario 2	✘
Nature of effects	New development could increase surface water run-off through the need to develop greenfield land. Although plan policies would seek to limit surface water run-off into the sewer system (C3/CC4 in the emerging Local Plan) this would not ensure that there was no net increase in run off. Therefore, there could be the potential for cumulative effects on flood risk locally where higher levels of development are proposed.		
Sensitivity of receptors	Flood zones 2 and 3 are identified around Fleckney Brook and are located close to two sites included in the SHLAA. Surface water flooding may also present a risk throughout the settlement.		
Likelihood of effects	The majority of land surrounding Fleckney is not at risk of flooding and hence effects would be unlikely in this respect for each scenario. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. Policy CS10 in the Adopted Core Strategy seeks to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to ' <i>minimise the net increase in surface water run-off discharged to sewers</i> ', which means that an increase might be anticipated in some areas.		
Significance	The level of development on greenfield land associated would be likely to lead to an increase in surface water run-off. Although plan policies would seek to manage the impacts and incorporate SUDs, there is potential for a cumulative minor negative effect on local flood risk from surface water for both scenarios.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓✓
		Scenario 2	✓✓✓
Nature of effects	Development would deliver housing, helping to support local provision of affordable and market homes to meet needs. This would have a positive effect on housing and help to support the vitality of the village. The level of growth would be moderate - high, and would likely attract in-migration for homes. For scenario 2, which involves an SDA at nearby Kibworth, access to employment opportunities and housing would also be likely to improve. Although this would not be within Fleckney itself, the likely benefits would likely be felt by residents in the village.		
Sensitivity of receptors	House prices are relatively affordable compared to other Rural Centres. Fleckney has a young population profile, which could continue to create a need for housing to support young people and families (<i>Population increased by 6.5% between 2001 and 2011 and the number of dwellings by 9.1% over the same period of time</i>). The creation of local jobs is therefore an attractive proposition in this area. Fleckney is relatively well off with respect to existing employment provision compared to the other rural centres. There is potential to enhance and increase employment provision locally, and reasonable road links to the Leicester Urban Area and Market Harborough.		
Likelihood of effects	There is sufficient land identified in the SHLAA (May,2016) to meet the housing targets for each alternative. It is likely that residents would use local shops and services, and the level of growth would provide opportunities for new or expanded shops and services to be developed.		
Significance	The scenario would deliver a moderate - high level of housing (In addition to completions and commitments) in an area that is attractive to families and has a young population profile. This ought to help maintain growth in the settlement and allow local residents to remain in the village if they wish to. The level of growth would also support the vitality of the local economy, potentially supporting shops and services. There would be a moderate positive effect. For Scenario 2 (Alternatives Option B and C) that include an SDA at Kibworth the positive effects upon the housing market are likely to be more pronounced as there would be increased choice in the surrounding area, which would help to improve affordability, boost the potential to secure starter homes, and maintain links between Fleckney and Kibworth. The economic boost provided by an SDA in Kibworth could also have positive effects on Fleckney through an increase in local spending. Consequently, Scenario 2 is predicted to have a major positive effect overall.		

Resource Use (SA Objective 9)		Scenario 1	✘
		Scenario 2	✘
Nature of effects	<p>Growth would be likely to lead to increased road trips with associated greenhouse gas emissions.</p> <p>New development will lead to an overall increase in energy and water use in Fleckney. However, this would be the case wherever development was located.</p>		
Sensitivity of receptors	<p>Fleckney contributes some 1.8 Tonnes per person of CO2 emissions from domestic electricity and gas consumption (based on 2011 data). The majority of homes have access to mains gas. The settlement is reasonable well served by daytime bus services, but there is no local train station.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available in Fleckney, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Fleckney and any new development would be unlikely to change this.</p> <p>Although there are reasonable bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth would lead to increased numbers of people living in Fleckney; which as a rural centre only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth would contribute to an increase in greenhouse gas emissions across the district. Consequently a minor negative effect is predicted for both scenarios.</p>		

Summary of effects for Fleckney

	Scenario 1a	Scenario 1b
Natural Environment SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	x?	x?
Health and Wellbeing (SA Objectives 4 and 5)	✓✓	✓✓✓ / ?
Resilience (to climate change) (SA Objective 6)	x	x
Housing and Economy (SA Objectives 7 and 8)	✓✓	✓✓✓
Resource Use (SA Objective 9)	x	x

Great Glen

Scenarios tested for Great Glen

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Low residual growth (35-40 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	For Options B and C, employment provision would be made at Kibworth SDA. As Great Glen is only 5km away and a 10 minute bus ride, it is likely that residents in Great Glen could benefit from employment opportunities. Therefore, although Scenario 1a and 1b involve the same level of housing growth, they have been separated to reflect the presence or absence of Kibworth SDA.
1b	Low residual growth (35-40 dwellings) plus nearby SDA	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha			68ha	

SA findings for Great Glen

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. There would be negligible effects on biodiversity with scenario 1b as none or very little growth would occur. However, there would also be limited opportunity for enhancement to biodiversity and green infrastructure under this alternative.</p> <p><i>Environmental quality</i> - There would be a loss of land classified as Grade 3 under Scenario 1a, and to a much lesser extent scenario 21b.</p>		
Sensitivity of receptors	<p>There are no designated sites within close proximity to Great Glen. Great Glen falls into one of the outer isochrones for the SSSI risk impact zones for Kilby Foxton Canal. Residential development over 100 dwellings in this area is required to be consulted upon.</p> <p>There are features of local wildlife interest that could be affected by new development such as field margins, hedges and trees. However, there may be potential to enhance some areas of open space and land that.</p> <p>Agricultural land surrounding Great Glen is classified as Grade 2.</p>		
Likelihood of effects	<p>Scenario 1a/1b would involve a relatively low level of growth, so the likelihood of negative effects upon biodiversity would not be high as more sensitive areas could possibly be avoided.</p> <p>It is possible that there would be a permanent loss of agricultural land under Scenario 1a/1b, though the magnitude of effects would be low.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase, as development would be likely to occur on the settlement edges. It is unlikely that the trips generated through Scenario 1a/1b would be substantial enough to cause adverse impacts.</p>		
Significance	<p>Scenario 1a/1b would lead to some development with a low potential for negative effects on local wildlife. Mitigation and enhancement ought to be possible though, as well as avoidance of the most sensitive sites. The loss of agricultural land would be relatively minor. Therefore, overall neutral effects are predicted. In combination with committed developments, the effects are still unlikely to be significant.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement.		
Sensitivity of receptors	<p>Great Glen does not contain a Conservation Area, although there is an aspiration to establish one. There are 25 listed buildings, and 2 known sites of archaeological importance. Several heritage assets fall within areas at risk of flooding.</p> <p>The capacity for landscape to accommodate change is largely categorised as 'medium' 'medium-low', although there are areas of 'high' or 'medium high' capacity over the border in Oadby.</p>		
Likelihood of effects	<p>Depending upon the location and design of development, there may be an effect on the character of the settlement. However, the small scale of growth ought to ensure that development in the most sensitive areas can be avoided and / or mitigated.</p> <p>The majority of growth in the settlement will be delivered by commitments and completions. Additional residual housing growth is unlikely to have significant effects in comparison to the 355 committed dwellings.</p>		
Significance	Scenario 1a/1b could lead to negative effects upon built and natural heritage through development on the edge of the settlement. However, the effects are not predicted to be significant as the level of growth is very low compared to the scale of the settlement and the historic rate of population growth between 2001-2011 (14%). It should also be possible to avoid sensitive areas and mitigate potential impacts through existing and emerging plan policies.		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	-
		Scenario 1b	✓
Nature of effects	<p>Scenario 1a. would require increased provision of local school and health provision, but this might be difficult to provide locally. This scenario however should have a positive effect in terms of providing locally affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Scenario 1b ought to improve opportunities for employment for residents in Great Glen as there would be provision of 25 ha of employment land as part of an SDA at Kibworth, as well as the 3 ha at Fleckney (common to all three options).</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre.</p>		
Sensitivity of receptors	<p>The primary school site is confined and is reaching capacity.</p> <p>Great Glen does not fall into an area of high deprivation. Nevertheless, healthcare facilities are at capacity and need to be expanded to support the current population and any further growth in people. There are also shortfalls in some types of open space.</p> <p>Population and housing growth between 2001-2011 (13.7%) is slightly higher than the District average.</p> <p>Further transport evidence is needed to look into how much additional traffic the A6 into Oadby & Wigston and Leicester City can accommodate.</p>		
Likelihood of effects	<p>For scenario 1a/1b the amount of growth proposed would be unlikely to support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Given that the capacity to expand the current school is constrained, it is likely that provision would need to be met elsewhere to meet the growth in population.</p> <p>For scenario 1a/1b, contributions would be sought to improve health facilities in Great Glen, so effects would be anticipated to be neutral.</p> <p>For Scenario 1a/1b it is likely that development would secure modest enhancements to open space provision, which could help to address any identified shortages.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase, as development would be likely to occur on the settlement edges. It is unlikely that the trips generated through Scenario 1a would be substantial enough to cause adverse effects though.</p>		

<p>Significance</p>	<p>Scenario 1a would increase housing provision locally, having a positive effect on health and wellbeing in the longer term. Development would also help to support the viability of the village centre and may also help to enhance open space through developer contributions. These effects are considered to be a minor positive, given that the historic level of growth between 2001 and 2011 suggests that Great Glen is an attractive place for residents. However, the increased population would put some pressure on primary schools that could be difficult to resolve locally (in addition to committed development). Consequently, access to a primary school for some residents could be poor, and could increase car travel. For these reasons, the overall effect for this scenario is considered to be less positive; thus a neutral effect is predicted.</p> <p>For Scenario 1b, which would involve an SDA at nearby Kibworth, there would be improved access to jobs, which would lead to a more positive effect compared to scenario 1a.</p> <p>The effects of development on air quality are predicted to be neutral, as the level of growth involved is very low. The effects of scenario 1b could potentially be more prominent due to the nearby SDA, but overall a neutral effect is still predicted.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Although the sequential and exception tests would need to be applied, there is potential for development to be located in areas that are close to or within areas at risk of flooding. There is also potential for development to increase areas of impermeable land, which could contribute to increased surface water run-off.		
Sensitivity of receptors	There are areas of fluvial flood risk running through Great Glen. Surface water flooding may be a localised issue, but this has not been established.		
Likelihood of effects	The sequential test would need to be applied to ensure that land at risk of flooding was not developed inappropriately. SUDs would also be sought to help to manage surface water run-off. Nevertheless, the potential for development to be at risk of or contribute to flood risk remains an issue in Great Glen that would need to be explored in greater detail. The scale of housing development for both scenarios would mean that development very unlikely to have an effect on resilience to climate change.		
Significance	<p>The level of growth associated with Scenario 1a and 1b would be low, and it ought to be possible to avoid constrained land and minimise contribution to surface water run-off. Consequently, a neutral effect is predicted for Scenario 1a and 1b.</p> <p>Conversely, the potential to secure SUDs schemes on new developments would be lower (and hence the potential to help achieve a net decrease in surface water run-off in the settlement).</p>		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓
		Scenario 1b	✓✓
Nature of effects	<p>Scenario 1a would support the development of housing growth in Great Glen. Whilst this is still very low in the context of the settlements size, it could help to increase housing provision locally.</p> <p>Scenario 1b would provide further housing choice at Kibworth SDA as well as improved employment opportunities.</p>		
Sensitivity of receptors	<p>Between 2001 and 2011 there was a population increase of 14% in Great Glen, which is slightly higher than the District average.</p>		
Likelihood of effects	<p>There is sufficient land in the SHLAA to meet the housing numbers proposed.</p>		
Significance	<p>For scenario 1a, the level of growth would be fairly low, and would only support limited housing in Great Glen (beyond that already committed). This low level of growth would also not have a significant effect on the growth of local businesses. However there are substantial commitments that would help to offset these effects. Overall, a minor positive effect is predicted.</p> <p>For scenario 1b, the provision of housing and employment at nearby Kibworth, would enhance the positive effects felt in Great Glen from local housing delivery alone. There would also be better access to more jobs. Therefore, a moderate positive effect is predicted for scenario 1b.</p>		

Resource Use (SA Objective 9)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Additional development could lead to increased use of resources through the need for energy and water in new development, and the generation of increased car trips. The effects would be small scale, as the growth involved is not substantial.		
Sensitivity of receptors	Great Glen has a relatively high figure for carbon emissions per person from domestic gas and electricity consumption (based on 2011 data), at 2.3 tonnes per person. Almost 10% of households rely on electric heating, causing higher emissions, but also increasing the risk of fuel poverty. There are also a significant number of homes reliant on oil; these emissions are not reflected in these figures. Great Glen also has a high proportion of detached homes, which may have higher heating needs.		
Likelihood of effects	<p>Although access to mains gas and electricity is limited for some properties, it ought to be available for new development. Provision of district heating would be unlikely due to a lack of sufficient heat demand in Great Glen and any new development would be unlikely to change this (as well as being too small scale).</p> <p>There are reasonable bus services into Leicester and Market Harborough; but the majority of people travel by private car, and this is likely to continue at least in the short term.</p>		
Significance	<p>The level of growth associated with both scenarios would lead slightly increased numbers of people living in Great Glen; which as a rural centre, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to a small increase in greenhouse gas emissions.</p> <p>However, the level of growth is low, and this might be expected to come forward anyway in the absence of a Plan (i.e. housing would be determined against the NPPF with a presumption in favour of sustainable development). These scenarios actually represent fairly low growth, so the effect on emissions is considered to be neutral.</p> <p>Recommendation: Development in Great Glen should be connected to the gas and electricity networks, and where possible seek to improve connectivity for those dwellings that are reliant upon oil and electric heating.</p>		

Summary of effects for Great Glen

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	-	-
Health and Wellbeing (SA Objectives 4 and 5)	-	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	✓ ✓
Resource Use (SA Objective 9)	-	-

Houghton on the Hill

Scenarios tested for Houghton on the Hill

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Low-moderate residual growth (67-71 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	There are variations in employment provision for the options grouped under scenario 1. However, it is likely that the effects of employment provision on Houghton on the Hill would be the same regardless of variations in employment land provision across the three housing options. This is because access to jobs from Houghton on the Hill would be expected to mainly be in Leicester or other key employment areas, and additional employment provision in Lutterworth and/or Kibworth would be less likely to be accessed / beneficial to communities in Houghton on the Hill. Each option includes the development of an SDA in Scraftoft, Thurnby, Bushby. This could have potential effects upon Houghton on the Hill due to traffic flows. However, as each scenario would involve an SDA, they have not been differentiated.
		B. Kibworth and Scraftoft SDAs		3ha	25ha		44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. There may be potential to enhance green infrastructure.</p> <p><i>Environmental quality</i> - There would be a loss of land classified as Grade 3</p>		
Sensitivity of receptors	<p>There are no SSSIs or European sites within close proximity to Houghton on the Hill, and land around the settlement edge does not fall within any SSSI impact risk zones. There are no designated local wildlife sites, although some potentially developable sites contain hedges, trees and are adjacent to Bushby Brook, so there is the potential for effects on local wildlife.</p> <p>Agricultural land surrounding Houghton on the Hill is classified as Grade 3.</p>		
Likelihood of effects	<p>It is very likely that there would be a permanent loss of agricultural land, though the total amount lost would be unlikely to be above 5 hectares.</p>		
Significance	<p>Biodiversity is unlikely to be significantly affected as the sensitivity of the surrounding areas is relatively low, and mitigation ought to be secured for new developments. At this level of growth, it also ought to be possible to avoid areas of importance for local wildlife.</p> <p>There would be a loss of agricultural land which would be unavoidable. However, the total amount of land that would be lost is predicted to be lower than 5 hectares in total.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	✘
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.		
Sensitivity of receptors	<p>Houghton on the Hill contains a Conservation Area covering the southern part of the village and surrounding fields to the South East. There are 21 Listed buildings falling within this area.</p> <p>There are four areas of potential archaeological interest; two off the A47 and two to the south of the settlement.</p> <p>The capacity for landscape to accommodate change ranges from low to medium-low. In general terms it is unlikely to be able to accommodate development without significant degradation of the existing landscape character.</p>		
Likelihood of effects	<p>At higher levels of growth it is possible that development could take place in areas of sensitive landscape.</p> <p>Mitigation measures are unlikely to be able to address adverse landscape impacts in some areas, particularly to the South East.</p>		
Significance	Much of the landscape surrounding the settlement is sensitive, but only a minor negative effect is predicted as it should be possible to avoid the most sensitive areas and limit the spread of the settlement. Development in locations to the north and south also present potential effects in terms of archaeology, but there ought to be potential to mitigate such effects should development take place.		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓/?
Nature of effects	<p>Development would require increased provision of local school and health provision. Development could have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. Each growth option involves an SDA in surrounding nearby area (Scraptoft North), which could lead to increased trips on the A47, potentially affecting air quality in Houghton on the Hill.</p>		
Sensitivity of receptors	<p>Population of 1,524 (decrease of 24 or 1.6% since 2001, compared to an increase of 11.5% across the District over the same period). Conversely, there has been an increase in dwellings and households. There is no GP Surgery, but development would impact upon Billesdon GP practice and contributions towards improvements would be sought. There is limited on-site capacity for the primary school to expand. Houghton on the hill has very low levels of deprivation.</p>		
Likelihood of effects	<p>There will be a need to provide for additional pupils. The level of development under any of these scenarios would be unlikely to support a viable new school in Houghton on the Hill; and thus provision would be relied upon by expanding the existing school. There is limited capacity to expand the existing school on site though, and thus it is likely that provision would need to be made elsewhere.</p> <p>Contributions would be sought to improve health facilities (likely in Billesdon), so effects would be anticipated to be neutral.</p> <p>It is likely that development would help to secure enhancements to open space provision and / or community facilities, which could help to address any identified shortages. The scale of effects would be small though.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car could potentially increase slightly, as development would be likely to occur on the settlement edges. There would also be a likely increase in trips to Leicester and other large settlements (e.g. Peterborough) to seek employment. The likelihood of this affecting congestion along the A47 has not been modelled, but it is unlikely the levels of growth proposed would have a significant effect due to the low level of growth anticipated. Having said this, the development of an SDA in the Leicester urban area would be the alternative to low growth in the Rural Centres, so effects on air quality may be an issue.</p>		
Significance	<p>Development should support residents to remain in Houghton on the Hill by providing new market and affordable housing. Although there is not a pressing need to tackle deprivation in this area, this level of growth would help to provide affordable housing to local communities, and could also help to support community infrastructure. However, increased growth would require contributions to school provision, which would probably not be provided locally. This would mean that new development would not be well located in terms of access to a primary school. Therefore, a minor positive effect is predicted overall.</p> <p>Development would also include further growth in the Leicester urban area through an SDA. The level of growth would help to reduce the population decline slightly, and it might be possible to support this low level of growth at the existing primary school. A minor positive effect is therefore predicted. The SDA has the potential for effects on air quality along the A47, which could affect Houghton on the Hill. However, as traffic modelling has not been undertaken, an uncertain negative effect is predicted at this stage in line with the precautionary principle.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off. The level of development proposed is fairly low though.		
Sensitivity of receptors	There are no areas at risk of fluvial flooding. Surface water flooding may present a risk throughout the settlement. There are small brooks and drainage infrastructure running through the centre. But flood risk is not identified as an issue in these areas.		
Likelihood of effects	The majority of land surrounding Houghton on the Hill is not at risk of fluvial flooding; hence effects would be unlikely in this respect. Surface water run-off would need to be managed to ensure that increases in surface water flooding did not occur, and the level of run off to sewers was not increased significantly. However, the total level of development proposed is only small.		
Significance	Development on greenfield land has the potential to lead to an increase in surface water run-off. However, given the small scale of development, need to apply the sequential test and incorporate SUDs, the effects are considered to be minimal (neutral).		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓
Nature of effects	<p>Development will deliver housing in Houghton on the Hill, helping to improve housing choice and affordability. This would have a positive effect on housing and help to support the vitality of the village.</p> <p>There could be additional benefits in terms of improved access to new homes at the proposed SDA at Scraptoft.</p>		
Sensitivity of receptors	<p>There have been 35 dwellings (6% increase) built in Houghton on the Hill between the 2001 and 20011 Census results.</p> <p>Unemployment rates are lower than the district average, but there is an increasing of pressure as a result of an aging population.</p>		
Likelihood of effects	<p>There is sufficient land capacity identified in the draft SHLAA 2015 to deliver the amount of housing involved under this scenario.</p>		
Significance	<p>The housing requirements proposed would help to deliver housing (including the provision of affordable housing) in Houghton on the Hill. Homes would also be well related to employment opportunities (in Leicester City) and ought to support the vitality of the local village. The levels of development involved would put pressure on school provision, and is unlikely to create the critical mass to support a new school (which would be more viable with higher demand).</p> <p>Each option would also involve an SDA at Scraptoft which would provide alternative housing choice (albeit not in Houghton itself). Consequently, the overall effect of on housing and the economy is predicted to be a minor positive.</p>		

Resource Use (SA Objective 9)		Scenario 1	-
Nature of effects	<p>Development would be likely to lead to slightly increased road trips with associated greenhouse gas emissions.</p> <p>New development will lead to an overall increase in energy and water use in Houghton on the Hill. However, this would be the case wherever development was located and national standards would ensure that energy and water efficiency targets were delivered. The scale of growth is also low compared to the borough total.</p>		
Sensitivity of receptors	<p>Large number of detached dwellings (typically using more resources). High level of private car use.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Houghton on the Hill and any new development would be unlikely to change this given its scale.</p> <p>Although there are reasonable bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to increased numbers of people living Houghton on the Hill; which as a Rural Centre, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth would contribute to a very small increase in greenhouse gas emissions across the district. However, this increase would be at a level anticipated to occur in the absence of the Plan (i.e. the effects would be neutral).</p> <p>Recommendation: Development should be connected to the gas and electricity networks, and where possible seek to improve connectivity for existing dwellings that are reliant upon oil and electric heating.</p>		

Summary of effects for Houghton on the Hill

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	-
Built and Natural Heritage (SA Objective 3)	✘
Health and Wellbeing (SA Objectives 4 and 5)	✓ / ?
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✓
Resource Use (SA Objective 9)	-

Husbands Bosworth

Scenarios tested for Husbands Bosworth

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	No growth, but Lutterworth SDA nearby	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Husbands Bosworth. Provision differs from either 27ha for options A and B to 3ha for Option C. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in Husbands Bosworth in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Husbands Bosworth as they are some distance away.
		B. All 3 SDAs			25ha		68ha	
1b	No growth	C. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Given that the level of residual growth (i.e. after commitments and completions are taken into account) is zero, there would be no effects on biodiversity. Conversely, the potential to enhance green infrastructure is limited as further growth would be reliant upon windfall development.</p> <p><i>Environmental quality</i> - There would be no loss of agricultural land.</p> <p><i>Water</i> – There is no threat of pollution to groundwater.</p>				
Sensitivity of receptors	<p>There are no designated sites within close proximity to Husbands Bosworth. Husbands Bosworth falls into one of the outer isochrones for the SSSI risk impact zones for Bosworth Mill Meadow. However, residential development is not required to be assessed in this zone, so it is assumed that the risk from new housing development is deemed to be insignificant.</p> <p>There are features of local wildlife interest that could be affected by new development such as field margins and trees. However, there may be potential to enhance some areas of open space and land that is currently used for agriculture.</p> <p>Agricultural land surrounding Husbands Bosworth is classified as Grade 3, but there are pockets of Grade 2 land adjacent to the settlement boundary to the South. Some sites identified as deliverable in the SHLAA fall into this area of Grade 2 land.</p> <p>Groundwater Protection Zones are located in close proximity to the settlement.</p>				
Likelihood of effects	<p>Effects on biodiversity would not occur as a direct result of any allocations or housing targets for this settlement.</p> <p>There would be no effect on agricultural land.</p> <p>Trips to and through the centre are unlikely to change.</p> <p>New development would not be permitted in Groundwater Protection Zones without an assessment of potential impacts.</p>				
Significance	<p>Effects upon all aspects of the natural environment are predicted to be neutral. There will be no planned growth beyond commitments and completions. Therefore, changes to the baseline position are unlikely as a result of the Plan.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	-	Scenario 1b	-
Nature of effects	A lack of further planned development in the settlement will mean that the character of the area would be unaffected. Conversely, any opportunities to enhance the setting or condition of assets would not be addressed through the Plan either.				
Sensitivity of receptors	<p>Husbands Bosworth contains a Conservation Area, with 28 listed Buildings and 1 Ancient Monument.</p> <p>There are no areas of potential archaeological interest within close proximity to the settlement.</p> <p>The capacity for landscape to accommodate change is largely categorised as 'medium' in the areas with the potential for development. Approaching the village from the North along the A5199, the landscape is slightly elevated and development would be prominent.</p>				
Likelihood of effects	Effects would not occur as there is no further planned growth. Windfall development could still occur, but this would be managed through other Plan policies.				
Significance	Effects are predicted to be insignificant / neutral, as there is no planned growth beyond commitments and completions. Windfall development could still occur, but this would be managed through other Plan policies.				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓	Scenario 1b	-
Nature of effects	<p>A lack of further planned development in the settlement would mean that pressure on local school and health provision would not increase. There would be no positive effects regarding the planned delivery of housing in this settlement though. Opportunities to secure enhancement to open space and community infrastructure through developer contributions would be limited.</p> <p>Under scenario 1a the development of an SDA at Lutterworth could generate positive effects to the population of Husbands Bosworth by providing housing, job opportunities and facilities that could benefit local communities.</p> <p><i>Air quality</i> – Air quality can be affected by car trips. However, as there is no growth, effects are neutral.</p>				
Sensitivity of receptors	<p>The primary school is at capacity and has no potential to expand on site. A number of surrounding villages such as North and South Kilworth may also be reliant upon accessing schools and health facilities in Husbands Bosworth.</p> <p>Husbands Bosworth does not fall into an area of high deprivation. Healthcare facilities are currently at capacity, but a new GP surgery for the village was opened in June 2017 to support the current population and any further growth in people. There are shortfalls in some types of open space.</p> <p>Population and housing growth between 2001-2011 was relatively high compared to the District average.</p>				
Likelihood of effects	<p>The capacity to expand the current school is constrained, but no further growth would be delivered, and so effects would be neutral.</p> <p>It is unlikely that health facilities would benefit from development contributions, and so the baseline position would likely remain the same.</p> <p>Enhancements to open space provision would not occur as a result of planned development, and so the baseline position would likely remain the same.</p>				
Significance	<p>Commitments and completions will contribute to growth in Husbands Bosworth. Whilst this could have effects upon health and wellbeing, these will already have been considered through the planning process, and this should form part of the baseline position when assessing the effects of the Plan. As no further growth is planned for in this settlement, the effects here on health and wellbeing are predicted to be neutral.</p> <p>However, Scenario 1a would involve an SDA at Lutterworth, which may help to improve access to housing and employment opportunities. This ought to benefit the health and wellbeing of some residents in Husbands Bosworth, constituting a minor positive effect.</p>				

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	New development can increase surface water run-off by reducing the amount of land that can be infiltrated. However, no further planned development is proposed.				
Sensitivity of receptors	There are no areas at risk of fluvial flooding. Surface water flooding may present a risk throughout the settlement.				
Likelihood of effects	The majority of land surrounding Husbands Bosworth is not at risk of fluvial flooding. Furthermore, no additional housing growth is planned, and so changes to surface water run-off and levels of hard standing would not be affected.				
Significance	Given that there is no additional planned housing growth, and the area is not particularly sensitive, the effects are predicted to be neutral. It will also be necessary to apply the sequential test and incorporate SUDs, so the effects of windfall development should also be managed.				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓	Scenario 1b	-
Nature of effects	There is no further planned housing growth in the settlement, and so neither scenario would contribute to improvements in housing locally. There would also be no change to local spending. Effects are not predicted to be negative (due to a lack of housing provision locally), as substantial numbers of housing are already committed within the settlement. However, Scenario 1a would generate benefits in terms of improved access to jobs and homes at an SDA in Lutterworth.				
Sensitivity of receptors	<p>Husbands Bosworth current GP practice would be unable to manage any increase in patient numbers. However a new surgery has been approved as part of recent housing proposal and will provided additional capacity. S106 contributions towards this GP services are likely to be sought.</p> <p>The primary school has no current capacity and does not have the capacity to extend. S106 contributions towards primary education would most likely be sought. Appropriate S106 contributions would most likely be sought where a shortfall in certain types of open space is identified.</p> <p>Husbands Bosworth has 5 out of the 6 key services identified in the Core Strategy, which means access to services is fairly good.</p>				
Likelihood of effects	As no growth is planned, effects on housing provision would be neutral. It is possible that some residents could benefit from housing provision at the SDA for Scenario 1a.				

Significance	<p>Scenario 1a would involve an SDA at Lutterworth which would provide alternative housing choice (albeit not in Husbands Bosworth itself) and would also enhance employment opportunities. Consequently, the overall effect of Scenario 1a on housing and the economy is predicted to be a minor positive.</p> <p>Scenario 1b would involve no local housing provision, nor would there be opportunities nearby, and so a neutral effect is predicted.</p>
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Resource Use (SA Objective 9)		Scenario 1a	-	Scenario 1b	-
Nature of effects	A lack of further planned growth means that there will be no associated greenhouse gas emissions, water use or energy use.				
Sensitivity of receptors	Husbands Bosworth contributes 1.4 Tonnes per person of CO2 emissions from domestic electricity and gas consumption (based on 2011 data). However, over half of all households are reliant on oil for heating and the contributions are thus not captured in these figures. In addition over 10% of homes have electric heating, which not only leads to higher emissions, but also contributes to a higher risk of householders falling into fuel poverty. The settlement is reasonably well served by daytime bus services, but there is no local train station.				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Husbands Bosworth and any new development would be unlikely to change this given its scale.</p> <p>Although there are reasonable bus services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	Growth would be no higher than would be anticipated in the absence of the Plan. Therefore, the effects on the baseline position would be neutral.				

Summary of effects for Husbands Bosworth

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	-	-
Health and Wellbeing (SA Objectives 4 and 5)	✓	-
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	-
Resource Use (SA Objective 9)	-	-

Kibworth

Scenarios tested for Kibworth

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	No residual growth	A. Lutterworth and Scraptoft	13ha	27ha	-	3ha	43ha	The options involve variations in employment provision at Lutterworth. These are considered unlikely to have a different effect on communities in Kibworth which are over 20km away. Therefore, the scenarios have been separated on the basis of housing growth alone.
2	Very High growth at SDA in Kibworth (1500 Dwellings)	B. Kibworth and Scraptoft SDA	13ha	3ha	25ha	3ha	44ha	
3	High growth at SDA in Kibworth (1000 Dwellings)	C. All 3 SDAs at a lower scale of growth	13ha	27ha	25ha	3ha	68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-	Scenario 2	xx	Scenario 3	x
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Development may offer the opportunities to enhance biodiversity, particularly at a strategic development area.</p> <p>There would be no effect on natural resources with scenario 1 as no growth would occur. However, there would also be limited opportunity for enhancement to biodiversity.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 under Scenario 3 and to a lesser extent scenario 2.</p>						
Sensitivity of receptors	<p>Agricultural land surrounding Kibworth is classified as Grade 3.</p> <p>There are no SSSIs or Local Wildlife Sites within or adjacent to Kibworth. However there may be habitats of local value and species such as bats and badgers have been recorded. There are also TPOs present that could be affected.</p>						
Likelihood of effects	<p>The loss of agricultural land would be inevitable, as development sites are greenfield and classified as Grade 3. Effects on biodiversity would be dependent upon the scale of development and the mitigation and enhancement measures secured. At this stage, there is uncertainty about what measures would be proposed.</p>						
Significance	<p>Scenario 3 and 2 (to a lesser extent) would lead to a substantial loss of Grade 3 agricultural land. There would also be a loss and disturbance to local wildlife habitats and potentially protected trees, which is recorded as a negative effect. Whilst there may be opportunities for biodiversity enhancement, this is not definitive at this stage.</p> <p>Overall, a moderate negative effect is predicted for Scenario 2 reflecting the significant negative effects on soil, and possible effects on biodiversity. For scenario 3 the effects are of a smaller magnitude, and therefore are predicted to be minor.</p> <p>There is no growth under Scenario 1 and so a neutral effect on the natural environment is predicted.</p> <p>Recommendation - The loss of agricultural land could be offset somewhat through the provision of community allotments as part of the SDA.</p>						

Built and Natural Heritage (SA Objective 3)		Scenario 1	-	Scenario 2	× × ×	Scenario 3	× ×
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. This would be most prominent for Scenario 2 and to a lesser extent scenario 3 and not an issue at all for Scenario 1.						
Sensitivity of receptors	<p>There are 37 Listed Buildings in Kibworth including a Grade 1 listed Old House and Garden Walls on 33 Main Street. There are two Conservation Areas; Kibworth Harcourt and Kibworth Beauchamp.</p> <p>The capacity for landscape to accommodate change varies around Kibworth from 'low' to 'medium low' to the north east, 'medium high' to the west and 'medium'-'medium low' to the south. The majority of land parcels within the proposed SDA are of 'medium low' capacity, with further areas of low capacity and some areas of medium capacity.</p> <p>There is a permissive footpath through the SDA site which provides good views of several Parish Churches on a clear day. This is managed by an Environmental Stewardship Agreement with the land owners.</p>						
Likelihood of effects	It is assumed that the SDA would be at North and East of Kibworth Harcourt. The scale of development would be significant, and would lead to a major change in the overall form of the settlement. There are also areas of sensitive landscape, with only medium-low or low capacity to accommodate change. Mitigation and enhancement ought to be a feature of an SDA, and also for smaller developments, which could offset effects to an extent. Part of the site also lies within Kibworth Harcourt Conservation Area. Development within and beyond this area could therefore have significant effects upon the character of the settlement edge. A permissive footpath through the site may also be affected by development, potentially affecting the views that are currently visible along this route.						
Significance	A major negative effect is predicted for Scenario 2 due to the significant scale of growth involved, which would lead to the loss of sensitive landscape, and development within Kibworth Harcourt Conservation Area. Mitigation measures could reduce this effect, but this has not been taken into account at this stage. The effects for Scenario 3 would be less pronounced within the Plan period, but nevertheless, would involve substantial growth and so a moderate negative effect is predicted. Scenario 1 would lead to no growth and thus a neutral effect is predicted.						

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-	Scenario 2	✓✓✓	Scenario 3	✓✓
Nature of effects	<p>Increased housing and employment ought to have a positive effect on wellbeing by improving choice and affordability and access to a job. Development could put pressure on local facilities, but at higher levels may also create the critical mass needed to support viable new facilities. At low levels of growth, there could be negative effects in terms of access to housing.</p> <p>Development ought to improve community infrastructure through contributions to open space enhancement.</p> <p>Under scenarios 2 and 3, the delivery of a bypass could help to reduce congestion and improve air quality in Kibworth.</p>						
Sensitivity of receptors	<p>There is insufficient capacity to manage increased growth at Kibworth GP practices. A new GP surgery is proposed in Kibworth for one of the practices for the existing patients. However the second practice in Kibworth is unable to manage an increase in demand within existing infrastructure. S106 contributions would be sought for an extension to the existing surgery premises.</p> <p>The primary school, 11-16 and post 16 educational establishments have no capacity to meet dwelling growth. S106 contributions towards school extensions would be sought for primary and other educational provision.</p> <p>Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p> <p>There is a need for additional evidence to determine how much further traffic the A6 can accommodate and its impacts on Oadby & Wigston and Leicester City. The Council is working with the Highway Authority to put in place the appropriate evidence. This up to date evidence will impact on the amount of development which can take place along the A6 including the Kibworths.</p>						
Likelihood of effects	<p>Contributions to infrastructure enhancement would be secured through development for scenarios 2 and 3.</p>						

<p>Significance</p>	<p>Scenario 1 is predicted to have a neutral effect as it does not lead to further growth beyond current commitments. Whilst this scenario would not help to support housing growth, it would put less pressure on health and education facilities.</p> <p>Scenario 2 is predicted to have a major positive effect on health by supporting better access to jobs and housing. The development of an SDA would also involve new services (possibly including a school and health facilities) and a relief road that would help to reduce congestion through the village centre (thus having positive effects on air quality and wellbeing).</p> <p>The effects of Scenario 3 would be similar to Scenario 2, but at a smaller scale, and therefore a moderate positive effect is predicted.</p> <p>With regards to air quality and congestion, the delivery of a bypass ought to have a positive effect in terms of accommodating traffic that might have otherwise passed through the village centre. The road would be likely to be in place within the plan period for scenario 2 and 3.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1	-	Scenario 2	?	Scenario 3	?
Nature of effects	<p>The level of development on greenfield land associated with Scenarios 2 and 3 has the potential to lead to an increase in surface water run-off. Conversely, scale of growth could support enhancements to green infrastructure.</p> <p>As Scenario 1 involves no growth, there would be no change to the baseline position.</p>						
Sensitivity of receptors	<p>There are no areas at risk of fluvial flooding. Surface water flooding may present a risk throughout the settlement.</p>						
Likelihood of effects	<p>The majority of land surrounding Kibworth is not at risk of fluvial flooding and hence effects would be unlikely in this respect for each Scenario. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. There could be potential for enhancements through the use of SuDs, with particular opportunities at the SDA.</p> <p>Policies CC3/CC4 in the emerging Local Plan seek to ensure that new development does not increase flood risk elsewhere and include SUDs. However, the intention is to '<i>minimise the net increase in surface water run-off discharged to sewers</i>', which means that an increase might be anticipated in some areas.</p>						
Significance	<p>The level of development on greenfield land associated with Scenario 2 could potentially lead to an increase in surface water run-off rates. Although plan policies would seek to manage the impacts and incorporate SUDs there is potential for a cumulative negative effect on local flood risk from surface water. Conversely, development could present the opportunities to enhance flood management infrastructure (particularly at a strategic scale at the SDA), which has been recorded as an uncertain positive effect for Scenarios 2 and 3 (as it is likely green infrastructure enhancement would be an integral part of an SDA).</p> <p>For Scenarios 1, no development would occur, so the risk of flooding for new and existing developments would be none.</p>						

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	-	Scenario 2	✓✓✓	Scenario 3	✓✓
Nature of effects	<p>Scenario 2 would deliver a significant amount of housing at a sustainable urban extension to Kibworth, helping to improve choice and support local provision of affordable and market homes. This would have a positive effect on housing and help to support the vitality of the village centre, as well as creating new jobs in construction over the plan period. Scenario 2 would also involve new employment areas, which ought to be attractive to modern businesses. Scenario 3 would have similar effects but at a lower magnitude.</p> <p>Scenario 1 would not support the growth of housing or economy in Kibworth.</p>						
Sensitivity of receptors	<p>A large amount of developable housing land has been identified through the SHLAA (2015), though much of this is at strategic development areas.</p> <p>The wide range of shops, services, facilities and small businesses in Kibworth provide a range of employment opportunities in Kibworth. There are also more established employment areas on Harborough Road which provide further local employment.</p>						
Likelihood of effects	<p>For Scenario 1, the viability and deliverability of the SDA will need to be tested to ensure that it can be developed as envisaged. The development would be phased, but it is likely that the majority of development would only be delivered from 2021/22, so the effects would be medium-long term. The SDA would also deliver land for employment use.</p> <p>Considering the deliverable sites in the SHLAA (2015), there is sufficient land available to support each of the Scenarios.</p> <p>Kibworth's role as a Rural Centre with good fairly good access to employment and services is likely to attract further growth in population.</p>						
Significance	<p>Scenario 2 would have a major positive effect on housing and economy by delivering 1500 new homes and modern employment land as part of an SDA. The SDA would offer the opportunity to create a new community, with supporting local centre and good access to jobs and services. Scenario 3 would have a similar effect, but at a lower scale of only 1000 dwellings. The effects are predicted to be moderately positive.</p> <p>Scenario 1 would not support growth in Kibworth, which could be considered as negative given Kibworth's role as a Rural Centre. However, there are substantial commitments and completions that ought to ensure that negative effects are not experienced in Kibworth. Consequently, a neutral effect is predicted.</p>						

Resource Use (SA Objective 9)		Scenario 1	-	Scenario 2	✓✓	Scenario 3	✓
Nature of effects	<p>Growth in housing and employment would lead to increased travel to and from Kibworth which would be likely to result in an increase in greenhouse gas emissions. However, the development of an SDA could help to reduce the need to travel for some people with improved access to local services and facilities and jobs.</p> <p>Development would lead to an increase in resource use through housing and employment. However, this would occur irrespective of where development occurs. Having said this, an SDA may present better opportunities to deliver high quality sustainable design compared to smaller piecemeal developments.</p>						
Sensitivity of receptors	<p>Kibworth is fairly well served by facilities and jobs, but links to the main settlements of Market Harborough, Leicester and Lutterworth are most likely to be by private transport.</p>						
Likelihood of effects	<p>Car travel is likely to remain the dominant form of travel under each scenario. Although highways improvements would help to relieve congestion, it would also be likely to perpetuate car travel.</p>						
Significance	<p>The level of growth associated with Scenario 2 would lead to significantly increased numbers of people living in an urban extension to Kibworth; which as a rural centre has fairly good access to jobs and services. Therefore, this Scenario is more likely to support growth that helps to reduce carbon emissions (compared to further growth in smaller rural centres). Consequently, a moderate positive effect is predicted. The effects for Scenario 3 are similar, but at a lesser scale. Nonetheless, the effects are predicted to be positive.</p> <p>Scenario 1 would lead to a no housing growth (beyond commitments and completions). The effects would therefore be neutral for Kibworth*.</p> <p><i>*A lack of high housing growth in Kibworth would not mean less sustainable growth elsewhere in terms of resource use. The level of growth at the less accessible centres would remain the same, but there would be growth at an alternative SDA.</i></p>						

Summary of effects for Kibworth

	Scenario 1	Scenario 2	Scenario 3
Natural Environment (SA Objectives 1 and 2)	-	xx	x
Built and Natural Heritage (SA Objective 3)	-	xxx	xx
Health and Wellbeing (SA Objectives 4 and 5)	-	✓✓✓	✓✓
Resilience (to climate change) (SA Objective 6)	-	?	?
Housing and Economy (SA Objectives 7 and 8)	-	✓✓✓	✓✓
Resource Use (SA Objective 9)	-	✓✓	✓

Ullesthorpe

Scenarios tested for Ullesthorpe

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	No residual growth (with SDA nearby)	A. Lutterworth and Scraptoft	13ha	27ha	-	3ha	43ha	<p>It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Ullesthorpe. Provision differs from either 3ha for housing option B to 27ha for Option A and C. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in Ullesthorpe in terms of access to jobs. Therefore, although Scenarios 1a and 1b have very similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Ullesthorpe as public transport links are poorer between these settlements, and links to Leicester are stronger.</p>
		B. All 3 SDAs		27ha	25ha		68ha	
1b	No residual growth	C. Kibworth and Scraptoft SDAs	13ha	3ha	25ha	3ha	44ha	

Natural Resources (SA Objectives 1 and 2)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as hedgerows, grassland and trees. Given that the level of residual growth (i.e. after commitments and completions are taken into account) is zero, there would be no effects on biodiversity. Conversely, the potential to enhance green infrastructure is limited as further growth would be reliant upon windfall development.</p> <p><i>Environmental quality</i> - There would be no loss of agricultural land.</p> <p><i>Water</i> – There is no threat of pollution to groundwater.</p>		
Sensitivity of receptors	<p>There are no European or national designated wildlife sites within close proximity to Ullesthorpe. There is a Local Wildlife site to the north of the Golf Course. Open land for development contains hedges, trees and ponds with value to wildlife, with Bats, Great Crested Newts and Badgers having been recorded in the area.</p> <p>Agricultural land surrounding Ullesthorpe is classified as Grade 3 and Grade 2 to the north of the village.</p>		
Likelihood of effects	<p>Effects on designated Local Wildlife Sites will not occur, as there is no planned housing growth.</p> <p>There would be no loss of agricultural land.</p>		
Significance	<p>As there is no further planned growth beyond commitments and completions, the effects on natural resources are predicted to be neutral.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement.		
Sensitivity of receptors	The Southern part of the Ullesthorpe urban area is designated as a Conservation Area containing 5 Grade 2 listed buildings. Landscape surrounding Ullesthorpe varies in its sensitivity and capacity to change. Areas identified as potential development sites (in the SHLAA) are classified as having a mixture of medium to high capacity to change.		
Likelihood of effects	There will be no effects associated with planned housing growth. It is likely that potential effects associated with windfall development could be mitigated through application of plan policies on design.		
Significance	As there is no further planned growth beyond commitments and completions, the effects on built and natural heritage are predicted to be neutral.		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓/?
		Scenario 1b	-
Nature of effects	<p>Under scenario 1a/1b, there would be no growth within Ullesthorpe, which would limit opportunities to enhance community infrastructure.</p> <p>A lack of growth would limit opportunities for new housing for local residents, which would not help to address the need for affordable housing.</p> <p>A lack of further planned development would reduce any further pressure on the primary school and health facilities, and would not generate car trips to access employment and services.</p> <p>Scenario 1a would see greater access to jobs and housing at an SDA in Lutterworth, which ought to have positive effects on residents in Ullesthorpe.</p> <p><i>Air quality</i> – Air quality can be affected by car trips, which are likely to increase as a result of development.</p>		
Sensitivity of receptors	<p>The primary school is at capacity, but it has potential to expand on site.</p> <p>Growth in Ullesthorpe would have implications for Broughton Astley GP.</p> <p>There is a shortfall of open space. Ullesthorpe has 5 of 6 key services identified in the Core Strategy.</p> <p>There is no train station in the settlement, but there is an hourly bus service throughout the day.</p>		
Likelihood of effects	<p>It is likely that health and wellbeing will remain unchanged in the short to medium term. Over the longer term, there may be an increased demand for housing as the 0-15 age group become older. Existing commitments and completions should contribute to meeting some of these needs though (122 dwellings).</p> <p>The scenarios would not support growth in Ullesthorpe, which may lead to a lack of housing (including affordable). However, for Scenario 1a, the increased offer of housing and employment at Lutterworth SDA ought to offset the lower amount of housing in Ullesthorpe.</p> <p>Negative effects on the primary school are unlikely, as there is capacity to expand on site, and development contributions would be sought to support improvements.</p> <p>The potential to enhance open space would not be great due to the lack of further planned growth.</p> <p>Increased traffic associated with the SDA is not thought likely to lead to a substantial increase in trips through Ullesthorpe. Trips are more likely to be along the A5 and M1.</p>		

<p>Significance</p>	<p>Under scenario 1b, a neutral effect is predicted. Whilst there would be fewer opportunities to secure improvements to community infrastructure, and affordable housing, there are commitments and completions that will deliver housing over the plan period, at least in the short-medium term.</p> <p>For scenario 1a development could help improve health and wellbeing for some residents who are able to access employment in Lutterworth SDA (or choose to move from Ullesthorpe to the SDA, which would provide greater housing choice in the area). Consequently a minor positive effect is predicted for Scenario 1a.</p> <p>For Scenario 1a, development at nearby Lutterworth SDA could lead to increased traffic, some of which could have an effect on traffic movements and air quality in Ullesthorpe. Whilst this is not predicted to have significant effects, an uncertain minor negative effect is recorded as a precaution.</p>
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Resilience (to climate change) (SA objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	New development can increase surface water run-off. However, the level of planned development is zero.		
Sensitivity of receptors	Flood zones 2 and 3 do not affect the main village or sites identified in the draft SHLAA (2015) for potential development.		
Likelihood of effects	The levels of flood risk are likely to remain the same.		
Significance	Given the lack of further planned development, flood risk would be unlikely to be an issue. Therefore, a neutral effect is predicted for scenario 1.		

Housing and Economy (SA objectives 7 and 8)		Scenario 1a	✓
		Scenario 1b	-
Nature of effects	<p>Both scenarios would not provide any planned local housing. For Scenario 1a however there would be significant provision at an SDA in nearby Lutterworth,</p> <p>Development in Ullesthorpe would be relatively well related to employment opportunities at Magna Park, but access would be most likely by private transport.</p> <p>The effects on the local village economy would be limited due to a lack of further planned growth.</p>		
Sensitivity of receptors	<p>The village is relatively well located in relation to Magna Park, Lutterworth and Hinckley all of which offer employment opportunities.</p> <p>There was a population increase of 8.5% between 2001 to 2011. Further population growth is likely over the plan period, with a need for local housing. Existing completions and commitments will provide 122 dwellings. In the long term, the 0-15 age group would be likely to form households and the growing elderly population may require specialised accommodation.</p> <p>The community see it as essential that the village shop and post office remain open.</p>		
Likelihood of effects	<p>There will be no further planned growth in the settlement. Existing commitments and completions ought to help meet needs in the short and medium term, but it is uncertain whether long term needs would be met.</p>		
Significance	<p>Scenario 1b would have limited effects upon housing in Ullesthorpe as it would not deliver further planned housing growth. It is likely that population growth will require housing delivery locally, but existing commitments and completions ought to help meet these (At least in the short and medium term).</p> <p>Scenario 1a would provide good access to employment and housing at an SDA in nearby Lutterworth, (and potentially at Magna Park) hence a minor positive effect is predicted reflecting these factors.</p>		

Resource Use (SA objective 9)		Scenario 1a
		Scenario 1b
Nature of effects	<p>Both scenarios would not lead to further growth in a rural area, which would help to ensure that car trips did not increase (to and from Ullesthorpe).</p> <p>As there is no planned development, energy and water use would not increase.</p>	
Sensitivity of receptors	<p>Ullesthorpe ward has carbon emissions of 2.1 Tonnes per person from domestic gas and electricity consumption (based on 2011 data). Around 10% of homes rely on electric heating and a further approximately 10% use oil. The contributions from oil are not included in the figures. In addition to emissions, there is a higher risk of householders falling into fuel poverty. Ullesthorpe also has a higher proportion of detached homes, which require more heating.</p>	
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Ullesthorpe and any new development would be unlikely to change this.</p> <p>Although there are hourly bus services in the day and some local services, the majority of people travel by private car, and this is likely to continue.</p>	
Significance	<p>Scenario 1a/1b would not lead to significant further greenhouse gas emissions from Ullesthorpe, and growth would be delivered at SDAs or larger urban areas that are better served by transport links, services and jobs. Therefore the effects are predicted to be neutral.</p> <p>Recommendation: Development in Ullesthorpe should be connected to the gas and electricity networks, and where possible seek to improve connectivity for those dwellings that are reliant upon oil and electric heating.</p> <p>New development also ought to be in smaller, non-detached homes that use less energy. This will help to reduce carbon emissions, and also help to increase the proportion of non-detached dwellings in Ullesthorpe; which are likely to be needed and appropriate given the aging population, and high proportion of 1 or 2 person households.</p>	

Summary of effects in Ullesthorpe

	Scenario 1a	Scenario 1b
Natural Resources (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	-	-
Health and Wellbeing (SA Objectives 4 and 5)	✓/?	-
Resilience (to climate change) (SA objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	-
Resource Use (SA Objective 9)	-	-

Effects on Bitteswell

Scenarios tested for Bitteswell

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate-high growth (30 dwellings) with SDA	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	<p>It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Bitteswell. Provision differs from either 3ha option B, to 27ha for options A and C. Higher provision of employment land in Lutterworth ought to be more beneficial for residents in Bitteswell in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth would be less likely to be beneficial to residents in Bitteswell as public transport links are poor between these settlements, and links to Leicester are stronger. Therefore, variations in employment in Kibworth are not a significant factor on the effects in Bitteswell.</p>
		B. All 3 SDAs		27ha	25ha		68ha	
1b	Moderate-high growth (30 dwellings)	C. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	×	Scenario 1b	×
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p><i>Environmental quality</i> - There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>				
Sensitivity of receptors	<p>There are no designated wildlife sites within close proximity to Bitteswell. Open land for development may contain hedges and trees on the boundary of value to wildlife. Bitteswell Brook contains area of importance, as well as mature hedges around the settlement that are important habitat corridors.</p> <p>Agricultural land surrounding Bitteswell is classified as Grade 3.</p>				
Likelihood of effects	<p>Effects on Bitteswell Brook would be unlikely, as available developable sites (SHLAA, May 2016) are not in close proximity. Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement. Nevertheless, disturbance and loss of habitats such as hedgerows would be likely.</p>				
Significance	<p>Although development presents the potential for negative effects on biodiversity, there are no designated sites, and mitigation measures could limit the effects on local wildlife. Nevertheless, a minor negative effect is predicted for scenario 1a/1b, as the scale of growth would make it more difficult to avoid wildlife damage and disturbance. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land, which would be unavoidable; this constitutes a minor negative effect on soil.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	x	Scenario 1b	x
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.				
Sensitivity of receptors	The Bitteswell urban area is designated as a Conservation Area, containing 13 listed buildings. The village is small scale with a unique character that could be affected by significant development.				
Likelihood of effects	Effects could be mitigated through application of plan policies on design. However, there will be some change in the scale of the settlement that will alter its character. At the scale of growth proposed it is possible that development could be achieved at lower density.				
Significance	<p>Depending upon where development is located, there is potential for negative effects on Bitteswell particularly at 'gateways' to the settlement such as from the north. Existing housing is fairly low density, overlooking green space, and this would be permanently altered if substantial development occurs. At the level of growth proposed, it ought to be possible to achieve lower density development on the sites that are available. Consequently, a minor negative effect is predicted.</p> <p>Recommendation – Development in Bitteswell ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. Although new development would be likely to fall outside the Conservation Area, it is considered that the design principles within the CA should also apply to new development to ensure a smooth transition from its boundary.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓✓/?	Scenario 1b	✓
Nature of effects	<p>Development would improve housing choice and affordability, which ought to have positive effects on health and wellbeing. There would be increased pressure on the primary school, and car trips would likely increase due to accessing employment and services, leading to an increase in greenhouse gas emissions. Development could help to support the viability of a village shop as they would deliver more housing to the area.</p> <p>For scenario 1a, an increased amount of growth at the Lutterworth SDA could have negative effects upon air quality in nearby Bitteswell should there be an increase in traffic through the centre.</p>				
Sensitivity of receptors	<p>The primary school is at capacity, but it has potential to expand on site.</p> <p>There are limited facilities in the village, and public transport links are not used by the majority of the population as over 80% of trips are by car and 12% work from home (Census 2011).</p> <p>There are community aspirations for improved facilities, and potentially a community shop / post office (<i>Bitteswell with Bittesby Settlement Profile</i>).</p>				
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of a new village shop, it is unclear whether this would occur, or if the scale of growth would be adequate.</p> <p>Negative effects on the primary school are unlikely, as there is capacity to expand on site, and development contributions would be sought to support improvements.</p> <p>Although transport associated with new development (particularly employment uses) at the SDA would be discouraged to travel through Bitteswell, there is potential that vehicle trips through the area would increase under scenario 1a.</p>				

<p>Significance</p>	<p>Development could increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, these Scenarios also support residents to remain in the area by providing new affordable housing, which is a minor positive effect. Development could also support the viability of a new community shop (although only slightly) and may also help to enhance open space through developer contributions, but the likelihood of this is unclear; hence a minor positive effect is predicted.</p> <p>Scenario 1a would provide alternative accommodation and improved access to jobs at the SDA in nearby Lutterworth, which ought to have a positive effect on health and wellbeing. Further employment opportunities could also be generated at Magna Park, which is identified as an area of opportunity for strategic warehouse growth. Therefore scenario 1b would promote very good access to jobs for local communities, which constitutes a moderate positive effect.</p> <p>For scenario 1a, which involves the SDA at Lutterworth, there is also potential for negative effects on air quality, should there be an increase in vehicle trips through Bitteswell. Though a significant increase would not be anticipated, a potential minor negative effect is recorded for 1a.</p>
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Resilience (to climate change) (SA objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	New development could increase surface water run-off, which would most likely require the development of greenfield land.				
Sensitivity of receptors	Flood zones 2 and 3 are identified around Bitteswell Brook but they do not affect the main village or sites identified in the SHLAA (May,2016).				
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.				
Significance	Flood risk would be unlikely to be an issue for any of the development Scenarios; hence a neutral effect is predicted.				

Housing and Economy (S` A objectives 7 and 8)		Scenario 1a	✓✓✓	Scenario 1b	✓✓
Nature of effects	The proposed level of growth would support the delivery of market and affordable housing in Bitteswell, which would have a positive effect on housing. This could also contribute to a modest increase in local spending, which would support the viability of the Village. Alternative housing and employment would also be provided in nearby Lutterworth under Scenario 1a.				
Sensitivity of receptors	Between 2001-2011 there was a 21% increase in the population and an 8% increase in dwellings. There is good access to local employment opportunities at Magna Park and Lutterworth, although this would be likely to be by private transport.				
Likelihood of effects	Sufficient deliverable land has been identified in the SHLAA (May 2016) to deliver the housing targets under each scenario. It is therefore likely that the housing targets would be delivered.				
Significance	Development at the proposed scale should have a moderate positive effect on housing and the economy in Bitteswell by delivering new housing that would help to support the projected growth in population and households. Scenario 1a would also have additional benefits due to improved housing choice and employment opportunities at Lutterworth SDA and potential expansion of Magna Park, hence a major positive effect is predicted.				

Resource Use (SA objective 9)		Scenario 1a	✓	Scenario 1b	-
Nature of effects	<p>Development would be likely to lead to a small number of increased road trips with associated greenhouse gas emissions.</p> <p>New development will lead to an overall increase in energy and water use in Bitteswell. However, this would be the case wherever development was located and national standards would ensure that energy and water efficiency targets were delivered.</p>				
Sensitivity of receptors	<p>Data about carbon emissions and energy use has not been established for Bitteswell. However, it is likely that as a rural area, some properties will be reliant on oil as a source of heating, which contributes greater greenhouse gas than grid connected properties. As this is a small settlement, access to services, jobs and public transport is limited, and hence there are high levels of car usage. However, there are local job opportunities at Magna Park and Lutterworth that mean some journeys are not long distance.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Bitteswell and any new development would be unlikely to change this.</p> <p>Although there are reasonable bus services, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Bitteswell; which as a sustainable rural village, only has limited access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth would contribute to a small increase in greenhouse gas emissions across the district. Although there would be negative implications, the effects would not be anticipated to be significant as the overall scale of growth is very small. Consequently a neutral effect is predicted on resource use.</p> <p>However, Scenario 1a could have positive implications in that it would provide enhanced access to jobs in Lutterworth and Magna Park (which is identified as an opportunity area for strategic warehouse growth). Although car travel would be likely to be the dominant mode of travel, this ought to reduce trip length for any residents that secure work in these locations, which is positive in terms of reducing carbon emissions. Consequently, a minor positive effect is predicted for Scenario 1a.</p>				

Summary of effects on Bitteswell

	Scenario 1a	Scenario 1b
Natural Resources (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	x	x
Health and Wellbeing (SA Objectives 4 and 5)	✓✓/?	✓
Resilience (to climate change) (SA objective 6)	-	-
Housing and Economy (S A objectives 7 and 8)	✓✓✓	✓✓
Resource Use (SA objective 9)	✓	-

Church and East Langton

Scenarios tested for Church Langton

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate growth (30 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	<p>In terms of housing growth, one scenario has been identified for -Church Langton; moderate growth. The growth scenario has been sub-divided into 1a and 1b because an SDA in Kibworth (which is within 3.5 miles of Church Langton) would provide job opportunities as well as alternative housing under Options B and C.</p> <p>The preparation of a Neighbourhood Plan for Church Langton</p>
1b	Moderate growth (30 dwellings) with SDA nearby at Kibworth	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha			68ha	

SA Findings for Church Langton

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term. The scale of development however would limit the effects.</p> <p><i>Environmental quality</i></p> <p>There could be a loss of land classified as Grade 3.</p>		
Sensitivity of receptors	<p>There are no sensitive wildlife receptors in Church Langton except two Tree Protection Orders, one along Stanton Road and lane to Glebe Farm and one along the northern edge of Churchyard.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Church Langton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures such as habitat buffers could be secured as part of development. This could also include the potential for enhancement. The levels of growth proposed are unlikely to lead to significant effects if appropriate sites are selected and mitigation secured.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures ought to limit the effects on local wildlife, especially at the level of growth proposed. As a result this scenario is predicted to have neutral effects.</p> <p>There would be a loss of agricultural land which would be unavoidable. However, the magnitude of the effects would be minor and the site is not in agricultural use, and hence a neutral effect is predicted.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	?
		Scenario 1b	?
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. However, the scale of growth is relatively low.		
Sensitivity of receptors	<p>Church Langton is in a Conservation Area and contains 5 Grade II listed buildings and 2 Grade II* listed buildings, Church of St Peter and the Old Rectory. Much of East Langton is a Conservation Area and contains 2 listed buildings.</p> <p>The setting of East Langton Conservation Area will also need to be considered. As will the registered park and garden at Langton Hall.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>		
Likelihood of effects	<p>The proposed growth would lead to small scale development which could probably be accommodated on one or two strategic site and smaller windfall development (though it may be necessary to decant a small amount of growth to related settlements).</p> <p>For Church Langton, the only site identified in the SHLAA at the time of appraisal is not adjacent to any heritage assets, but is on public open space and its development could affect the character of the settlement if this site was developed. If appropriately designed, negative effects could probably be avoided. In East Langton, identified sites fall within the Conservation Area, and so effects could be more likely to occur.</p>		
Significance	<p>The scale of growth is moderate, and although the character of the settlements are sensitive to development, it is likely that mitigation could be secured to avoid significant effects in Church Langton. However, in East Langton, the sites fall within the Conservation Area, and so the effects are potentially negative. A potential minor negative effect is predicted.</p> <p>Recommendation – Development in Church Langton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), registered park and garden and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	-
		Scenario 1b	✓
Nature of effects	<p>The growth scenario (1a/1b) would support a greater range of housing, allowing existing residents to move to new homes in the local area. This ought to help to maintain community identity. For Scenario 1b, growth in housing at an SDA at Kibworth would also present alternative housing and employment that could be accessed by residents in Church Langton.</p> <p>Growth would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. However, the scale of development proposed in Church Langton is relatively low, so the magnitude of effects is not high.</p> <p>The scale of development involved would not have an effect on levels of air quality or water quality. The SDA at Kibworth under scenario1b could lead to slight increases in traffic through the villages.</p>		
Sensitivity of receptors	<p>The proportion of people aged 35-54 is higher (33%) than the District average (30%). The proportion aged 0 -15 is just below average.</p> <p>The primary school in Church Langton is close to capacity and it is noted that the site would probably need to be extended. This would likely come from S106 contributions. There are a number of different facilities in the village. Public transport links are not frequently used, with 73% of people using a car or van to get to work (Census 2011).</p>		
Likelihood of effects	<p>It is likely that health and wellbeing will remain unchanged in the short to medium term. Over the longer term, there may be an increased demand for housing as the youthful population become older. It cannot be guaranteed that new housing will be accessible, affordable or desirable to local communities. Therefore, the provision of a greater choice of housing may not necessarily benefit residents in Church Langton.</p> <p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue.</p> <p>For Scenario 1b, the development of employment provision at an SDA in Kibworth ought to have a positive effect in terms of improving access to employment for residents in Church Langton.</p> <p>Potential increases in traffic as a result of the SDA would be anticipated to predominantly use the A6, which would divert additional growth away from the villages. Therefore effects on air quality are not expected to be significant.</p>		

<p>Significance</p>	<p>This growth scenario is likely to lead to an increase in greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, growth would also support residents to remain in the area by providing new housing. The scale of growth is fairly low, so effects are not predicted to be significant.</p> <p>The scale of growth proposed ought to improve housing choice and affordability in Church Langton, which could have a slight positive effect on the health and wellbeing of a handful of local residents as well as helping to retain community identity. However, there is no certainty that new housing would be accessed by local residents.</p> <p>There would be a need to increase provision of health and school facilities, but it is expected that this could be provided through developer contributions at the scale of growth identified.</p> <p>On balance a neutral effect is predicted, as the scale of growth would be limited to just one or two sites that might not deliver a substantial amount of affordable homes.</p> <p>Scenario 1b is predicted to have a minor positive effect on health, as it would also lead to enhanced access to employment opportunities at Kibworth (through the new SDA), which would benefit a wider range of people within the community in the medium to long term.</p>
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Resilience (to climate change) (SA objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	New development could increase surface water run-off, which would most likely require the development of greenfield land. There are no identified sites (SHLAA May 2016) in or around flood zones at Church Langton or East Langton.		
Sensitivity of receptors	There are natural ponds in Church Langton, but these are not considered flood risks at this stage. East Langton is entirely within flood zone 1.		
Likelihood of effects	<p>It is unlikely that new development would be at risk of river flooding.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Flood risk would be unlikely to be an issue for this development scenario; hence a neutral effect is predicted.		

Housing and Economy (SA objectives 7 and 8)		Scenario 1a	✓
		Scenario 1b	✓✓
Nature of effects	<p>This growth scenario (1a/1b) would help to improve housing choice and affordability in Church Langton, with knock on beneficial effects on the village economy, through increased spending on local services. Scenario 1b would also allow for residents to benefit from increased housing choice and job opportunities at an SDA in Kibworth.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high speed broadband exists in the area, and this would help supplement the current 13% of residents who work from home.</p>		
Sensitivity of receptors	<p>There has been an increase of 11.7% dwellings since 2001 in Church Langton. There is a need for affordable housing in rural areas.</p> <p>There are only 2% of economically active people in Church Langton who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>There is only capacity for 14 dwellings on one site identified in the SHLAA 2015. Therefore, there is uncertainty about whether further development sites will be identified to support a higher level of growth i.e. 18-21 dwellings). . Employment provision at Kibworth is likely to benefit some local residents given its close proximity. However, the need for jobs is not a major issue in Church Langton.</p>		
Significance	<p>The growth scenario is predicted to have a minor positive effect on delivering housing targets (including the provision of a small amount of affordable housing).</p> <p>Growth is unlikely to have a significant effect on the village economy. Job opportunities for residents would not be affected for scenarios 1a, but for Scenario 1b, there would be substantial new employment provision in Kibworth, which could have beneficial effects for members of the community when the land is developed. A moderate positive effect is therefore predicted for Scenario 1b.</p>		

Resource Use (SA objective 9)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p>This growth scenario (1a/1b) would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs, so neutral effects are predicted.</p> <p>In terms of travel, car journeys would be likely to increase, which would lead to a minor increase in greenhouse gas emission given that residents need to travel to access jobs and higher order services.</p> <p>More car trips would be generated, although the difference is negligible. For Scenario 1b, there is potential for shorter journeys to places of employment, as there would be job creation in Kibworth.</p>		
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Church and East Langton. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Church and East Langton and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>This growth scenario (1a/1b) would lead to increased numbers of people living in Church Langton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely new housing would therefore contribute to an increase in greenhouse gas emissions through increased car trips. However, a neutral effect is predicted, as the magnitude of effects is very small.</p>		

Summary of effects for Church and East Langton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	?	?
Health and Wellbeing (SA Objectives 4 and 5)	-	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	✓✓
Resource Use (SA Objective 9)	-	-

The Claybrookes

Scenarios tested for the Claybrookes

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	High residual growth (50 dwellings) with SDA nearby	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Claybrooke Magna (by car). Provision differs from either 3ha for option B to 27ha for options A and C. Clearly, a higher provision ought to be more beneficial for residents in terms of access to jobs. Scenario 1 has been sub divided on this basis.
		B. All 3 SDAs		27ha	25ha		68ha	
1b	High residual growth (50 dwellings)	C. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land (for both scenarios) could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term depending upon when development occurs.</p> <p><i>Environmental quality</i></p> <p>There could be a loss of land classified as Grade 3. Increased development could lead to a need to treat increased amounts of wastewater.</p>				
Sensitivity of receptors	<p>There are no designated national or local wildlife sites or TPOs in Claybrooke Magna, but open land for development may contain habitats of local value to wildlife such as trees, hedges and grassland. In Claybrooke Parva there are several TPOs located in the centre of the village, but no other designated habitats in the vicinity.</p> <p>Agricultural land surrounding Claybrooke Magna and Claybrooke Parva is classified as Grade 3.</p> <p>There are no prominent water quality issues.</p>				
Likelihood of effects	<p>Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement. There is unlikely to be any significant biodiversity effects due to there being no sensitive sites in Claybrooke Magna / Claybrooke Parva.</p>				
Significance	<p>Although development presents the potential for negative effects, mitigation measures ought to limit the effects on local wildlife. It is likely that these effects could be avoided through the development management process.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of land classified as Grade 3 agricultural land, which would be unavoidable. Though the magnitude of loss would be small, the sites that are included in the SHLAA May 2016 are in agricultural use.</p> <p>Overall, a neutral effect is predicted, as the magnitude of effects on biodiversity, agricultural land and water quality is low, and sensitivity is low.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	✘	Scenario 1b	✘
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Claybrooke Magna has particular significance being a focal point due to its location at the crossing point of two principle Roman roads (Watling Street and Fosse Road). Its character would need to be respected by any new development, although Claybrooke Magna does not have a Conservation Area.				
Sensitivity of receptors	Claybrooke Magna contains 7 listed buildings and a Scheduled Monument (Roman town, High Cross). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development. A priority for the parish council is to maintain separation between Claybrooke Magna and Claybrooke Parva.				
Likelihood of effects	Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character. Sensitivity of listed buildings and the Scheduled Monument would need to be respected. To meet housing requirements under this scenario, it would be likely that development would either be at a higher density, or would need to cover more land.				
Significance	Housing is fairly low density in Claybrooke Magna and Claybrooke Parva, with over 50% of homes detached, overlooking green space. This would be likely to be permanently altered in Claybrooke Magna if substantial development occurred in this location. No available sites have been identified in Claybrooke Parva, so effects here are unlikely. Overall this constitutes a minor negative effect for Scenario 1, as the potential to deliver lower density or smaller scale development would be possible. Recommendation – Development in Claybrooke Magna ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. This would mitigate potential negative effects ensuring a neutral residual effect.				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	-	Scenario 1b	?
Nature of effects	<p>Development would support a greater choice and affordability of housing. Lower growth would limit housing choice for local residents, which could lead to a loss of community identity over time as residents look for alternative accommodation.</p> <p>Development would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions.</p>				
Sensitivity of receptors	<p>The Claybrookes have a greater proportion of the population aged 35-64 than is seen in Harborough District as a whole. The population profile is relatively young compared with some villages. The proportion of the population aged 65 and over is well below the District level.</p> <p>The primary school capacity is unknown, the capacity of Broughton Astley GP surgery is severely constrained and contributions towards a new GP surgery facility would be sought. GPs in Broughton Astley are also at capacity and would be affected by significant development.</p> <p>There are limited facilities in the villages. Public transport links are not frequently used by the majority of the population as over 80% of trips are by car (Census 2011).</p>				
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in these settlements, which have a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unlikely that the scale of growth would be adequate to have a significant positive effect.</p> <p>Negative effects on the primary school are likely as is the strain on the GPs in Broughton Astley which are already over capacity. Development contributions would be sought to support improvements though. It is unclear whether school capacity could be expanded on site or would need to be provided in higher order settlements such as Ullesthorpe or Broughton Astley.</p>				
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, these options also support residents to remain in the area by providing new affordable housing. These options could support the viability of village amenities and may also help to enhance open space through developer contributions, but the likelihood of this is unclear and small scale. The strain it would put on existing services including the SLCTI would almost certainly lead to a negative effect without these contributions and new facilities. As a result, an uncertain negative effect is predicted for scenario 1b. For scenario 1a, the presence of the SDA at Lutterworth ought to offset potential negative effects, and so a neutral effect is predicted.</p>				

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	New development could increase surface water run-off which could require the development of greenfield land.				
Sensitivity of receptors	Flood zones 2 and 3 are identified to the west but they do not affect the main village of Claybrooke Magna. Claybrooke Parva falls entirely within Flood Zone 1.				
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.				
Significance	Flood risk would be unlikely to be an issue; hence a neutral effect is predicted.				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓	Scenario 1b	✓
Nature of effects	<p>Both scenarios would add comprehensive development to the area, which would have a positive effect on housing by increasing choice and affordability.</p> <p>In line with policy, affordable housing will be provided proportionally. As a result, development will provide the opportunity for more affordable housing in Claybrooke Magna.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as an upgrade in Claybrooke Magna was due in late 2014/early2015, which would help supplement and add to residents who work from home (currently 7%).</p> <p>More people are likely to lead to more economic activity in Lutterworth with Claybrooke Magna only a short distance away.</p>				
Sensitivity of receptors	<p>There have been no new dwellings since 2001 in Claybrooke Magna according to the Census. There is a need for affordable housing and a high number of detached homes. There are only 2% of economically active people in Claybrooke Magna who are unemployed (Census 2011).</p>				
Likelihood of effects	<p>There is land identified as available for development in the May 2016 SHLAA (in Claybrooke Magna only). Though sites will need to be tested for inclusion in the Local Plan, there is potential for the level of housing proposed in Scenario 1 to be delivered.</p> <p>Increased housing would improve the offer available in Claybrooke Magna including affordable homes. Current infrastructure however may be stretched and contributions to improve infrastructure would be required. No sites are available for development in Claybrooke Parva, and so effects here are not likely.</p> <p>Whilst there are relatively few employers in the Claybrookes itself, the villages benefit from close proximity to Lutterworth and Magna Park and a wider range of employment opportunities. An increased housing offer would provide the opportunity for people to move and commute. A range of homes could also provide opportunities for young people to stay in the village.</p>				
Significance	<p>The growth scenario ought to have a positive effect on housing in Claybrooke Magna, as well as supporting local spending. A minor positive effect is predicted.</p> <p>For scenario 1a the nearby SDA at Lutterworth could have additional benefits in terms of improved access to jobs and homes, and so a moderate positive effect is predicted.</p>				

Resource Use (SA Objective 9)		Scenario 1a	×	Scenario 1b	×
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions.</p>				
Sensitivity of receptors	<p>There is an hourly bus service in Claybrooke Magna although it does not run in evenings or Sundays. As such there is a reliance on private transport</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in the Claybrookes and any new development would be unlikely to change this.</p> <p>Although there is a reasonable day time bus service, the majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth associated with Scenario 1a/1b would lead to increased numbers of people living in the Claybrookes; which only have moderate access to jobs and services. Together with a reliance on private transport and little organic growth in the last ten years, it is likely that the level of growth would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor in relative sense). Consequently a minor negative effect is predicted.</p>				

Summary of effects for Claybrooke Magna

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	x	x
Health and Wellbeing (SA Objectives 4 and 5)	-	?
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓✓	✓
Resource Use (SA Objective 9)	x	x

Dunton Bassett

Scenarios tested for Dunton Bassett

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate growth (40 dwellings) with SDA	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Dunton Bassett. Provision differs from either 3ha for housing option B to 27ha for options A and C. Higher provision of employment land in Lutterworth ought to be more beneficial for residents in Dunton Bassett in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Employment provision in Kibworth and Fleckney would be less likely to be relevant to residents in Dunton Bassett as public transport links are poor between these settlements, and links to Leicester are stronger.
		B. All 3 SDAs with		27ha	25ha		68ha	
1b	Moderate-high growth (40 dwellings)	C. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	

SA findings for Dunton Bassett

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	✘
		Scenario 1b	✘
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3 under Scenario 1a/1b. The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>There are 5 wildlife sites and 3 TPOs in Dunton Bassett.</p> <p>Agricultural land surrounding Dunton Bassett is classified as Grade 3. There is also an area of grade 2 agricultural land adjacent to the southern part of the village.</p>		
Likelihood of effects	<p>Development has potential to affect wildlife through the loss of greenspace and habitats such as trees and hedgerows. However, mitigation measures such as habitat buffers could be secured as part of developments on affected sites.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. Nevertheless, a minor negative effect is predicted, as it may be difficult to fully avoid wildlife damage and disturbance.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land, which would be unavoidable, but small scale. This constitutes a minor negative effect on soil.</p> <p>Overall, a minor negative effect is predicted for scenario 1a/1b.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	✘
		Scenario 1b	✘
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.		
Sensitivity of receptors	Dunton Bassett contains 14 listed buildings including a Grade II* (Church of All Saints) and a Scheduled Monument (Moated site with fishpond). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development. There is no Conservation Area designation at present but such a designation is a stated aim of the parish plan.		
Likelihood of effects	Effects could be mitigated through application of plan policies on design. However, the proposed level of development, there will be an inevitable change in the scale of the settlement that could negatively alter its character.		
Significance	Housing is fairly low density in Dunton Bassett, overlooking green space, and this could be altered in some areas if development occurred as with Scenario 1. However, the sites in the SHLAA available for development are relatively well screened, and effects upon landscape and the built environment would not be expected to be significant. A minor negative effect is recorded, but delivery of lower density or smaller scale development could help to ensure that effects are neutral. Recommendation – Development in Dunton Bassett ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement.		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓
		Scenario 1b	-
Nature of effects	<p>There is likely to be a strain on existing resources, particularly with the capacity of Broughton Astley GP practice. It is likely a new GP would be required in Broughton Astley (to support the wider delivery of housing) for which contributions would be required.</p> <p>Scenario 1 would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. However, development could help to support the viability of village services by delivering more housing to the area although the likelihood of this is uncertain.</p> <p>Scenario 1a should lead to increased job opportunities due to the SDA in Lutterworth, which should have positive effects on health.</p> <p>The scale of development involved would not have an effect on levels of air quality. The Lutterworth SDA would be accessible to residents in Dunton Basset, but unlikely to lead to increased trips through the settlement itself.</p>		
Sensitivity of receptors	<p>The population has declined in Dunton Bassett over the last 10 years by 4.5%. 17.9% of population is in 0-15 age group whilst 16.9% of population is 65 or over. The village has a greater proportion of the population aged 35-64 (33%) than is seen in Harborough District as a whole.</p> <p>The primary school in Dunton Bassett is at capacity and it is noted in the Settlement Profile that the site is constrained with limited space to extend.</p> <p>GPs are at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village, although they do currently cater adequately for the current population. Public transport links are not frequently used by the majority of the population as 86% of trips are by car (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth under these Scenarios could help to support the viability of village amenities, it is unclear whether the scale of growth would have a significant effect in this respect.</p> <p>Negative effects on the primary school are likely as is the strain on the GP. Development contributions would be sought to support improvements, but it would be difficult to provide new facilities locally.</p>		
Significance	<p>Development could increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. Scenario 1 supports residents to remain in the area by improving housing choice and affordability, could support the viability of new amenities and may also help to enhance open space through developer contributions. It would be likely that new health and education facilities would need to be provided outside the settlement, which limits the positive effects. Therefore, a neutral effect is predicted overall.</p> <p>Whilst Scenario 1a would have the same effects, it ought to be slightly more beneficial than 1b given that the SDA would create additional employment opportunities that could benefit residents in Dunton Basset. Therefore a minor positive effect is predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	New development could increase surface water run-off, through the development of greenfield land.		
Sensitivity of receptors	There are no flood zones in Dunton Bassett that affect the main village or sites identified in the SHLAA May 2016. Surface water flooding could be an issue throughout the village though and should be explored through development management processes.		
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.		
Significance	Flood risk would be unlikely to be an issue; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓
		Scenario 1b	✓
Nature of effects	<p>Scenario 1 would support housing growth, helping to support local provision of affordable and market homes to meet needs. This would have a positive effect on housing and help to support the vitality of the village.</p> <p>For alternatives that involve an SDA, access to employment opportunities and housing would also be likely to improve, although this would not be within Dunton Bassett itself.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband is coming to the area.</p>		
Sensitivity of receptors	<p>There has been an increase of 2% dwellings since 2001 in Dunton Bassett. There is a need for affordable housing in rural areas.</p> <p>The population is under represented in the 16-34 age groups compared to the wider District. The village has a relatively high proportion of detached properties which tend to be less affordable, higher development could increase the range of homes available in Dunton Bassett.</p> <p>There are only 2% of economically active people in Dunton Bassett who are unemployed (Census 2011). This shows a strong local economy, without the need for economic development.</p>		
Likelihood of effects	<p>Increased housing would improve the offer and choice available, as currently over 50% of houses in Dunton Bassett are detached.</p> <p>Whilst there are relatively few employers in Dunton Bassett itself, an increased housing offer would provide the opportunity for people to move and commute as is the current trend.</p>		
Significance	<p>Scenarios 1a and 1b are predicted to have a minor positive effect on delivering housing in Dunton Bassett (including the provision of affordable housing).</p> <p>In terms of the economy and employment, no scenario is likely to have a significant effect in terms of the local economy. However, Scenario 1a would help to increase job opportunities at the SDA.</p> <p>Overall, the effects of housing and economy for Scenario 1b are predicted to be minor, whilst for 1a, the benefits of the SDA on employment signifies a moderate positive effect.</p>		

Resource Use (SA Objective 9)		Scenario 1a	Scenario 1b
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would be more car journeys made based on the current trend (reliance on car travel) which could increase greenhouse gas emissions. Given that school places may have to be provided outside the village, this may also lead to greater number of car trips.</p>		
Sensitivity of receptors	<p>Access to public transport is poor in Dunton Bassett with a limited Monday-Friday service. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Dunton Bassett and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth involved would lead to increased numbers of people living in Dunton Bassett; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport and the likelihood of new school places being provided outside the village, it is likely that the level of growth would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor).</p>		

Summary of effects for Dunton Bassett

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	x	x
Health and Wellbeing (SA Objectives 4 and 5)	✓	-
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓✓	✓
Resource Use (SA Objective 9)	x	x

Foxton

Scenarios tested for Foxton

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate residual growth (10 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	Although there is no employment provision in Foxton, it is possible that an SDA in Kibworth would provide job opportunities that could be accessed by residents in Foxton. Scenarios 1a and 1b involve the same scale of housing growth, but are differentiated in that 1a would involve an SDA at Kibworth and 1b wouldn't. It is unlikely that variations in employment at Fleckney or Lutterworth would affect Foxton differently, as the scale of growth in Fleckney is not significant, and Lutterworth is less well related to Foxton than Market Harborough, for which 13ha of employment land is anticipated for all housing options anyway.
1b	Moderate residual growth (10 dwellings) with nearby SDA	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha			68ha	

SA findings for Foxton

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p>There would be a limited effect on natural resources with Scenario 1 as very little growth would occur. However, there would also be limited opportunity for enhancement to biodiversity.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3. The low scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There is one Local Wildlife Site, the Grand Union Canal Harborough Arm and a number of TPOs in Foxton.</p> <p>Development may contain habitats of local value to wildlife.</p> <p>Agricultural land surrounding Foxton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures such as habitat buffers and ponds could be secured as part of developments on affected sites. This could also include the potential for enhancement, though at the scale of planned growth it is unlikely to be significant.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures should limit the effects on local wildlife. Furthermore, growth is very small scale. The effects on biodiversity are therefore predicted to be neutral.</p> <p>There would be a loss of agricultural land, which would be unavoidable. However, the amount of land lost would be minimal, and this does not constitute a significant effect.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	?
		Scenario 1b	?
Nature of effects	<p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.</p> <p>Foxton is located within the Laughton Hills Landscape Character Area which has low - medium landscape capacity to accommodate development; it is one of the most sensitive landscapes in the District.</p>		
Sensitivity of receptors	<p>Foxton Conservation Area covers practically the entire extent of the built up part of the village and the Grand Union Canal Conservation Area cuts through the village. Foxton contains 16 listed buildings including two Grade II* Listed Church of St Andrew and Foxton Locks, Grand Union Canal.</p> <p>There is also a Scheduled Monument, an inclined plane immediately east of Foxton Locks.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design.</p> <p>Given the flood constraints to the North, it is likely that development would need to be to the south of the settlement, which would present the potential for negative effects on the Grand Union Canal.</p>		
Significance	<p>Housing is low density in Foxton and development could alter the character in this location. If development was located to the south (which is possible given flood risk to the north) there would be potential effects on the Grand Union Canal. However, the scale of growth is very low, and effects are unlikely to be more than minor. An uncertain negative effect is predicted.</p> <p>Recommendation – Development in Foxton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	-
		Scenario 1b	✓
Nature of effects	<p>Housing provision would help to improve housing choice and affordability, which ought to have positive effects on residents in the village that wish to form a household or move to larger/specialised accommodation (for example young families).</p> <p>Development would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Development could help to support the vitality of the village shop and services as it would deliver more housing to the area. However, these effects are very small scale.</p> <p>Scenario 1b, which would involve an SDA in Kibworth, would provide enhanced employment opportunities for local residents in Foxton, which ought to have positive effects on health and wellbeing.</p> <p>The low scale of development involved would not have an effect on levels of air quality. The Kibworth SDA would be accessible to residents in Foxton, but unlikely to lead to increased trips through the settlement itself.</p>		
Sensitivity of receptors	<p>The population in Foxton has noticeable differences from the District trends. There are considerably larger proportion of the population being aged 55 – 74 and a below average representation of those in the 16-34 age groups.</p> <p>The primary school in Foxton has limited capacity and an extension may be required. However, the site is constrained with limited space for an extension. Development would also be expected to contribute to improved GP service capacity in Market Harborough.</p> <p>Public transport links are not frequently used, 71% of people use a car or van to get to work. Just over 13% work from home (Census 2011).</p>		
Likelihood of effects	<p>There is likely to be a need for special needs housing for an aging population. Planning for a higher level of development could help to support such needs. However, at the scale of growth involved it is unlikely.</p> <p>It is likely that there would be a slight increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue.</p> <p>Whilst the increased growth could help to support the viability of village amenities, it is unlikely that effects would be significant given the very low amount of growth involved. It is possible that the additional demand for education would have to be provided outside of Foxton given that the primary school site is constrained.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, the scale of growth is very low, and effects are insignificant. The scale of growth is unlikely to put substantial pressure on health or education facilities. Overall, the effects for scenario 1a are predicted to be neutral.</p> <p>Under Scenario 1b there would be a development of an SDA in nearby Kibworth which could provide benefits by improving access to employment opportunities (in addition to nearby Market Harborough opportunities). A minor positive effect is predicted to reflect this.</p>		

Resilience (to climate change) (SA objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	New development could increase surface water run-off which would likely require the development of greenfield land. Flood Zones 2 and 3 are identified around the northern edge of the settlement and the Grand Union Canal Harborough Arm.		
Sensitivity of receptors	There are Flood Zones 2 and 3 to the north of Foxton.		
Likelihood of effects	<p>It is unlikely that new development would be sited where it is at risk of river flooding, which would limit growth to the north of the settlement. However, with higher levels of growth, the potential for sites to intersect with areas of flood risk would increase.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Flood risk would be unlikely to be a major issue. Given the small scale of growth involved, it ought to be possible to avoid areas of flood risk and to ensure that there are no negative effects on hydrology. A neutral effect is predicted.		

Housing and Economy (SA objectives 7 and 8)		Scenario 1a	-
		Scenario 1b	✓✓
Nature of effects	<p>The growth scenario would lead to housing provision in Foxton, which would contribute to meeting housing needs and improving choice. The scale of growth is small though.</p> <p>For alternative 1b there would be further housing at an SDA in Kibworth, which would provide alternative accommodation and would also provide better access to employment opportunities.</p> <p>New homes could also help support the rural economy with more people spending money at village shops, although this is not likely to have a significant effect given the very small number of dwellings involved.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high speed broadband exists in the area, and this would help support residents to work from home.</p>		
Sensitivity of receptors	<p>The Census suggests there have been no increase in dwellings from 2001-2011. This is likely to be a data error, as a number of completions have been recorded. However, the level of growth is low, with only 3 dwellings completed between 2011/12 – 2015/2016. There is a need for affordable housing in rural areas. There are only 2% of economically active people in Foxton who are unemployed (Census 2011).</p> <p>A Neighbourhood Plan has been adopted which identifies housing allocations.</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Foxton. Although growth is small scale, existing commitments and completions (23) ought to help ensure that negative effects on housing and economy do not occur due to a lack of housing growth.</p> <p>Scenario 1b which include an SDA at Kibworth would provide alternative housing and employment opportunities, which could benefit residents from Foxton.</p>		
Significance	<p>Development would have benefits in terms of delivering housing in Foxton. However, the scale of growth is very small, and effects are unlikely to be significant. The effects on the local economy are also predicted to be very small scale as local spending would be unlikely to increase much. Consequently a neutral effect is predicted.</p> <p>However, Scenario 1b would involve an SDA at Kibworth, which would provide alternative housing choice (albeit not in Foxton itself) and would also provide employment opportunities. Consequently, the overall effect of Scenario 1b is predicted to be a moderate positive effect for Foxton.</p>		

Resource Use (SA objective 9)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs. The scale of growth is also very low.</p> <p>There would be slightly more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions.</p>		
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Foxton. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon decentralised power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Foxton and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to a small increase in the number of people living in Foxton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that growth would contribute to an increase in greenhouse gas emissions across the district (albeit very minor). On balance, the effects are not predicted to be significant, so a neutral effect is predicted.</p>		

Summary of effects for Foxton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	?	?
Health and Wellbeing (SA Objectives 4 and 5)	-	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	-	✓✓
Resource Use (SA Objective 9)	-	-

Gilmorton

Scenarios tested for Gilmorton

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Low residual growth (2 dwellings) with nearby SDA	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	<p>It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Gilmorton. Provision differs from either 3ha to 27ha. Higher provision of employment land in Lutterworth ought to be more beneficial for residents in Gilmorton in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis).</p>
		B. All 3 SDAs		27ha	25ha		68ha	
1b	Low residual growth (2 dwellings)	C. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	

SA findings for Gilmorton

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats such as grassland, hedges and trees. The magnitude of effects would not be high given the very low amount of housing involved.</p> <p><i>Environmental quality</i> - There is the potential for a very small loss of land classified as Grade 2/3</p>				
Sensitivity of receptors	<p>There are no designated sites within close proximity to Gilmorton. Gilmorton falls into one of the outer isochrones for the SSSI risk impact zones for Misterton Marshes. However, applications for residential development are not considered likely to have any impact.</p> <p>A belt of Grade 2 agricultural land runs through Gilmorton from the north east to the west of the village.</p>				
Likelihood of effects	<p>It is likely that effects on biodiversity could be avoided through sensitive layout and design.</p> <p>It is very likely that there would be a permanent loss of agricultural land of Grade 2/3 under Scenario 1.</p>				
Significance	<p>Gilmorton is not particularly sensitive with regards to biodiversity, and at the scale of growth involved there would be no effects.</p> <p>There could be a very small loss of agricultural land, but this is not significant.</p> <p>Overall a neutral effect is predicted for both scenarios.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	-	Scenario 1b	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement. However, the level of growth involved is minimal.				
Sensitivity of receptors	Gilmorton does not contain a Conservation Area, but there are 20 listed buildings, and 2 known sites of archaeological importance. Located within the Lutterworth Lowlands Landscape Character Area which has medium – high landscape capacity to accommodate development (in general terms it is an area that is able to accommodate development or change with only minor compromise or degradation of the existing landscape).				
Likelihood of effects	Depending upon the location and design of development, there may be an effect on the character of the settlement. However, the very low scale of growth ought to ensure that development in the most sensitive areas can be avoided and / or mitigated. None of the sites identified in the SHLAA (May 2016) contain designated heritage assets, though development of some could affect their setting. It is unlikely that additional growth of 2 dwellings would lead to significant effects in combination with development that is already committed.				
Significance	At the scale of further planned growth proposed, it would be possible to avoid the most sensitive areas and mitigate potential impacts. In broad terms the landscape has capacity to accommodate change and should be able to accommodate small scale development in addition to committed schemes.				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓✓/?	Scenario 1b	-
Nature of effects	<p>Development would not require increased provision of local school and health provision, as the scale of growth proposed is very small.</p> <p>There would be no significant effects in terms of affordable housing, as the growth proposed would not trigger affordability requirements.</p> <p>Scenario 1a would involve provision of housing and health/education facilities at Lutterworth SDA, which might help to improve choice for residents in and around Gilmorton.</p> <p>The level of growth is not substantial enough on its own to have a significant effect upon air quality. However, Scenario 1a, which involves substantial growth nearby at an SDA in Lutterworth, could possibly affect traffic through Gilmorton.</p>				
Sensitivity of receptors	<p>Gilmorton has a population of 976 (decrease of 41 or 4% since 2001 compared to an increase of 11.5% across the district over the same period).</p> <p>Gilmorton Parish Council is planning to lead on the preparation of a Neighbourhood Plan.</p> <p>The primary school site in Gilmorton is confined and is reaching capacity.</p> <p>The closest healthcare facilities are at Lutterworth. The surgeries have capacity to accommodate growth but additional equipment would be needed. S106 contributions towards the provision of additional GP surgery equipment would be sought. There are shortfalls in some types of open space.</p> <p>With regards to air quality, depending upon the location and scale of development, trips to and through the village centre by car are likely to increase, as development would be likely to occur on the settlement edges.</p>				
Likelihood of effects	<p>Growth is too low to have effects in terms of support for the viability of village amenities and services.</p> <p>Negative effects on the primary school are unlikely, as the proposed growth is minimal. Access to health facilities would still be outside the settlement.</p>				
Significance	<p>There would be minimal growth locally, and so there would be neutral effects upon local services and affordable housing provision.</p> <p>For Scenario 1a, there would be alternative opportunities for housing, employment, education and health facilities at a Lutterworth SDA, which ought to have positive effects upon residents in Gilmorton. Therefore, a moderate positive effect is predicted for 1a.</p> <p>Air quality is unlikely to be affected by growth in Gilmorton, but for Scenario 1a, growth at Lutterworth SDA could possibly affect traffic through Gilmorton, which is recorded as an uncertain negative effect for scenario 1a.</p>				

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	There is potential for development to increase areas of impermeable land, which could contribute to increased surface water run-off. The scale of effects would be negligible though.				
Sensitivity of receptors	There are no areas of risk from fluvial flooding. Surface water flooding presents a risk in some parts of the settlement, although not at those sites identified as deliverable in the SHLAA (May 2016).				
Likelihood of effects	The likelihood of development being in areas at risk of flooding is low, as is the likelihood that development would increase flood risk elsewhere, as there would be a requirement to ensure that surface water run-off is managed and SuDS utilised where necessary.				
Significance	It is unlikely that development would be in areas at risk of flooding. The scale of development is unlikely to have a substantial effect on surface water run-off, and in any case, policies in the Plan would seek to ensure that no negative impacts occurred. Therefore, neutral effects are predicted.				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓	Scenario 1b	-
Nature of effects	A lack of further planned growth would not contribute to local housing needs, or local spending in the village.				
Sensitivity of receptors	Between 2001 and 2011 there was a population decrease of 41 or 4% since 2001 compared to an increase of 11.5% across the district over same period. 97 dwellings are committed / completed.				
Likelihood of effects	As virtually no growth is proposed, the effect on housing is likely to be neutral. It is unlikely that negative effects on housing provision would arise due to a lack of housing growth (at least in the short to medium term). This is because 97 dwellings are already committed / completed.				
Significance	As there is no further planned housing growth, the effects upon housing and economy are predicted to be neutral. For scenario 1a, the nearby SDA at Lutterworth would provide better access to jobs and housing, and so a moderate positive effect is predicted.				

Resource Use (SA Objective 9)		Scenario 1a	-	Scenario 1b	-
Nature of effects	A lack of further planned growth would mean that resource use would be unlikely to change, as would the generation of vehicle trips. The effects would be very small scale, as the growth involved is minimal.				
Sensitivity of receptors	Gilmorton has a relatively high figure for carbon emissions per person from domestic gas and electricity consumption (based on 2011 data), at 2.3 tonnes per person. Almost 10% of households rely on electric heating, causing higher emissions, but also increasing the risk of fuel poverty. There are also a significant number of homes reliant on oil; these emissions are not reflected in these figures. Gilmorton also has a high proportion of detached homes, which may have higher heating needs (62%, Census 2011).				
Likelihood of effects	<p>Although access to mains gas and electricity is limited for some properties, it ought to be available for new development. Provision of district heating would be unlikely due to a lack of sufficient heat demand in Gilmorton and any new development would be unlikely to change this.</p> <p>There are reasonable bus services into Leicester and Market Harborough, but the majority of people travel by private car, and this is likely to continue at least in the short term.</p>				
Significance	Residents are more likely to use the private car, and access education outside the village. However, there is no proposed growth, so the effects are predicted to be neutral.				

Summary of effects for Gilmorton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	-	-
Health and Wellbeing (SA Objectives 4 and 5)	✓✓/?	-
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓✓	-
Resource Use (SA Objective 9)	-	-

Great Bowden

Scenarios tested for Great Bowden

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	No residual growth	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	Great Bowden is well related to Market Harborough and is likely to benefit from employment opportunities in this area. There are also rail links, which make it possible to commute further to other centres of employment such as Leicester. It is unlikely that a difference in employment in Lutterworth would have any significant effect on Great Bowden. However, Kibworth is fairly close (less than 10km), and a 25 ha employment site in the SDA could be accessed easily by car. Therefore, scenario 1 has been divided in two to differentiate between those options that involve an SDA at Kibworth and those that do not.
1b	No residual growth, with nearby SDA	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha			68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	Scenario 1b
		-	-
Nature of effects	<p><i>Biodiversity</i></p> <p>There is no planned housing growth beyond committed development, and therefore, effects on biodiversity are not likely.</p> <p><i>Environmental quality</i></p> <p>There would be no loss of agricultural land. There would be no effect upon water quality.</p>		
Sensitivity of receptors	Great Bowden Borrow Pit SSSI is to the north of village. Open land for development may contain hedges and trees on the boundary of value to wildlife. Agricultural land surrounding Great Bowden is classified as Grade 3.		
Likelihood of effects	Effects on Great Bowden Borrow SSSI would be unlikely, as long as development is appropriately designed. Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement.		
Significance	As there is no further planned growth beyond committed development, the effects on the natural environment are predicted to be neutral.		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. However, no growth is proposed beyond commitments/completions.		
Sensitivity of receptors	<p>Great Bowden is one of the oldest settlements in Leicestershire due to its Anglo-Saxon origins and its character would need to be respected by any new development. The majority of the village form is in a Conservation Area. Grand Union Canal Conservation Area runs to the west of the village and forms the parish boundary. The settlement is largely within a Conservation Area and contains 56 listed buildings including a Grade I (Church of St Peter and St Paul) and a Grade II (The Old Rectory). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p> <p>There is a 'saved' Local Plan policy EV/3 that defines an Area of Separation between Great Bowden and Market Harborough and Core Strategy policy seeks to maintain the principle of separation.</p>		
Likelihood of effects	<p>No effects are likely due to the Plan, as no growth is proposed under any of the development options.</p> <p>The effects of windfall development could be mitigated through application of plan policies on design.</p>		
Significance	<p>As there is no proposed growth, the effects on heritage are predicted to be neutral.</p> <p>Recommendation – Windfall Development in Great Bowden ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓
		Scenario 1b	-
Nature of effects	<p>Housing growth would help to improve choice and affordability, which ought to have a positive effect on health and wellbeing. However no development is proposed locally. For scenario 1a however, the proximity of an SDA at Kibworth could help to improve access to employment, which can have benefits for health.</p> <p>Due to a lack of growth, there would be no further pressure on the primary school, or health facilities in Market Harborough.</p> <p>There would be no effect upon air quality as a result of growth in Great Bowden. It is unlikely that significant trips through the settlement would be generated as a result of increased trips to an SDA at Kibworth or increased growth in Market Harborough itself.</p>		
Sensitivity of receptors	<p>The proportion of the population under 55 in Great Bowden is well down when compared to the District. Conversely the 55 and over age groups are all well above the District levels and the level of pensioner only households is relatively high.</p> <p>The primary school in Great Bowden is at capacity and it is noted in the Settlement Profile (2015) that the site is constrained with limited space to extend. GPs in Market Harborough are also at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village, although do currently cater adequately for the current population. Public transport links are not frequently used by the majority of the population as 65% of trips are by car and 10% work from home (Census 2011).</p>		
Likelihood of effects	<p>A lack of further planned growth would mean that there would be no anticipated additional pressure on the primary school or upon the GP in Market Harborough. Windfall development would need to be assessed and make contributions to improvements if necessary. Given that there are commitments / completions of 150 dwellings, a lack of further growth should not limit opportunities for affordable housing, and community infrastructure improvements in the village (though these would not be attributable to the Plan).</p>		
Significance	<p>There is no further planned growth at Great Bowden. Whilst this could be seen as potentially negative in terms of not providing housing and improved facilities, there are substantial commitments/completions. This should ensure that the population and local services are supported. Consequently, the Plan scenarios are predicted to have neutral effects.</p> <p>For Scenario 1a, there would be improved access to jobs and housing at Kibworth SDA. It is unclear whether residents would feel that Kibworth was a suitable alternative for housing given that it is approximately 4km away. However, a minor positive effect is predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	New development could increase surface water run-off through the development of greenfield land. However, no further planned growth is proposed.		
Sensitivity of receptors	Flood zones 2 and 3 are identified around the River Welland but they do not affect the main village or sites identified in the SHLAA in the plan period.		
Likelihood of effects	<p>As there is no development proposed, no new homes will be at risk of flooding, nor would there be an increase in flood risk elsewhere.</p> <p>With regards to windfall development, Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Due to a lack of proposed growth, a neutral effect is predicted for both scenarios.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓
		Scenario 1b	-
Nature of effects	No further planned growth is proposed beyond commitments/completions. A lack of housing growth could lead to unmet local needs, as well as not supporting local economic growth.		
Sensitivity of receptors	<p>There has been an increase of 8.6% dwellings since 2001 in Great Bowden. There is a need for affordable housing in rural areas.</p> <p>There are only 1% of economically active people in Great Bowden who are unemployed (Census 2011). This shows a strong local economy, without the need for economic development.</p> <p>Whilst there are relatively few employers in Great Bowden itself, the village benefits from its close proximity to Market Harborough and a wider range of employment opportunities. An increased housing offer would provide the opportunity for people to access these jobs and services.</p>		
Likelihood of effects	<p>There would be no further planned growth. However, a negative effect would not be anticipated given that there are 150 committed / completed dwellings that would contribute to housing needs.</p> <p>For Scenario 1a, the lack of further planned growth would be offset somewhat by increased housing (and employment) at an SDA in Kibworth.</p>		
Significance	<p>As there is no further planned growth, the effects upon housing and economy are predicted to be neutral. Existing commitments/completion should contribute to housing needs and ensure that no negative effects occur.</p> <p>For Scenario 1a, there would be improved access to jobs and housing at Kibworth SDA which might help to enhance positive effects to an extent. Therefore a minor positive effect is predicted.</p>		

Resource Use (SA Objective 9)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	Additional development could lead to increased use of resources through the need for energy and water in new development, and the generation of increased car trips. The effects would be very small scale though, as the growth involved is minimal. Conversely, a lack of growth in areas with poorer accessibility can help to avoid an increase in emissions associated with transport.		
Sensitivity of receptors	Access to public transport is relatively poor in the 'rural' areas, but Great Bowden has good links to public transport, including a railway station. Although there is a reliance on private transport, there are opportunities to achieve modal shift, and its close proximity to Market Harborough ensures good access to services and wider transport links.		
Likelihood of effects	Access to mains gas and electricity would be available in Great Bowden, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.		
	Provision of district heating would be unlikely due to a lack of sufficient heat demand in Great Bowden and any new development would be unlikely to change this. Although there are reasonable day time bus services and links to Market Harborough, the majority of people travel by private car, and this is likely to continue.		
Significance	There is no planned growth proposed, and so the level of resource use is predicted to be neutral.		

Summary of effects for Great Bowden

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	-	-
Health and Wellbeing (SA Objectives 4 and 5)	✓	-
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓	-
Resource Use (SA Objective 9)	-	-

Great Easton and Bringhurst

Scenarios tested for Great Easton and Bringhurst

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate residual growth (35 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	It is assumed that the effects of employment provision for Great Easton would be the same regardless of variations in employment land provision across the three options. This is because access to jobs from Great Easton is more likely to be at larger nearby towns such as Corby and Market Harborough, for which employment land provision is consistent across the options. Employment provision in Lutterworth and Kibworth would be less likely to benefit Great Easton given that Lutterworth is over 40km away and Kibworth 24km.
		B. Kibworth and Scraftoft SDAs		3ha	25ha		44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Conversely, development can also present opportunities for enhancement.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>Eyebrook Reservoir SSSI is 0.8km to the north of the village and Eyebrook Valley Woods SSSI is 3km north of the village.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Great Easton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p> <p>Effect upon the SSSIs are unlikely to be significant given that the scale of growth and distance from the settlement. Several sites have been identified in the SHLAA (May 2016) at the time of appraisal. If these sites were to be developed, effects upon the SSSI would be unlikely.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. Consequently, a neutral effect is predicted.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land, which would be unavoidable. However, the scale of growth is not considered likely to constitute significant effects.</p> <p>Overall, the effects are predicted to be negligible / neutral.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	x
Nature of effects	<p>Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement.</p> <p>Effects on built and natural heritage could occur, such as changes to the character of the settlement.</p>		
Sensitivity of receptors	<p>Great Easton is in a Conservation Area and contains 46 listed buildings including a Grade II (Church of St Andrew). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development. Over 65% of houses in Great Easton are detached.</p>		
Likelihood of effects	<p>There are a range of sites available for development (SHLAA May 2016). It should therefore be possible to deliver low density development and avoid the most sensitive locations. Having said this, development would be likely to be adjacent to the Conservation Area, which could potentially be affected by new development.</p>		
Significance	<p>Development has the potential for negative effects on landscape and heritage assets. In broad terms it is assumed that development would not lead to direct damage or loss of heritage assets, as there are no sites that contain designated features. The setting of assets could however be affected as development would be adjacent to the Conservation Area. Consequently, a minor negative effect has been predicted.</p> <p>Recommendation – Development in Great Easton and Brighthurst ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA) and number of listed buildings would need to be respected. Although new development would be likely to fall outside the Conservation Area, it is considered that the design principles within the CA should also apply to new development.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-
Nature of effects	<p>Housing provision would help to improve housing choice and affordability, which ought to have positive effects on residents in the village that wish to form a household or move to larger/specialised accommodation (for example young families). Without growth, these effects would not occur, and this could lead to an erosion of community identity over time as local residents might need to look for alternative accommodation outside the village.</p> <p>Development would lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Growth could also help to support the vitality of the village shop and services as they would deliver more housing to the area. However, these effects are small scale.</p> <p>The scale of development involved would not have an effect on levels of air quality.</p>		
Sensitivity of receptors	<p>In Great Easton the proportion of the population aged 75 and over is well above the District average. The percentages in the 16-34 age groups are very low compared to the District. Overall the village has an aging population, with 25% of people over 65 (Census 2011).</p> <p>The primary school in Great Easton is close to capacity. However, it is noted that the site may be able to be expanded with S106 contributions.</p> <p>There are limited facilities in the village. Public transport links are not frequently used and 78% of people use a car or van to get to work, which is higher than the district average of 71%. Just over 11% work from home (Census 2011).</p> <p>Two sites identified as potentially available for development (SHLAA May 2016) would need to consider the extent of the Gas Pipeline Buffer area as a potential safety issue.</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities and shops, but it is unlikely that these effects would be significant.</p> <p>Expansion of the primary school may be possible, but it is unclear what the maximum capacity would be. Therefore uncertain effects are predicted.</p>		
Significance	<p>Growth likely to increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, it would also improve housing choice in the area and could help to enhance open space through developer contributions. Although development would put pressure on schools and health facilities, contributions from development ought to support enhancements (although these may not be in the village). On balance a neutral effect is predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off through the development of greenfield land.		
Sensitivity of receptors	Areas around Eyebrook, through centre of the village and to west of the village are within Flood Zones 2 and 3. Parts of the southern part of the parish fall within flood zones 2 and 3 (River Welland). These areas however are unlikely to be developed based on the land put forward in the SHLAA.		
Likelihood of effects	It is unlikely that new development would be at risk of river flooding. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.		
Significance	Flood risk would be unlikely to be an issue; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓
Nature of effects	<p>The growth scenario would lead to housing provision in Great Easton and Bringhurst, which would contribute to meeting housing needs and improving choice.</p> <p>New homes could also help support the rural economy with more people spending money at existing services, although this is not likely to have a significant effect.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help supplement the current 11% of residents who work from home.</p>		
Sensitivity of receptors	<p>There has been an increase of 14% dwellings since 2001 in Great Easton. There is a need for affordable housing in rural areas.</p> <p>There are only 1% of economically active people in Great Easton who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Great Easton, including an element of affordable housing.</p> <p>There is land identified within the SHLAA to accommodate over 250 dwellings. Therefore, housing would be likely to be secured whether it be at one large site or a combination of smaller sites. A neighbourhood plan is nearing completion which is likely to identify housing allocations.</p>		
Significance	The growth scenario will have a positive effect on delivering housing (including the provision of affordable housing) and supporting the village economy. A minor positive effect is predicted.		

Resource Use (SA Objective 9)		Scenario 1	x
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions.</p>		
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Great Easton. As such there is a reliance on private transport.</p> <p>As a rural area, it is probable that a proportion of households would be reliant on 'off the grid' energy sources.</p>		
Likelihood of effects	<p>Access to mains gas and electricity ought to be available in Great Easton, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Great Easton and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth under this scenario would lead to increased numbers of people living in Great Easton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). Consequently a minor negative effect is predicted.</p>		

Summary of effects for Great Easton and Bringhurst

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	-
Built and Natural Heritage (SA Objective 3)	✘
Health and Wellbeing (SA Objectives 4 and 5)	-
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✓
Resource Use (SA Objective 9)	✘

Hallaton

Scenarios tested for Hallaton

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate growth 35 dwellings	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	Although there is no employment provision in Hallaton, it is possible that an SDA in Kibworth (<i>which is accessible 7miles away along Langton Road</i>) would provide job opportunities that could be accessed by residents in Hallaton. Scenarios 1a and 1b involve a similar scale of housing growth, but are differentiated in that scenario 1b would involve an SDA at Kibworth and Scenario 1a wouldn't. Differences in employment provision at Lutterworth are not expected to have any effect on Hallaton as there is almost 20miles between the two settlements. In any event, if residents in Hallaton were willing to seek work in Lutterworth, there are significant opportunities at Magna Park, which render differences in employment provision at Lutterworth less significant.
1b	Moderate growth 35 dwellings with Kibworth SDA	B. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	
		C. All 3 SDAs		27ha			68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	?
		Scenario 1b	?
Nature of effects	<i>Biodiversity</i>	Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees. Effects would be small scale, but cumulatively could be significant for Hallaton.	
	<i>Environmental quality</i>	There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.	
Sensitivity of receptors	There are two Local Wildlife Sites, one to west of village adjacent to the brook at Glebe Farm Castle and Marsh (wet grassland) and one to the north of village close to a dismantled railway which is a mature ash tree. There are also a number of TPOs in Hallaton.		
	Open land for development may contain hedges and trees on the boundary of value to wildlife.		
	Agricultural land surrounding Hallaton is classified as Grade 3.		
Likelihood of effects	Mitigation measures could be secured as part of developments on affected sites. This could also include the potential for enhancement. Although enhancement is possible, this only tends to be a feasible option on larger sites with potential for substantial incorporation of green infrastructure.		
Significance	Development presents the possibility of disturbance and loss of habitats, though mitigation ought to be able to limit the effects on local wildlife. Nevertheless, Scenario 1 is recorded as an uncertain minor negative effect. Some site options present more of an issue than others, so it is unclear at this stage what the precise effects would be. However, it is considered unlikely that effects would be more than minor given the choice of sites available and potential for mitigation.		
	If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case. It may also be more difficult to achieve enhancement on small sites.		
	There would be a loss of agricultural land, which would be unavoidable. On its own, this would not be significant.		

Built and Natural Heritage (SA Objective 3)		Scenario 1a	xx
		Scenario 1b	xx
Nature of effects	Development could affect the character of the built and natural environment, by altering the scale and form of the settlement.		
Sensitivity of receptors	<p>Hallaton is in a Conservation Area and contains 64 listed buildings and a Grade I Listed Church of St Michael and All Angels.</p> <p>There are also two Scheduled Monuments, the Hallaton motte and bailey castle (outside village) and the Butler Cross, 150m east of the Church.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p> <p>An aim of the Parish Plan is maintenance of the distinctive character of the village in regard to all future development propositions.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>It would be likely that development would need to take place on more than one site under this growth scenario. Therefore, the effects on the character of the settlement would be more pronounced.</p> <p>All but one of the sites identified in the SHLAA fall within the Conservation Area, it is therefore possible that the character of the town could be significantly altered.</p>		
Significance	<p>Housing is low density in Hallaton and if substantial development occurred it could alter the character in this location. The scale of growth proposed would require development within the Conservation Area, or at an urban edge site that could have negative effects upon landscape character. Overall, a moderate negative effect is predicted.</p> <p>Recommendation – Development in Hallaton ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected.</p> <p>Reducing the scale of growth by 5-10 dwellings would allow for lower density development on certain sites and/or reduce the need to develop on multiple sites. This could potentially lower any adverse effects on character.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓
		Scenario 1b	✓
Nature of effects	<p>Development will improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand. This ought to have a positive effect on health and wellbeing and help to maintain community identity.</p> <p>The growth scenarios tested would lead to increased pressure on the primary school, and would generate car trips to access employment and services leading to a minor increase in greenhouse gas emissions. Conversely, development could help to support the viability of village services by increasing housing to the area, but the numbers involved are small.</p> <p>Higher levels of development could detract from the open, low density, historic setting in Hallaton which could affect community identity.</p> <p>The scale of development involved would not have an effect on levels of air quality. The Kibworth SDA would be accessible to residents in Hallaton, but unlikely to lead to significantly increased trips through the settlement itself from elsewhere.</p>		
Sensitivity of receptors	<p>The population in Hallaton aged 0–15 is considerably higher than the District average, with over 25% of people aged 0-15. There are over 30% of people between 35-54.</p> <p>The primary school in Hallaton is close to capacity and it is noted that the site is constrained with limited space to extend existing school.</p> <p>There are a number of different facilities in the village, although do currently cater adequately for the current population. Public transport links are poor, so it is not surprising that, 74% of people use a car or van to get to work, which is higher than the district average of 71%. Just over 13% work from home at present too (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate to make a difference.</p> <p>Contributions to education and health facilities would be secured, but it is likely this would not be within Hallaton.</p> <p>Although new homes could benefit local communities, it is not possible to predict who would buy these homes.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, this scenario also supports residents to remain in the area by providing new affordable housing, which could be positive for community identity. For Scenario 1b, there would also be employment growth in Kibworth which could possibly support improved access to jobs. However, the need to tackle unemployment is not critical in Hallaton and so the effect on unemployment/deprivation is not anticipated to be significant.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-
		Scenario 1b	-
Nature of effects	New development could increase surface water run-off through the development of greenfield land.		
Sensitivity of receptors	There are Flood Zones 2 and 3 in Hallaton, largely to the south east and east of the main settlement boundary.		
Likelihood of effects	It is unlikely that new development would be at risk of river flooding based on the site identified in the SHLAA (May 2016). Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.		
Significance	Flood risk would be unlikely to be an issue at the proposed scale of growth; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓
		Scenario 1b	✓✓
Nature of effects	<p>Development will improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand.</p> <p>Growth would also help to support the local village centre through increased local spending, though the effects would be negligible.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help support home working.</p> <p>For Scenario 1b, there would be significant housing and employment development in nearby Kibworth, which could be accessed by residents in Hallaton.</p>		
Sensitivity of receptors	<p>There has been an increase of 20.2% dwellings since 2001 in Hallaton.</p> <p>There is a need for affordable housing in rural areas.</p> <p>There are only 1% of economically active people in Hallaton who are unemployed (Census 2011).</p>		
Likelihood of effects	<p>There is sufficient land identified in the SHLAA May 2016 to deliver the housing targets under this growth scenario.</p>		
Significance	<p>A higher growth Scenario ought to have a positive effect by improving housing choice and affordability, and is predicted to have a moderate positive effect for scenario 1a and 1b.</p> <p>In terms of the economy and employment, a significant effect is unlikely.</p> <p>Scenario 1b would also improve access to jobs and homes at Kibworth SDA. Though this could be beneficial to residents, unemployment is not a particular issue in Hallaton, and so the effects are not predicted to be substantially different to Scenario 1a.</p>		

Resource Use (SA Objective 9)		Scenario 1a	✘
		Scenario 1b	✘
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions, albeit only a minor amount.</p>		
Sensitivity of receptors	<p>Access to public transport is poor in Hallaton, which does not have established public transport links. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Hallaton and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Hallaton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth proposed would therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). Consequently a minor negative effect is predicted.</p>		

Summary of effects for Hallaton

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	?	?
Built and Natural Heritage (SA Objective 3)	xx	xx
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓✓	✓✓
Resource Use (SA Objective 9)	x	x

Lubenham

Scenarios tested for Lubenham

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Low – moderate residual growth (40 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	Although there is no employment provision in Lubenham, it is possible that an SDA in Kibworth would provide job opportunities that could be accessed by residents in Lubenham fairly easily by car. This would differentiate Options A and C from the others. However, job opportunities will also be accessible within Market Harborough. Therefore, the growth options have all been grouped together.
		B. Kibworth and Scraftoft SDAs		3ha	25ha		44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p>There are two local wildlife sites close to village: Orchard House Ash 1 (mature tree) and Orchard House Ash 2 (mature tree) lie on northern edge of village. There are also a number of TPOs, at Lime Tree house/Marton House/Meridian/The Chestnuts/Beech House/Ashtree House and Hideaway.</p> <p><i>Environmental quality</i> - There would be loss of land classified as Grade 3. The scale of development involved would not have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Lubenham is classified as Grade 3.</p>		
Likelihood of effects	<p>Effects on designated local wildlife sites would be unlikely, as long as development is appropriately designed. Mitigation measures such as habitat buffers could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p>		
Significance	<p>Although Scenario 1 presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. It is likely that these effects could be avoided though, and hence a neutral effect is predicted.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land, which would be unavoidable. This is relatively small scale (less than 3ha) so the effects are not predicted to be significant in isolation. Overall a neutral effect is predicted</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. The majority of the village form is in a Conservation Area. The A4304 runs through Lubenham can be seen as a significant barrier to movement around the village for children and the elderly. Significant development could increasingly 'split' the village in two.		
Sensitivity of receptors	<p>Lubenham is largely in a Conservation Area and contains 17 listed buildings including a Grade I (Church of All Saints) and a Scheduled Monument (Old Hall moated site). The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p> <p>The Core Strategy supports the continued separation of Lubenham and Market Harborough in policy and an Area of Separation is proposed in the Neighbourhood Plan Submission Version which is currently awaiting referendum.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that could alter its character. This could also create a contrast between the 'new' and 'old' developments.</p> <p>Development to the east of Lubenham could affect separation between Market Harborough and could also be adjacent to an Scheduled Monument. Development to the north could have effects on the Conservation Area. Due to policy constraints, it is less likely that development would be too close to Market Harborough in the east, although this would need bearing in mind at higher levels of development.</p> <p>There are SHLAA sites identified to the west and south west of Lubenham, so it ought to be possible to avoid sensitive areas provided that these are deemed to be the most suitable overall (a site appraisal process will be undertaken to inform this).</p>		
Significance	<p>Housing is fairly low density and generally overlooking or within close proximity to green space in Lubenham. This could be permanently altered if substantial development occurred in this location. However, the effects are not predicted to be significant, as at the scale of growth involved it ought to be possible to deliver on sites in less sensitive areas of landscape.</p> <p>Recommendation – Development in Lubenham ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area and number of listed buildings would need to be respected. Although new development would be likely to fall outside the Conservation Area, it is considered that the design principles within the CA should also apply to new development.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-
Nature of effects	<p>New housing ought to support a wider choice for residents, and help to improve affordability for some residents. At higher levels of growth it is possible that community identify could be affected, which would have negative implications on wellbeing for some people.</p> <p>Development would lead to increased pressure on the primary school and health facilities, and would generate car trips to access employment and services, leading to an increase in greenhouse gas emissions. Growth could help to support the viability of village services as it would deliver more housing to the area and subsequent spending. The effects would be small scale though.</p> <p>The scale of development involved would not have an effect on levels of air quality.</p>		
Sensitivity of receptors	<p>The population statistics in Lubenham are skewed by Gartree Prison, adding more middle aged people to the statistics, although what is clear from the 2011 Census is that there are not many 0-15 year olds (11%) compared to the District average (17%).</p> <p>Lubenham has an extremely activity community, with many village events held all year round.</p> <p>The primary school in Lubenham is at capacity and it is noted in the Settlement Profile that the site is constrained with limited space to extend. There are also significant parking problems. GPs in Market Harborough are also at capacity and would be affected by significant development.</p> <p>There are limited facilities in the village and public transport links are not frequently used by the majority of the population, with 54% of trips by car and 28% walking to work (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, the trend of car travel and parking problems are likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unclear whether the scale of growth would be adequate to have a notable effect.</p> <p>Pressure on the primary school is likely as is the strain on the GP in Market Harborough. However, development contributions would be sought to support improvements. Given the physical constraints to expansion, it is likely that new provision would be in Market Harborough.</p> <p>At higher levels of growth it may be necessary to review the potential for open space for residential development; this could have negative effects on health and wellbeing for residents in Lubenham.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are likely to be accessed by car. However, this scenario also supports more residents to remain in the area by providing new (affordable) housing. The strain it would put on existing services would mean that some education and health provision would probably have to be accessed in Market Harborough, which is not ideal. Overall, on balance a neutral effect is predicted, as there would be insignificant changes to the forecasted baseline position.</p>		

Resilience (to climate change) (SA objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off, which would require the development of greenfield land.		
Sensitivity of receptors	Flood zones 2 and 3 are identified around the River Welland but they do not affect the main village.		
Likelihood of effects	It is unlikely that new development would be at risk of river flooding, although flood risk will need to be a consideration at higher levels of growth. Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.		
Significance	Flood risk would be unlikely to be an issue; hence a neutral effect is predicted.		

Housing and Economy (SA objectives 7 and 8)		Scenario 1	✓
Nature of effects	<p>Development should improve the choice of housing, allowing existing residents to move to new homes. Development would also help to support the local village centre through increased local spending, though the effects would be negligible.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help support home working.</p> <p>There would be significant housing development in nearby Market Harborough, which could be accessed by residents in Lubenham.</p> <p>More people are likely to lead to more economic activity in Market Harborough with Lubenham only a short distance away.</p>		
Sensitivity of receptors	<p>There has been an increase of 12% dwellings since 2001 in Lubenham. There is a need for affordable housing in rural areas.</p> <p>There are 3% of economically active people in Lubenham who are unemployed (Census 2011). There is a strong local economy, with businesses such as Deichmann Shoes present. Increased housing in the area could provide places for people to live close to their work, as currently almost 30% of people walk to work.</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Lubenham; in addition to any effects associated with existing commitments/completions.</p> <p>As well as the employers in Lubenham itself, the village benefits from its close proximity to Market Harborough its wide range of employment opportunities. An increased housing offer would provide the opportunity for people to be in close proximity to jobs.</p> <p>There is sufficient land identified in the SHLAA to meet housing targets.</p>		
Significance	<p>Although development is fairly modest, it would have a positive effect on the delivery of housing in an area with good access to job opportunities.</p> <p>In terms of the economy and employment, development would contribute to a small increase in local spending in the village and is well related to Market Harborough.</p> <p>Overall, a minor positive effect is predicted to account for both of these factors.</p>		

Resource Use (SA objective 9)		Scenario 1	-
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions. More car trips would be generated, but the close proximity of Lubenham to Market Harborough could actually encourage more sustainable modes of travel such as walking and cycling to work.</p>		
Sensitivity of receptors	<p>Access to public transport is relatively poor in the rural areas such as Lubenham. There is a limited bus service in the day, although a higher proportion of residents walk and cycle to work from Lubenham compared to the District average. Once in Market Harborough, there is also good access to public transport links such as the rail station.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available in Lubenham, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks. The capacity of the sewerage system is identified locally as an issue however and this would need to be investigated further if any development was put forward.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Lubenham and any new development would be unlikely to change this.</p> <p>Although there is the day time bus service, the majority of people travel by private car, and this is likely to continue. However, there are trends of higher rates of walking and cycling, which could be promoted to continue through new development.</p>		
Significance	<p>Development would lead to increased numbers of people living in Lubenham; which as a sustainable rural village, only has moderate access to local services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to more car trips. However, Lubenham has close access to Market Harborough and a trend of higher rates of walking and cycling, which could offset increased car trips. Therefore, a neutral effect on resource use and car trips is predicted.</p>		

Summary of effects for Lubenham

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	-
Built and Natural Heritage (SA Objective 3)	-
Health and Wellbeing (SA Objectives 4 and 5)	-
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✓
Resource Use (SA Objective 9)	-

Medbourne

Scenarios tested for Medbourne

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate residual growth (35 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	It is likely that the effects of employment provision for Medbourne would be the same regardless of variations in employment land provision across the three options. This is because access to jobs from Medbourne is more likely to be at larger nearby towns such as Corby and Market Harborough, for which employment land provision is consistent across the four options. Employment provision in Lutterworth would be less likely to benefit Medbourne given that Lutterworth is over 30km away. An SDA in Kibworth with 25ha of employment land could potentially have positive effects for residents in Medbourne, but these would not be anticipated to be significant since Medbourne is closer to Corby and Market Harborough.
		B. Kibworth and Scraftoft SDAs		3ha	25ha		44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1	X
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat such as hedgerows and trees. Effects would be small scale, permanent and would occur in the short, medium and long term.</p> <p><i>Environmental quality</i> - There could be loss of land classified as Grade 3. The scale of development involved would not have a significant effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There is one Local Wildlife Sites, Nevill Holt Quarry which is mesotrophic grassland. There are also a number of TPOs in Medbourne.</p> <p>Open land for development may contain hedges and trees and other habitats of local wildlife value. Development near the brook to the north of Medbourne could potentially have negative effects.</p> <p>Agricultural land surrounding Medbourne is classified as Grade 3, with an area of Grade 2 agricultural land located adjacent to west of village and further areas close to north and east of village.</p>		
Likelihood of effects	<p>Mitigation measures could be secured as part of developments on affected sites to reduce impacts on biodiversity. This could also include the potential for enhancement. There is likely to be greater environmental effects the higher the growth option.</p>		
Significance	<p>Development presents the potential for negative effects, though mitigation measures could limit the effects on local wildlife. Nevertheless the scenario is recorded as having a minor negative effect, as the scale of growth would make it difficult to avoid wildlife damage and disturbance on relatively small scale sites.</p> <p>There would be a loss of agricultural land, which would be unavoidable, contributing to a minor negative effect overall.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	✘
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Almost the entire village is designated as a Conservation Area with many original structures dating as far back as the 16th century.		
Sensitivity of receptors	<p>Medbourne is in a Conservation Area and contains Medbourne Bridge, a Scheduled Monument, along with four Grade II* Listed buildings, Bridge Dale Farmhouse, 8 Brook Terrace, Manor House, and Old Hall on Rectory Lane. There are 25 other Grade II buildings in Medbourne too.</p> <p>There may be some archaeological sites of value.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>Two sites identified in the SHLAA (May 2016) fall entirely within the Conservation Area, and could therefore present the potential for effects upon the character of the village. Alternative sites are on the settlement boundary, which are more likely to affect landscape character.</p> <p>For Scenario 1 it would be likely that development would either be at a higher density, or would need to cover more land (i.e. more than one site option, or one large site option). Therefore, there could be effects on the character of the settlement.</p>		
Significance	<p>Housing is very low density in Medbourne and if development occurred at the proposed level it could alter the character in this location; thus a minor negative effect is predicted. Sensitive siting and design ought to allow such effects to be mitigated though.</p> <p>Recommendation – Development in Medbourne ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA), Scheduled Monuments and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓
Nature of effects	<p>Development would support a greater choice of housing and present more opportunities to contribute to improvements to community infrastructure. This ought to have positive effects on health and wellbeing.</p> <p>A lack of growth could restrict housing opportunities, which could have a negative effect on health and wellbeing, as well as leading to increased outmigration in the longer term.</p> <p>Increase growth could put pressure on local services.</p> <p>The scale of development involved would not have an effect on levels of air quality.</p>		
Sensitivity of receptors	<p>The population in Medbourne has an absence of those aged 16-34, which may be attributable to a lack of employment opportunities and affordability issues. The 35-64 age groups are particularly well represented in Medbourne.</p> <p>The primary school for Medbourne is close to capacity. It is noted that the site may be able to be expanded with S106 contributions.</p> <p>There are a number of different facilities in the village, and currently cater adequately for the current population, but there are concerns with some facilities. There is an 'on demand/ring' service 2 days a week, but no other bus services. Personal car reliance is high. 70% of people use a car or van to get to work and 17% work from home (Census 2011). Market Harborough and Corby are relied on as the primary service areas.</p> <p>The Parish Council has noted that the shop, village hall and post office may be at risk though. Losing these facilities would mean then people would have to travel elsewhere, which would be negative in terms of wellbeing and community identity.</p>		
Likelihood of effects	<p>It is likely that there would be an increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue, particularly with the reliance for services in Corby and Market Harborough. Whilst growth could help to support the viability of a new village amenities, it is unclear whether this would occur, or if the scale of growth would be adequate to have significant effects. However, several services have been identified as at risk, so growth in population is likely to be positive in this respect.</p>		
Significance	<p>Scenario 1 will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, growth also supports residents to remain in the area by providing new affordable housing. Development could support the viability of amenities and may also help to enhance open space through developer contributions, but the likelihood of this is unclear. On balance a minor positive effect is predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	?
Nature of effects	<p>New development could increase surface water run-off through the development of greenfield land.</p> <p>Flood Zones 2 and 3 are identified around brook running through the village. This would affect development and require buffer zones on some sites identified in the SHLAA May 2016.</p>		
Sensitivity of receptors	<p>There are Flood Zones 2 and 3 running through the main settlement boundary.</p>		
Likelihood of effects	<p>There is potential new development would be at risk of river flooding, though most sites are only adjacent to flood zones 2/3, rather than being fully intersected. Nevertheless, SUDs would almost certainly need to be part of any new development to ensure flood risk in the area did not increase.</p> <p>Surface water run-off would also need to be managed to ensure that surface water flooding did not occur on site or elsewhere in the village. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	<p>Flood risk would be unlikely to be a major issue for any of the development sites if mitigated appropriately. At this stage, development locations are unknown so an uncertain negative effect is predicted, but this would only be expected to be minor at worst.</p> <p>Recommendation:</p> <p>It will be important to ensure that the cumulative effect of development in the village is managed (i.e. to ensure that each development does not increase overall surface water run-off).</p>		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓
Nature of effects	<p>There is potential for new homes to be plugged in to fibre optic networks, as there were plans to upgrade in 2015/16. This would help supplement the current 13% of residents who work from home.</p> <p>Scenario 1, would help to improve housing choice and affordability in Medbourne, with knock on beneficial effects on the village economy, through increased spending on local services. The scale of growth is small though, so effects would be minor.</p>		
Sensitivity of receptors	<p>The 2011 Census found that 62.3% of households had 2 or more bedrooms than required. Growth in Medbourne could provide new housing types.</p> <p>There has been an increase of 14% dwellings since 2001 in Medbourne. There is a need for affordable housing in rural areas.</p> <p>There are only 2% of economically active people in Medbourne who are unemployed (Census 2011).</p> <p>The Parish Council has noted that the shop, village hall and post office may be at risk. Losing these facilities would mean then people would have to travel elsewhere, which would be negative in terms of wellbeing and community identity.</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Medbourne, including an element of affordable housing.</p> <p>Medbourne is within 7 miles of Market Harborough and 10 miles of Corby, both of which have an extensive range of services, facilities and employment opportunities. It is likely any new homes would provide places for commuters to these towns to live. This could help encourage local economic growth with new money coming in to the area.</p>		
Significance	<p>Growth ought to have a positive effect on the provision of housing targets (including an element of affordable housing). It is unlikely that there would be a major effect on infrastructure provision though.</p> <p>In terms of the economy and employment, growth could help to support the viability of local services which have been identified as at risk. These are potential positive effects.</p> <p>A minor positive effect is predicted on housing and employment, as it would help to support improved housing choice and potentially support the viability of at risk local services.</p>		

Resource Use (SA Objective 9)		Scenario 1	-
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There will also be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions. Growth could help to support the viability of local services which have been identified as 'at risk'. A loss of these services could lead to more trips; so on another hand, higher growth in Medbourne might actually be beneficial in terms of reducing carbon emissions.</p>		
Sensitivity of receptors	<p>Access to public transport is relatively poor in Medbourne. As such there is a reliance on private transport.</p> <p>The Parish Council have noted that the shop, village hall and post office may be at risk though. Losing these facilities would mean then people would have to travel elsewhere, leading to increase car trips and associated emissions.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Medbourne and any new development would be unlikely to change this.</p> <p>Although there are reasonable day time bus services, the majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Medbourne; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth could therefore contribute to an increase in greenhouse gas emissions across the district (albeit minor). However, growth could help to support the viability of local services which have been identified as 'at risk'. A loss of these services could lead to more trips; so on another hand, growth in Medbourne might actually be beneficial in terms of reducing carbon emissions. On balance a neutral effect is predicted.</p> <p>A positive effect could possibly be achieved with much higher levels of growth to help provide substantial support for local services. However, this would have implications for other elements of sustainability.</p>		

Summary of effects for Medbourne

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	x
Built and Natural Heritage (SA Objective 3)	x
Health and Wellbeing (SA Objectives 4 and 5)	✓
Resilience (to climate change) (SA Objective 6)	?
Housing and Economy (SA Objectives 7 and 8)	✓
Resource Use (SA Objective 9)	-

North Kilworth

Scenarios tested for North Kilworth

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	No residual growth - with nearby SDA	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in North Kilworth. Provision differs from either 4ha option B to 27ha for options A and C. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in North Kilworth in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Lutterworth as they are some distance
		B. All 3 SDAs		27ha	25ha		68ha	
1b	No residual growth	C. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	

SA findings for North Kilworth

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats of local importance such as grassland, hedges and trees. As no further growth is proposed though, such effects would not occur, and it is more likely that protection of biodiversity would happen.</p> <p><i>Environmental quality</i> – There would be no loss of agricultural land.</p>				
Sensitivity of receptors	<p>Local species of importance include bats and badgers. The Bogs (wetland) and Millennium Green with its unique wetland ecology are also important local sites as well as the dismantled railway line.</p> <p>Grade 3 agricultural land surrounds the settlement.</p>				
Likelihood of effects	<p>It is likely that effects on biodiversity could be avoided through sensitive layout and design.</p> <p>It is likely that there would be a permanent loss of agricultural land of Grade 3.</p>				
Significance	<p>. There is no growth proposed, therefore a neutral effect is predicted for both scenarios.</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	-	Scenario 1b	-
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement. However, no growth is proposed, which should ensure that the character of the built and natural environment remains the same.				
Sensitivity of receptors	Millennium Green (site of Norman wooden stockade and sub subsequently a manor house on moated mound). A Conservation Area covers most of the village including a number of Listed Buildings.				
Likelihood of effects	No development is proposed, and so it is unlikely that the character of the settlement would be affected. It ought to be possible to mitigate effects from windfall development by avoiding sensitive locations and / or through low density sensitive design.				
Significance	Though the area is sensitive to change, no further growth is proposed and so the effects are predicted to be neutral.				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓/?	Scenario 1b	-
Nature of effects	<p>A lack of further development would mean that the pressure for education and health facilities would be broadly the same.</p> <p>A lack of development ought to help preserve the community identity of the village, although in the longer term, this could have the opposite effect if sufficient housing is not available to support local residents.</p> <p>Scenario 1a would improve job opportunities in Lutterworth through the delivery of an SDA, which ought to have a positive effect on health for residents in North Kilworth that are able to benefit from these jobs.</p> <p>An SDA at Lutterworth (Scenario 1a) could generate additional car trips through the settlement, with potential effects on congestion and air quality.</p>				
Sensitivity of receptors	<p>Capacity of Husbands Bosworth GP practice. There is insufficient capacity to manage any increase in patient numbers and a new surgery is required. S106 Contributions towards the provision of a new GP surgery would be sought. There is planning permission in place for a new surgery in Husbands Bosworth.</p> <p>Capacity of primary school. S106 contributions towards a primary school extension would be sought.</p> <p>Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p> <p>Air quality in the settlement is not identified as an issue.</p>				
Likelihood of effects	<p>As no growth is proposed, there would be no contributions towards education facilities (beyond those already being planned).</p> <p>There would be no further pressure or contributions to health facilities in Husbands Bosworth, so effects would be anticipated to be neutral.</p> <p>Enhancements to open space provision would be unlikely as there would be no developer contributions.</p> <p>The location of North Kilworth on the A4304 could mean that it experiences an increase in traffic, as the route leads towards the SDA and Magna Park.</p>				
Significance	<p>A lack of further housing growth will lead to neutral effects on health and education facilities, the provision of community facilities and services and the delivery of affordable housing.</p> <p>For scenario 1a, the SDA at Lutterworth ought to provide benefits to residents in terms of improved access to job opportunities. Therefore a minor positive effect is predicted. However, there may be an increase in traffic through the settlement, which is recorded as an uncertain negative effect.</p>				

Resilience (to climate change) (SA Objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	A lack of further development should help to retain existing drainage patterns and would not lead to a change in flood risk.				
Sensitivity of receptors	There are no areas at risk of fluvial flooding. Surface water flooding may present a risk throughout the settlement.				
Likelihood of effects	The majority of land surrounding North Kilworth is not at risk of fluvial flooding and hence effects would be unlikely in this respect. Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. However, as no development is proposed, the effects are not likely. Windfall development ought to be managed through plan policies.				
Significance	Given the lack of further growth, and the relatively low risk of flooding, the effects are predicted to be neutral.				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓	Scenario 1b	-
Nature of effects	<p>The scenario would not lead to further housing growth or economic activity in the village.</p> <p>Scenario 1a would have benefits in terms of improved access to jobs at an SDA in Lutterworth.</p>				
Sensitivity of receptors	<p>Population of 597 (increase of 119 or 25% since 2001 compared to an increase of 11.5% across the District over the same period).</p> <p>The Parish Plan identified 13 companies within the parish employing more than 5 people. In addition there are other small companies and self-employed businesses that operate from home. There are good road links to access jobs in Market Harborough, Lutterworth and Magna Park.</p> <p>85 dwellings are committed / completed.</p>				
Likelihood of effects	<p>A lack of further housing growth on North Kilworth would not be negative, as there are existing commitments and completions that should help to support housing needs and economic activity in the village.</p>				
Significance	<p>Scenario 1a would involve an SDA at Lutterworth which would provide alternative housing choice (albeit not in North Kilworth itself) and would also enhance employment opportunities. Consequently, the overall effect of Scenario 1a is predicted to be moderately positive.</p> <p>A neutral effect is predicted for 1b, as there is no further growth proposed, and so the baseline position would likely remain unchanged.</p>				

Resource Use (SA Objective 9)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs. Furthermore, no growth is proposed.</p> <p>There would be no further car journeys generated due to the lack of growth involved.</p>				
Sensitivity of receptors	<p>Access to public transport is reasonable from North Kilworth, but there is heavy reliance on private transport.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon decentralised power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in North Kilworth and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>As no further growth is proposed, the numbers of car trips would remain broadly the same, and consequently a neutral effect is predicted.</p>				

Summary of effects for North Kilworth

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	-	-
Built and Natural Heritage (SA Objective 3)	-	-
Health and Wellbeing (SA Objectives 4 and 5)	✓ / ?	-
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓ ✓	-
Resource Use (SA Objective 9)	-	-

South Kilworth

Scenarios tested for South Kilworth

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate residual growth (24 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in South Kilworth. Provision differs from either 3ha for option B, to 27 ha for Options A and C. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in South Kilworth in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Lutterworth as they are some distance away.
		B. All 3 SDAs		27ha	25ha		68ha	
1b	Moderate residual growth (24 dwellings)	C. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	×	Scenario 1b	×
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats of local importance such as grassland, hedges and trees. There is also potential for recreational effects on Stanford Park SSSI. The scale of growth is low though.</p> <p><i>Environmental quality</i> - There is the potential for loss of a small amount of land classified as Grade 2.</p>				
Sensitivity of receptors	<p>Stanford Park is a SSSI comprising 20ha of broadleaved, mixed and yew woodland (lowland).</p> <p>Stanford Reservoir Reedbed (reedbed) is a local wildlife site of importance.</p> <p>Surrounding Agricultural land is classified as Grade 2.</p>				
Likelihood of effects	<p>It is possible that effects on biodiversity could be avoided through sensitive layout and design.</p> <p>It is very likely that there would be a permanent loss of agricultural land of Grade 2.</p>				
Significance	<p>A minor negative effect is predicted as there could be a loss of agricultural land categorised as Grade 2. There is also the potential for effects on habitats and species of local importance and potential for effects on Stanford Park SSSI (though these would be small scale).</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	✘	Scenario 1b	✘
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement.				
Sensitivity of receptors	There is no Conservation Area, but South Kilworth contains 10 listed buildings, Stanford Hall (Registered Parks and Gardens) and two scheduled monuments (Prehistoric settlement site 800m SW of village and Moated site and fishponds south west of Highfields Farm). The village is very small scale and rural in nature and could be sensitive to change.				
Likelihood of effects	Depending upon the location and design of development, there may be an adverse effect on the character of the settlement. The character of the settlement is likely to be affected given that the scale of the settlement will be altered.				
Significance	<p>Development could have a negative effect upon the character of this settlement. However, given the small scale of growth, the effects are predicted to be minor.</p> <p>Recommendation – Development in South Kilworth ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. A lower scale of growth would help to ensure that development in the most sensitive areas was avoided and / or mitigated.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓✓	Scenario 1b	✓
Nature of effects	<p>Housing development would require increased provision of local school and health provision.</p> <p>There should be a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Scenario 1a would improve job opportunities in Lutterworth through the delivery of an SDA, which ought to have a positive effect on health for residents in South Kilworth that are able to benefit from these jobs.</p> <p>Lower levels of development ought to help preserve the community identity of the village, although in the longer term, this could have the opposite effect if sufficient housing is not available to support local residents.</p> <p>Both scenarios could lead to a slight increase in car trips. The magnitude of effects on air quality are likely to be low though.</p>				
Sensitivity of receptors	<p>Capacity of Husbands Bosworth GP practice. There is insufficient capacity to manage any increase in patient numbers and a new surgery is required. S106 Contributions towards the provision of a new GP surgery would be sought. A new surgery has planning permission.</p> <p>Capacity of primary school. S106 contributions towards a primary school extension would be sought, but the site is constrained.</p> <p>Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p>				
Likelihood of effects	<p>The amount of growth proposed would not support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Therefore contributions would need to be sought to expand the existing school. The site is constrained though, so school provision would need to be outside of the settlement.</p> <p>Contributions would be sought to improve health facilities in Husbands Bosworth, so effects would be anticipated to be neutral, albeit the facilities would not be within the village.</p> <p>It is likely that development would secure enhancements to open space provision, which could help to address identified shortages.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car are likely to increase, as development would be likely to occur on the settlement edges. However, significant effects are unlikely given the low levels of growth involved. Trips to an SDA at Lutterworth SDA would mostly be unlikely to pass through South Kilworth.</p>				

Significance	<p>The growth proposed would increase housing provision locally, having a minor positive effect on health and wellbeing. Development would also help to support the viability the village centre and may also help to enhance open space through developer contributions. These effects are considered to be a minor positive. The increased population would put pressure on the primary school and health facilities, but these could be managed through contributions to enhancements.</p> <p>Scenario 1a could have additional benefits for health and wellbeing through access to jobs at Lutterworth SDA and potentially at Magna Park.</p> <p>Significant effects on air quality are unlikely for both scenarios.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1a	?	Scenario 1b	?
Nature of effects	<p>Development could mean that housing is in closer proximity to areas at risk of flooding.</p> <p>New development could increase surface water run-off under Scenarios 1 and 2. The level of development proposed is fairly low though.</p>				
Sensitivity of receptors	<p>The area around the brook to the west of village is in Flood Zone 2 and 3. A much larger area lies within Flood Zones 2 and 3 associated with the Upper River Avon.</p> <p>Surface water flooding may present a risk throughout the settlement.</p>				
Likelihood of effects	<p>Although there are some areas at risk of flooding around South Kilworth, it is likely that development would be located away from these areas. However, there may be a possibility that development adjacent to flood risk areas would be necessary.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur, and the level of run off to sewers was not increased significantly. However, the total level of development proposed under each scenario is only small.</p> <p>It is unclear where development would take place as there are no sites identified as available and deliverable in the SHLAA</p>				
Significance	<p>Development could lead to development close to areas of flood risk. As no potential sites have been identified in the SHLAA May 2016, there is an uncertainty about where development could occur. Therefore an uncertain effect has been predicted.</p> <p>The level of development on greenfield land has the potential to lead to an increase in surface water run-off. However, given the small scale of development, the effects are considered to be neutral in this respect.</p>				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓?	Scenario 1b	?
Nature of effects	<p>The growth scenario could deliver housing in South Kilworth, helping to improve housing choice and affordability. This would have a positive effect on housing and help to support the vitality of the village.</p> <p>Scenario 1a would have additional benefits in terms of improved access to jobs at an SDA in Lutterworth (though the settlement would have good access to jobs at Magna Park under both 1a and 1b).</p>				
Sensitivity of receptors	<p>Population of 513 (increase of 83 or 19% since 2001 compared to an increase of 11.5% across the District over same period).</p> <p>There are good road links to access jobs in Market Harborough, Lutterworth and Magna Park.</p>				
Likelihood of Effects	<p>There is insufficient land capacity identified in the SHLAA May 2016 to deliver the proposed level of housing.</p>				
Significance	<p>A higher growth scenario would have a positive effect on delivering housing (including the provision of affordable housing) in South Kilworth. Homes would also be well related to employment opportunities and ought to support the vitality of the local village. However, there is uncertainty about whether a higher level of growth could be delivered given that no land capacity has yet been identified in the settlement. Consequently, an uncertain minor positive effect is predicted for Scenario 1b (this could be a definite minor positive effect if the uncertainty around local land supply is resolved).</p> <p>Scenario 1a would also involve an SDA at Lutterworth which would provide alternative housing choice (albeit not in South Kilworth itself) and would also enhance access to employment opportunities. Consequently, the overall effect of Scenario 1a is predicted to be a minor positive effect (this could be a definite moderate positive effect if the uncertainty around local land supply is resolved).</p>				

Resource Use (SA Objective 9)		Scenario 1a	-	Scenario 1b	-
Nature of effects	<p>Development would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would be more car journeys made based on the current trend (reliance on car travel) which could increase greenhouse gas emissions.</p>				
Sensitivity of receptors	<p>Access to public transport is limited in the rural areas such as South Kilworth, and there is heavy reliance on private transport.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon decentralised power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in South Kilworth and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth proposed would lead to increased numbers of people living in South Kilworth; which as a sustainable rural village, only has moderate access to jobs and services locally. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase (albeit insignificant) in greenhouse gas emissions across the district.</p> <p>The settlement is well placed in relation to new job opportunities at Magna Park and Lutterworth.</p>				

Summary of effects for South Kilworth

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	x	x
Health and Wellbeing (SA Objectives 4 and 5)	✓✓	✓
Resilience (to climate change) (SA Objective 6)	?	?
Housing and Economy (SA Objectives 7 and 8)	✓?	?
Resource Use (SA Objective 9)	-	-

Swinford

Scenarios tested for Swinford

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1a	Moderate residual growth (40 dwellings) with nearby SDA	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	It is possible that employment land in Lutterworth could provide job opportunities that could be easily accessed by residents in Swinford. Provision differs from either 3ha for Option B to 27ha for Options A and C. Higher provision of employment Land in Lutterworth ought to be more beneficial for residents in Swinford in terms of access to jobs. Therefore, although Scenarios 1a and 1b have similar levels of housing growth, they differ in terms of employment provision in Lutterworth (and have been separated on this basis). Provision in Kibworth and Fleckney would be less likely to be beneficial to residents in Swinford as public transport links are poor between these settlements, and links to Lutterworth and strategic road networks are
		B. All 3 SDAs		27ha	25ha		68ha	
1b	Moderate residual growth (40 dwellings)	C. Kibworth and Scraftoft SDAs	13ha	3ha	25ha	3ha	44ha	

SA findings for Swinford

Natural Environment (SA Objectives 1 and 2)		Scenario 1a	×	Scenario 1b	×
Nature of effects	<p><i>Biodiversity</i> - Increased housing on greenfield land could have a negative effect on biodiversity through the loss and disturbance to wildlife habitats of local importance such as grassland, hedges and trees. The magnitude of effects would not be high.</p> <p><i>Environmental quality</i> - There is the potential for loss of land classified as Grade 3 agricultural land.</p>				
Sensitivity of receptors	<p>Stanford Park is closest SSSI to Swinford (1.3k away). There are no designated local wildlife sites, but bats badgers, and Great Crested Newt could be present locally.</p> <p>Grade 3 agricultural land surrounds the settlement.</p>				
Likelihood of effects	<p>It is likely that effects on biodiversity could be avoided through sensitive layout and design.</p> <p>It is very likely that there would be a permanent loss of agricultural land of Grade 3 as identified site options fall within this classification</p>				
Significance	<p>A minor negative effect is predicted as there could be a loss of agricultural land categorised as Grade 3. There is also the potential for effects on habitats and species of local importance. The effects are only considered to be minor as the surrounding areas are not particularly sensitive (and mitigation / enhancement ought to be possible), and the level of growth is not substantial</p>				

Built and Natural Heritage (SA Objective 3)		Scenario 1a	xx	Scenario 1b	xx
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale and appearance of the settlement. The scale of development under this growth option is fairly high compared to historic rates of growth.				
Sensitivity of receptors	A Conservation Area covers most of the village, as well as 10 listed buildings, part of Stanford Hall (Park and Gardens). There are a significant number of fields around the village where the ridge and furrow pattern can be seen. The village is very small scale and rural in nature and could be sensitive to change.				
Likelihood of effects	Depending upon the location and design of development, there may be an adverse effect on the character of the settlement. The character of the settlement is likely to be affected given that the scale of the settlement will be altered.				
Significance	<p>Development is likely to alter the character in this location; and may need to occur within and adjacent to the Conservation Area. The scale of growth is fairly high in relation to the settlement size and form, thus a moderate negative effect is predicted.</p> <p>Recommendation – Development in Swinford ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement.</p>				

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1a	✓	Scenario 1b	✓
Nature of effects	<p>Development would require increased provision of local school and health provision. This growth scenario would have a positive effect in terms of providing affordable housing, and potentially securing enhancements to open space and community infrastructure through developer contributions.</p> <p>Scenario 1a would also improve job opportunities in Lutterworth through the delivery of an SDA, which ought to have a positive effect on health for residents in Swinford that are able to benefit from these jobs.</p> <p>High levels of development could potentially affect the community identity of the village, though on the other hand could support the viability of community facilities and services.</p> <p>Higher levels of growth could affect local air quality if it leads to an increase in car trips to and through the village centre. The level of growth is not substantial enough to have a significant effect though (on its own).</p>				
Sensitivity of receptors	<p>Population of 586 (an increase of 90 or 18% since 2001 compared to an increase of 11.5% across the District over the same period)</p> <p>There are local concerns about air quality; therefore there is great interest in maintaining and creating green areas (trees, hedgerows, gardens).</p> <p>S106 contributions would be sought towards the provision of required new equipment for GP surgeries in Lutterworth.</p> <p>S106 contributions towards primary school extension would be sought.</p> <p>Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.</p>				
Likelihood of effects	<p>The amount of growth proposed would not support a viable new primary school (assuming a dwelling/pupil ratio of 0.2). Therefore contributions would need to be sought to expand the existing school. No site constraints have been identified so it ought to be possible to extend.</p> <p>Contributions would be sought to improve health facilities in Lutterworth, so effects would be anticipated to be positive, albeit the facilities would not be within the village.</p> <p>It is possible that development would secure enhancements to open space provision, which could help to address any identified shortages.</p> <p>Higher levels of growth would be more likely to contribute to air quality concerns. Conversely, they could present opportunities to enhance green infrastructure.</p> <p>Depending upon the location and scale of development, trips to and through the village centre by car are likely to increase, as development would be likely to occur on the settlement edges.</p>				

<p>Significance</p>	<p>Development would increase housing provision locally, having a positive effect on health and wellbeing. Development would also help to support the viability of the village centre and may also help to enhance open space through developer contributions. The increased population would put pressure on the primary school and health facilities, but these could be managed through contributions to enhancements. Air quality is unlikely to be significantly affected, and could be tackled through enhanced green infrastructure. On balance a minor positive effect is predicted for scenario 1b.</p> <p>Scenario 1a would have similar effects but the presence of an SDA at Lutterworth and potential expansion of Magna Park could add to air quality issues should traffic pass through Swinford. The likelihood of this occurring is considered to be low though, as it is assumed that route management plans would be secured for strategic developments. However, residents may also be concerned about increased HGV movement using the Motorway. The additional traffic from local residents would not be expected to be significant. Residents may also benefit from access to a greater number of jobs under this scenario. On balance a minor positive effect is predicted.</p>
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Resilience (to climate change) (SA Objective 6)		Scenario 1a	-	Scenario 1b	-
Nature of effects	There is potential for development to increase areas of impermeable land, which could contribute to increased surface water run-off.				
Sensitivity of receptors	There are no areas of risk from fluvial flooding within or around the village. Surface water flooding presents a risk in some parts of the settlement.				
Likelihood of effects	The likelihood of development being in areas at risk of flooding is low, as is the likelihood that development would increase flood risk elsewhere, as there would be a requirement to ensure that surface water run-off is managed and SuDS utilised where necessary.				
Significance	It is unlikely that the proposed level of growth would lead to development in areas at risk of flooding. The scale of development is unlikely to have a substantial effect on surface water run-off, and in any case, policies in the Plan would seek to ensure that no negative impacts occurred. Therefore, neutral effects are predicted.				

Housing and Economy (SA Objectives 7 and 8)		Scenario 1a	✓✓✓	Scenario 1b	✓✓
Nature of effects	<p>The growth scenario would deliver housing in Swinford, helping to improve housing choice and affordability. This would have a positive effect on housing and help to support the vitality of the village.</p> <p>Scenario 1a would have additional benefits in terms of improved access to jobs and housing at an SDA in Lutterworth.</p>				
Sensitivity of receptors	<p>There are good road links to access jobs in Market Harborough, Lutterworth and Magna Park.</p>				
Likelihood of effects	<p>There is sufficient land capacity identified in the SHLAA May 2016 to deliver housing under this growth scenario.</p>				
Significance	<p>The relatively high level of growth would have a positive effect on delivering housing (including the provision of affordable housing) in Swinford. Homes would also be well related to employment opportunities and ought to support the vitality of the local village. Overall, a moderate positive effect is predicted.</p> <p>Scenario 1a would also provide high levels of housing growth, but would involve an SDA at Lutterworth which would provide further alternative housing choice (albeit not in Swinford itself) and would also enhance employment opportunities and local spending. Consequently, the overall effect of Scenario 1b is predicted to be a major positive.</p>				

Resource Use (SA Objective 9)		Scenario 1a	×	Scenario 1b	×
Nature of effects	<p>This growth scenario would lead to greater resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There would be more car journeys made based on the current trend (reliance on car travel) which could increase greenhouse gas emissions.</p>				
Sensitivity of receptors	<p>Access to public transport is poor from Swinford as there are no established public services. Therefore, there is heavy reliance on private transport.</p>				
Likelihood of effects	<p>Access to mains gas and electricity ought to be available, so new development would not be dependent upon decentralised power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Swinford and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>				
Significance	<p>The level of growth would lead to increased numbers of people living in Swinford; which as a sustainable rural village, only has moderate/poor access to services locally. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district. This constitutes a negative effect in terms of Swinford's contribution to climate change. However, the magnitude of changes at a district level would be insignificant.</p>				

Summary of effects for Swinford

	Scenario 1a	Scenario 1b
Natural Environment (SA Objectives 1 and 2)	x	x
Built and Natural Heritage (SA Objective 3)	x x	x x
Health and Wellbeing (SA Objectives 4 and 5)	✓	✓
Resilience (to climate change) (SA Objective 6)	-	-
Housing and Economy (SA Objectives 7 and 8)	✓ ✓ ✓	✓ ✓
Resource Use (SA Objective 9)	x	x

Tilton

Scenarios tested for Tilton

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate residual growth (38 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	There are variations in employment provision for the options. However, it is likely that the effects of employment provision for Tilton would be the same regardless of variations in employment land provision across the three options. This is because access to jobs from Tilton would largely be in Leicester or other large centres, and employment provision in Lutterworth and/or Kibworth would be less likely to be accessed easily. Therefore, variations in land provision at these SDAs would not affect the appraisal findings significantly for Tilton.
		B. Kibworth and Scraftoft SDAs		3ha	25ha		44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

SA findings for Tilton

Natural Environment (SA Objectives 1 and 2)		Scenario 1	✘
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3.</p> <p>The scale of development involved would not have any significant effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There is an SSSI, Tilton Railway Cutting which is 2km east of village. The site is a 750m section of disused railway cutting. Leighfield Forest SSSI lies partly within the parish but it is some distance from village itself.</p> <p>There is a group TPOs at the Coppice and at Halstead Grange and a TPO at the Sycamores.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Tilton is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures could be secured as part of developments on affected sites. This could also include the potential for enhancement.</p> <p>Effects on Tilton Railway Cutting would need to be considered. The SSSI Impact zone for Leighfield Forest only seeks applications above 100 dwellings to be assessed for potential impacts on the SSSI. The housing numbers under scenario 1 are lower than this, so impacts would not be anticipated. Only one site has been identified as potentially deliverable in the SHLAA.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. It is likely that these effects could be mitigated, and hence a neutral effect is predicted. If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case.</p> <p>There would be a loss of agricultural land which would be unavoidable. Although this would be small scale a minor negative effect is recorded.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	✘
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Tilton has a rich history and much of the village is identified as an area of potential archaeological interest. It is within a Conservation Area. Sites on the edge of the urban area would be required to meet the proposed housing under this growth scenario. This could affect the experience of the 'gateway' to the village, especially at higher density or scale of growth.		
Sensitivity of receptors	<p>The village sits in the Tilton Conservation Area boundary which incorporates the central part and southern arm of the village.</p> <p>Tilton contains 5 Scheduled Monuments and 19 listed buildings including Grade I Listed Church of St Peter.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected development.</p>		
Likelihood of effects	Effects could be mitigated through application of plan policies on design. However, at higher levels of development, there will be an inevitable change in the scale of the settlement that will alter its character. Only one site has been identified as deliverable in the SHLAA with a capacity for 32 dwellings. Development of this site above the identified capacity (i.e. to deliver the growth identified in this housing scenario would be more likely to have a negative effect – as it would require higher density and would involve less green infrastructure that would help maintain a rural feel.		
Significance	<p>Housing is low density in Tilton, with some important heritage assets adding to the setting of the settlement. Assuming that development was delivered on the only available land (i.e. identified in the SHLAA May 2016*) negative effects are possible. This is because the growth scenario is higher than the indicative capacity at this site and it may be more difficult to achieve sensitive design that respects local character. Therefore a minor negative effect is predicted.</p> <p><i>*Though this site has not been allocated at this stage, it is reasonable to assume that it would be needed to support this growth scenario – given that no other realistic sites have been proposed.</i></p> <p>Recommendation – The level of development proposed for Tilton ought to be reduced to reflect the lack of identified deliverable land to accommodate higher rates of growth.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	✓
Nature of effects	<p>Development should improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand. This ought to have a positive effect on health and wellbeing and help to maintain community identity.</p> <p>Housing growth is likely to lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to a minor increase in greenhouse gas emissions. Growth could also help to support the viability of village services as it would deliver more housing to the area, but the numbers involved are small.</p> <p>Development could detract from the open, low density historic setting in Tilton which could affect community identity.</p> <p>The scale of development involved would not have any significant effect on levels of air quality.</p> <p>The scale of growth is low, and therefore the potential effects identified for each of the factors above would not be widespread / prominent.</p>		
Sensitivity of receptors	<p>The population in Tilton has a greater proportion of those aged 65 – 74 than the District as a whole (14% to 10%). By contrast, the proportion in the 16-24 and 25-34 age groups are lower than the District figure by 5% in each case. 10% of people in Tilton said day to day activities are limited a little due to long term health problems or disability according to the Census.2011.</p> <p>There is no primary school in Tilton and therefore development would put strain on neighbouring schools. New development would also impact on Billesdon GP practice.</p> <p>There are a limited number of different facilities in the village. There are no public transport links due to the withdrawal of the Rural Rider. 70% of people use a car or van to get to work, while 20% work from home (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be a very minor increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth could help to support the viability of village amenities, it is unlikely that the scale of growth would be adequate to make a real difference.</p> <p>Contributions to education and health facilities would be secured, but it is likely this would not be within Tilton.</p> <p>Although new homes could benefit local communities, it is not possible to predict who would buy these homes and only a small number would be 'affordable'.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, growth also supports residents to remain in the area by providing new housing. Growth could also support the viability of amenities and may also help to enhance open space through developer contributions, but the significance of this is minor given the low scale of growth. Consequently, a minor positive effect is predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off through the development of greenfield land.		
Sensitivity of receptors	There are no Flood Zones identified in Tilton.		
Likelihood of effects	<p>It is unlikely that new development would be sited where it is at risk of river flooding.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Flood risk would be unlikely to be an issue; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	✓
Nature of effects	<p>Development will improve the choice of housing, allowing existing residents (that wish to form a household) to move to new homes in the village.</p> <p>Development would also help to support the local village centre through increased local spending, though the effects would be negligible.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband was planned for the area in late 2015/16, and this would help support home working.</p>		
Sensitivity of receptors	<p>There has been a 17% increase in dwellings since 2001 in Tilton. There is a need for affordable housing in rural areas.</p> <p>There are only 3% of economically active people in Tilton who are unemployed (Census 2011). The economic activity rate among residents is very low compared to the District reflecting the ageing population profile.</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Tilton, with a small amount of 'affordable' provision.</p> <p>New residents are likely to access jobs outside of the village as local employment opportunities are limited.</p> <p>There is capacity identified to deliver the level of housing proposed (SHLAA, May 2016).</p>		
Significance	<p>Growth in housing could be delivered, but the effects would be small scale, and hence a minor positive effect is predicted.</p>		

Resource Use (SA Objective 9)		Scenario 1	x
Nature of effects	<p>Scenario 1 would increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs.</p> <p>There is likely to be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions.</p>		
Sensitivity of receptors	<p>Access to public transport is reasonable in Tilton in the day time with hourly services, although 70% of people still use a car or van to get to work, with 20% working from home. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Tilton and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p> <p>The likelihood of effects may be reduced as there is a proactive community in Tilton who pride themselves on caring for the environment and pushing themselves to be more sustainable. This was evidenced with their 'Sustainability Village of the Year' title in 2009.</p>		
Significance	<p>The level of growth associated with Scenario 1 would lead to increased numbers of people living in Tilton; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district. However, the effects are small scale, so the effects are predicted to be minor.</p>		

Summary of effects for Tilton

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	✘
Built and Natural Heritage (SA Objective 3)	✘
Health and Wellbeing (SA Objectives 4 and 5)	✔
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	✔
Resource Use (SA Objective 9)	✘

Tugby

Scenarios tested for Tugby

Scenario	Range of housing growth	Relevant Housing options	Local Employment provision					Assumptions
			Market Harborough	Lutterworth	Kibworth	Fleckney	Total	
1	Moderate residual growth (15 dwellings)	A. Lutterworth and Scraftoft	13ha	27ha	-	3ha	43ha	There are variations in employment provision for the three options. However, it is likely that the effects of employment provision for Tugby would be the same regardless of variations in employment land provision. This is because access to jobs from Tugby would largely be in Leicester or other large centres, and employment provision in Lutterworth and/or Kibworth would be less likely to be accessed as easily. Therefore, variations in land provision at these SDAs would not affect the appraisal findings for Tugby significantly.
		B. Kibworth and Scraftoft SDAs		3ha	25ha		44ha	
		C. All 3 SDAs		27ha	25ha		68ha	

SA findings for Tugby

Natural Environment (SA Objectives 1 and 2)		Scenario 1	-
Nature of effects	<p><i>Biodiversity</i></p> <p>Increased housing on greenfield land could have a negative effect on biodiversity through the loss of habitat of local importance such as hedgerows and trees.</p> <p><i>Environmental quality</i></p> <p>There would be loss of land classified as Grade 3.</p> <p>The scale of development involved would not be likely to have an effect on levels of water quality.</p>		
Sensitivity of receptors	<p>There is an SSSI, Leighfield Forest, in Tugby, and although this lies partly within the parish, it is some distance from village itself. There are a few TPOs in Tugby but are unlikely to be affected by development.</p> <p>Open land for development may contain hedges and trees on the boundary of value to wildlife.</p> <p>Agricultural land surrounding Tugby is classified as Grade 3.</p>		
Likelihood of effects	<p>Mitigation measures could be secured as part of developments on affected sites. This could also include the potential for enhancement. There is likely to be greater environmental effects with the higher the growth option.</p> <p>The SSSI Impact zone for Leighfield Forest only seeks applications above 100 dwellings to be assessed for potential impacts on the SSSI. The housing numbers are much lower than this, so impacts would not be anticipated.</p>		
Significance	<p>Although development presents the potential for negative effects, mitigation measures could limit the effects on local wildlife. It is likely that these effects could be avoided, and hence a neutral effect is predicted.</p> <p>If enhancement was secured through development, it is possible that a minor positive effect could be achieved in terms of biodiversity, but it is not possible to say with certainty at this stage if this would be the case. It is unlikely given the small scale of growth though.</p> <p>There could be a loss of agricultural land which would be unavoidable (although this would be very small scale).</p> <p>Overall, a neutral effect is predicted.</p>		

Built and Natural Heritage (SA Objective 3)		Scenario 1	?
Nature of effects	Development of edge of settlement sites could affect the character of the built and natural environment, by altering the scale of the settlement. Tugby has changed little since the 19th Century and as a result much of the village is identified as an area of potential archaeological interest. It is within a Conservation Area.		
Sensitivity of receptors	<p>The village sits in the Tugby Conservation Area boundary which incorporates the majority of the village apart from Wellfield Close and Spinney Nook.</p> <p>Tugby contains 9 listed buildings including a Grade II* Listed Church of St Thomas Beckett.</p> <p>The area is largely rural in nature and the urban form is small scale, low density with a unique character that could be affected by significant development.</p>		
Likelihood of effects	<p>Effects could be mitigated through application of plan policies on design. However there will be an inevitable change in the scale of the settlement that will alter its character.</p> <p>There are sites identified within the settlement that could deliver the scale of housing proposed under scenario 1. Each of these sites falls within the Conservation Area, so effects are likely to occur should these sites be developed.</p>		
Significance	<p>Housing is low density in Tugby, with some important heritage assets adding to the setting of the settlement. The scale of growth is fairly low, but the only sites identified for development at this time both fall within the Conservation Area. Therefore the potential for negative effects exists (<i>though it is predicted that these would be only likely to be minor if they did occur</i>), but they could probably be mitigated.</p> <p>Recommendation – Development in Tugby ought to be low density and carefully designed to ensure that it is in keeping with the scale and character of the settlement. The Conservation Area (CA) and number of listed buildings would need to be respected.</p>		

Health and Wellbeing (SA Objectives 4 and 5)		Scenario 1	-
Nature of effects	<p>Growth under this scenario should improve the choice of housing, allowing existing residents to move to new homes, as either children move out or families expand. This ought to have a positive effect on health and wellbeing and help to maintain community identity.</p> <p>Development could lead to increased pressure on the primary school, and would generate car trips to access employment and services, leading to a minor increase in greenhouse gas emissions. Conversely, development would be more likely to help to support the viability of village services as it would deliver more housing to the area, but the numbers involved are small.</p> <p>Higher levels of development could detract from the open, low density historic setting in Tugby which could affect community identity.</p> <p>The scale of development involved would not have any significant effect on levels of air quality.</p>		
Sensitivity of receptors	<p>The population in Tugby has a far greater proportion of those aged 65 – 74 than the District as a whole (17% to 10%). By contrast, the proportion in the 0-15 age group is significantly lower than the District figure (17% compared to 21%).</p> <p>The primary school in Tugby has limited capacity although the site is constrained, with only limited space for an extension.</p> <p>New development would impact on Billesdon GP practice.</p> <p>There are a high number of pensioner only households (29%) and under occupancy of dwellings is at a high rate.</p> <p>There are a limited number of different facilities in the village. Public transport links are not frequently used; with 71% of people using a car or van to get to work. 16% work from home (Census 2011).</p>		
Likelihood of effects	<p>It is likely that there would be a very minor increase in greenhouse gas emissions due to new residents being located in this settlement, which has a strong trend of car travel that is likely to continue. Whilst the increased growth under this scenario could help to support the viability of village amenities, it is unlikely that the scale of growth would be adequate to make a significant difference.</p> <p>Contributions to education and health facilities would be secured, but it is possible this would not be within Tugby if capacity is reached.</p> <p>Although new homes could benefit local communities, it is not possible to predict who would buy these homes.</p>		
Significance	<p>Development will increase greenhouse gas emissions, as jobs and facilities are very likely to be accessed by car. However, housing delivery also supports residents to remain in the area. Housing could help to support amenities and may also help to enhance open space through developer contributions, but the significance of this is negligible given the low scale of growth and small size of identified site(s). Consequently, neutral effects are predicted.</p>		

Resilience (to climate change) (SA Objective 6)		Scenario 1	-
Nature of effects	New development could increase surface water run-off, given that development would likely be on greenfield land.		
Sensitivity of receptors	There are no Flood Zones identified in Tugby.		
Likelihood of effects	<p>It is unlikely that new development would be sited where it is at risk of river flooding.</p> <p>Surface water run-off would need to be managed to ensure that surface water flooding did not occur. Plan policies would require that new development did not increase flood risk elsewhere and include SUDs, so the effects on other areas is also unlikely.</p>		
Significance	Flood risk would be unlikely to be an issue for this settlement, particularly under this growth scenario; hence a neutral effect is predicted.		

Housing and Economy (SA Objectives 7 and 8)		Scenario 1	-
Nature of effects	<p>Development would improve the choice of housing, allowing existing residents (that wish to form a household) to move to new homes in the village.</p> <p>Development should also help to support the local village centre through increased local spending, though the effects would be negligible given the small scale of growth.</p> <p>There is potential for new homes to be plugged in to fibre optic networks, as existing high spend broadband exists in the area, and this would help support home working.</p>		
Sensitivity of receptors	<p>There has been a 10% increase in dwellings since 2001 in Tugby. There is a need for affordable housing in rural areas.</p> <p>There are only 2% of economically active people in Tugby who are unemployed (Census 2011). The economic activity rate among residents is very low compared to the District reflecting the ageing population profile.</p> <p>Sixteen dwellings are already committed / completed in the settlement.</p>		
Likelihood of effects	<p>Increased housing would improve the offer available in Tugby, including affordable units (if the threshold is met at one site, rather than delivery across a number of smaller sites).</p> <p>New residents are likely to access jobs outside of the village as local employment opportunities are limited.</p> <p>There is capacity at identified sites to deliver the proposed level of growth under scenario 1.</p>		
Significance	<p>Development ought to be beneficial for housing and economy by improving housing choice and local spending. However, the effects are very small scale and therefore predicted to be neutral. Negative effects would not be anticipated as the total amount of growth in the area ought to be appropriate when commitments and completions are factored in.</p>		

Resource Use (SA Objective 9)		Scenario 1	-
Nature of effects	<p>Growth will increase resource use, with more homes needing power and water. However, this would be the case regardless of where development occurs and the amount of growth is very low.</p> <p>There is likely to be more car journeys made based on the current trend (reliance on car travel) which will increase greenhouse gas emissions very slightly.</p>		
Sensitivity of receptors	<p>Access to public transport is reasonable in Tugby in the day time with hourly services, although 71% of people still use a car or van to get to work, with 16% working from home. As such there is a reliance on private transport.</p>		
Likelihood of effects	<p>Access to mains gas and electricity would be available, so new development would not be dependent upon independent power sources such as oil heating, which lead to greater emissions of greenhouse gases compared centralised networks.</p> <p>Provision of district heating would be unlikely due to a lack of sufficient heat demand in Tugby and any new development would be unlikely to change this.</p> <p>The majority of people travel by private car, and this is likely to continue.</p>		
Significance	<p>The level of growth proposed would lead to increased numbers of people living in Tugby; which as a sustainable rural village, only has moderate access to jobs and services. Coupled with a reliance on private transport, it is likely that the level of growth under this scenario would therefore contribute to an increase in greenhouse gas emissions across the district (albeit very minor). The rate of growth is fairly modest and broadly in line with the historic level of growth in Tugby. Therefore, although there would be negative implications, the effects would not be anticipated to be significant (i.e. they would be neutral and likely to occur in the absence of the Plan).</p>		

Summary of effects for Tugby

	Scenario 1
Natural Environment (SA Objectives 1 and 2)	-
Built and Natural Heritage (SA Objective 3)	?
Health and Wellbeing (SA Objectives 4 and 5)	-
Resilience (to climate change) (SA Objective 6)	-
Housing and Economy (SA Objectives 7 and 8)	-
Resource Use (SA Objective 9)	-

Appendix E: Site appraisal framework

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Health and Wellbeing						
Access to jobs: H1: How close is the site/settlement to key employment sites?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	<p><800m is considered a reasonable walking distance, which could encourage less car use or shorter journeys by other forms of transport¹⁹³. It is considered reasonable to extend this distance to 1200m for rural areas.</p> <p>Distance is measured from site boundary. Whilst this does not reflect the fact that access to services can differ throughout a site, this is more of an issue for larger strategic sites.</p> <p>400m is considered to be a desirable walking distance to a primary school.</p>
Access to health services H2: What is the overall distance to a GP service or health centre?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	
Access to education H3: How accessible is the site to the nearest primary school on foot?	Housing	0-5min walk (0-400m)	10-15 min walk (400-800m)	15-20 min walk (800 - 1600m)	> 20 min walk (1600m)	
H4: How accessible is the site to the nearest Secondary school?	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	
Access to open space H5: Access to local natural greenspace (ANGST). To what extent do the sites meet the following ANGST standards? <ol style="list-style-type: none"> Natural greenspace at least 2 hectares in size, no more than 300 metres from home; At least one accessible 20 hectare greenspace site within two kilometre of home; 	Housing	Standards met for both criteria.	Standards met for 1 criteria only	Standards not met for either criteria.	N/A	

¹⁹³ Sport England (2007), Active Design: Promoting opportunities for sport and physical activities through good design.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Access to community facilities H6: How far is the site to any of the following community facilities? <ul style="list-style-type: none"> Leisure centre Library 	Housing	<1200m away	1.2km – 3km away	3km-5km	>5km away	These facilities have wider catchment areas it is considered that the reasonable travel time/distance should be higher than for local facilities such as primary schools. This criterion does not account for mode of travel. Access by any mode is considered positive for health and wellbeing. Access via sustainable modes is considered in a different criterion.
H7: How far is the site to local community facilities?	Housing	<800m away	800m – 1200m away	1200m-3km away	>3km away	Local community centres / parish halls etc.
H8: Distance to the nearest local food shop or post office?	Housing	0-800m	800-1200m	>1200m-3km	>3km	With the introduction of online services and the amalgamation of post offices into shops and supermarkets it is considered that proximity of a post office does not warrant a separate appraisal criteria. 'Local food shop' is defined as a supermarket, minimarket or local convenience store as listed in the Settlement Profiles Study.
Sustainable modes of travel H9: How accessible is the site to the nearest train station	Housing and Jobs	<1200m away	1.2km – 3km away	3km-5km	>5km away	<1200m is considered a reasonable walking distance, which could encourage less car use or shorter journeys by other forms of transport.
H10: How well served is the site by a bus service?	Housing and jobs	Regular bus service within 800m	Low frequency bus service within 800m Regular bus service within 800m-1200m	Low frequency bus service within 800m-1200m Regular bus service within 1200m-1600m	Low frequency bus service more than 1200m away Regular bus service more than 1600m away	400m is considered a <u>desirable</u> walking distance to encourage use of public transport. However, the Manual for Streets ¹⁹⁴ suggest that 800m is a more appropriate for rural areas. Regular is considered more than 3 stops per hour. Low frequency is considered less than 3 stops per hour.

¹⁹⁴ HMSO (2007) Manual for Streets. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7734/322449.pdf

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Natural environment						
NE1: Could allocation of the site have a potential impact on a SSSI?	Housing and jobs	N/A	>400m	<400m	Within or adjacent to a designated site (<50m from site boundary)	It is Natural England's view (based on recent research into access onto heathland) and other factors) that the area within 400m* of a SSSI is where additional development could have a substantial impact. It is assumed that sites within or adjacent to (<50m) a wildlife site are more likely to have a direct impact.
NE2: Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value such as Ancient Woodland (including where BAP species have been recorded)?	Housing and jobs	N/A	<200m No BAP species recorded	Contains or is adjacent to (50m) a local wildlife site / BAP species have been recorded within 50m of the site. Suitable for biodiversity offsetting.	Contains a locally important site not suitable for biodiversity offsetting	The thresholds used are greater for SSSIs to reflect their national significance. It is recognized that proximity does not necessarily equate to impacts as this is dependent upon the scheme design and type/condition of wildlife sites, *Measured from site boundaries
NE3: Would allocation of the site result in the severance/partial severance of a designated wildlife corridor	Housing and jobs	N/A	Wildlife corridor unaffected	Partial severance of wildlife corridor	Total severance of wildlife corridor	Involves a degree of subjectivity as to what constitutes 'partial' or 'total'. This depends on the nature of the corridor.
NE4: What is the potential impact on TPOs	Housing and jobs	N/A	No TPOs on site	TPOs present that could potentially be protected (i.e. confined to boundaries)	Multiple TPOs that would be difficult to protect (i.e. scattered throughout)	Development on a site containing multiple TPOs that are not confined to one area would be likely to result in unavoidable loss of these assets.
NE5: Could the site have an adverse effect on Green Wedge or Areas of Separation (AoS)?	Housing and jobs	N/A	Development outside of Green Wedge or AoS	Site partially in Green Wedge or AoS	Site fully in Green Wedge or AoS	It is acknowledged that development in or adjacent may or may not have a negative / positive impact and that this is also dependent upon layout/ design and sensitivity. Where possible qualitative data will be used to add context.
NE6: What are the potential impacts on air quality in Lutterworth?	Housing and jobs	N/A	Industrial / warehousing /retail development >2km from AQMA Other sites >1km from AQMA	Industrial / warehousing / retail site within 2km of AQMA Other site within 1km of AQMA	N/A	Sites within and surrounding Lutterworth are the only areas that have the potential to register constraints against this criteria.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
NE7: Could development of the site lead to the remediation of land potentially affected by contamination?	Housing and Jobs	Site is potentially contaminated and could be remediated.	Site is not thought to be contaminated	Site is potentially contaminated but may be difficult to remediate.	-	Most contaminated land is unlikely to be remediated without development funding. The presence of contamination could therefore be viewed positively where viability is not adversely affected.
NE8: Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Housing and jobs	N/A	Falls outside	Site falls within Zone 2 or 3	Site falls within zone 1 (inner protection zone)	Potential for negative impacts in zones 1-3. However, type of use would be important and mitigation would be possible.
NE9: Would allocation of the site result in the loss of High Quality Agricultural Land?	Housing and jobs	Does not contain any agricultural land grade 1-3b	Contains less than 10hectares of agricultural land 1-3	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares 1-3	Contains more than 20 hectares of agricultural land class 1-2	Although there is little guidance, the loss of 20 hectares triggers consultation with DEFRA/Natural England, which can be considered significant.
Resilience						
R1: Is the site (or part of) within an identified flood zone?	Housing and Jobs	N/A	Site predominantly within flood zone 1 (>80%)	Contains areas of flood zone 2/3	Site predominantly in flood zone 2/3	Provided that a site is not wholly within a flood zone 2/3 it should be possible to avoid and/or mitigate impacts. However, proximity to zone 1 is preferable as it reduces the risk and potential cost of mitigation. Sites wholly within zones 2 and 3 should be sieved out. However, for those sites where it is considered mitigation could still be implemented a 'red' categorization is given.
Built and Natural Heritage						
BH1: Potential for direct impacts upon heritage assets. <ul style="list-style-type: none">Conservation AreaNationally listed buildingsScheduled Ancient MonumentsRegistered Park or Garden.	Housing and Jobs	N/A	No heritage assets within or adjacent (50m) to the sites	Site contains or is within 50m from: Grade II heritage features Conservation area Ancient park or garden	Site contains or is within 50m from: Grade 1 heritage features Ancient park or garden	The criteria combine a consideration of various heritage features to avoid potential duplication. E.g. an asset could be listed, in a consideration area and also a SAM. Proximity to heritage assets does not necessarily mean that impacts will occur, but it is assumed that they may be more likely. Criteria BH2 will seek to provide a qualitative assessment.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
BH2: Impacts on the setting of the built environment?	Housing and Jobs	<i>Site contains vacant buildings / buildings at risk / derelict land that could be enhanced</i>	Setting not likely to be affected	The setting and significance of a heritage asset may be affected.	The setting and significance of a heritage asset will be harmed by the site.	Reliant upon professional opinion. Impacts likely to be determined utilizing Conservation Area Statements and Settlement Profiles.
BH3: Capacity of the landscape to accommodate development, while respecting its character.	Housing and Jobs	High	Medium-high Medium.	Medium-low	Low	Relies upon the findings of Landscape Character Assessments and capacity studies.
Resource use						
RU1: Would allocation of the site result in the use of previously developed land?	Housing and Jobs	Predominantly brownfield (>70%)	Partial Brownfield (>30%)	Site is predominantly Greenfield (>70%)	NA	The majority of available land is not brownfield, so criteria need to reflect that impacts are likely.
RU2: Is there good access to a Household Waste Recycling Centre (HWRC)?	Housing	<3miles	3-7miles	>7miles	-	Use of HWRCs is by car. Access by foot is typically prohibited and unlikely. Travel distances are typically longer for rural areas. For example Husbands Bosworth is approximately 6 miles from the nearest Civic Amenity site in Market Harborough. It is also necessary to include sites that are close by in neighboring authorities.
Housing and economy						
EH1: Would site development lead to the loss of employment land?	Housing / Mixed use	Employment development proposed	Not allocated for employment	Yes – low quality	Yes – High quality	Quality defined in existing Employment Area Review 2012.

Stage 2 Site appraisal criteria	Use	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
<p>EH2: Will the site help to stimulate housing development?</p> <p><i>Deliverability and scale</i></p>	Housing	Site is available for development within the next 5 years and could provide over 50 dwellings	<p>Site is available for development within the next 5 years but would provide <u>less than 50</u> dwellings</p> <p>Site is available for development in the plan period and could provide <u>over 50</u> dwellings</p>	Availability is uncertain	N/A	<p>Provision of a higher level of development would contribute more significantly to the Borough's housing targets and would achieve economies of scale. Availability may change over time.</p> <p>Does not consider viability.</p>
<p>EH3: Distance to Principal Road Network by vehicle.</p>	Jobs	<1mile	<3miles	>3miles	>4miles	Assumes that employment and housing sites with better access to the road network are more attractive for development.
Infrastructure						
<p>I4: Is the site within:</p> <p>a) 150m of a high pressure gas pipeline?</p> <p>b) 100m of overhead electricity cables</p>	Housing	N/A	No constraints	Yes but mitigation unlikely to be difficult	Yes, mitigation anticipated to be difficult / costly	Sites intersected by such constraints (particularly smaller sites with less room to provide a buffer) would not be feasible and / or mitigation would be costly.
<p>I5: Electricity substation capacity constraints?</p> <p>Waste water constraints?</p>	Housing and Jobs	N/A	No constraints	Constraints	N/A	Involves a degree of subjectivity, reliant upon input from utilities.
<p>I6: Access to the Highway network</p>	Housing and Jobs	N/A	Satisfactory access to the highway network exists or could be provided	N/A	Satisfactory access to the highway network is unlikely without major investment	Information to be sourced from SHLAA (2013 and Update 2015) and SELAA 2017.

Appendix F: Site appraisal summaries

	Mitigation likely to be required/ unavoidable impacts
	Mitigation <u>may be</u> required/ unavoidable impacts
	Unlikely to have a major impact on trends
	Promotes sustainable growth

Site ID	Site Name	Location	H1- Access to Jobs	H2- Access to health services	H3- Access to education (primary)	H4- Access to education (secondary)	H5- Access to natural open green space	H6- Leisure facilities	H7- Community facilities	H8- Access to food shop/ post office	H9- Access to train station	H10- Bus Services	NE1- SSSIs	NE2- Potential impact on wildlife	NE3- Severance of wildlife corridors	NE4- Potential impact on protected trees	NE5- Green Wedges and AOS	NE6- Proximity to Air Quality Management Area	NE7- Potential to remediate contaminated land	NE8- Groundwater protection zone	NE9- Agricultural Land	R1- Flooding	BH1- Proximity to heritage assets	BH2- Impact on setting of built environment	BH3- Landscape capacity to change	RU1- Result in use of PDL	RU2- Access to HWRC	EH1- Loss of employment land	EH2- Housing growth	EH3- Links to principal roads	I4- Energy grid constraints	I5- Infrastructure constraints	I6- Access to Highways			
A/BA/HSG/01	Land off Dunton Road	Broughton Astley	Green	Green	Yellow	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
A/BA/HSG/07	Land west of Mill Farm	Broughton Astley	Green	Green	Yellow	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
A/BA/HSG/10	Agricultural land off Frolesworth Road	Broughton Astley	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
A/BA/HSG/12	Land north of Dunton Road	Broughton Astley	Green	Green	Yellow	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
A/BA/HSG/13	Land north of Dunton Road (b)	Broughton Astley	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
A/BA/HSG/14	Land at Station Farm	Broughton Astley	Green	Green	Yellow	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
A/BA/HSG/19	Land south of Dunton Road	Broughton Astley	Green	Green	Yellow	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
A/BA/MXD/05	Land at Glebe Farm	Broughton Astley	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
A/BT/HSG/02	Land north of Valley Farm	Bitteswell	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
A/BT/HSG/03	Land east of Ashby Lane	Bitteswell	Green	Green	Green	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
A/CD/HSG/34	Land at Springhill Farm, London Rd		Red	Green	Red	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
A/CD/HSG/39	Land at Witham Villa Riding Centre		Green	Green	Yellow	Green	Yellow	Green	Yellow	Green	Red	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

	Mitigation <u>likely to be required</u> / unavoidable impacts
	Mitigation <u>may be required</u> / unavoidable impacts
	Unlikely to have a major impact on trends
	Promotes sustainable growth

			H1- Access to Jobs	H2- Access to health services	H3- Access to education (primary)	H4- Access to education (secondary)	H5- Access to natural open green space	H6- Leisure facilities	H7- Community facilities	H8- Access to food shop/ post office	H9- Access to train station	H10- Bus Services	NE1- SSSIs	NE2- Potential impact on wildlife	NE3- Severance of wildlife corridors	NE4- Potential impact on protected trees	NE5- Green Wedges and AoS	NE6- Proximity to Air Quality Management Area	NE7- Potential to remediate contaminated land	NE8- Groundwater protection zone	NE9- Agricultural Land	R1- Flooding	BH1-Proximity to heritage assets	BH2- Impact on setting of built environment	BH3- Landscape capacity to change	RU1- Result in use of PDL	RU2- Access to HWRC	EH1- Loss of employment land	EH2- Housing growth	EH3- Links to principal roads	I4- Energy grid constraints	I5- Infrastructure constraints	I6- Access to Highways		
A/CD/HSG/69	Stoughton Estate near Evington	Stoughton																																	
A/CM/HSG/01	Land off Frolesworth Lane	Claybrooke Magna							?																?										
A/CM/HSG/02	Land off Main Street	Claybrook Magna																							?										H
A/FK/HSG/06	Land to the North of Kilby Road	Fleckney																																	
A/FK/HSG/09	Kilby Road	Fleckney																																	
A/FK/HSG/11	Land at Kilby Road (south)	Fleckney																	?																
A/FK/HSG/12	Land off Badcock Way	Fleckney																																	
A/FK/HSG/13	Land at Fleckney Road	Fleckney																																	
A/FK/HSG/14	Land off Arnesby Road/Main Street	Fleckney																																	
A/FK/MXD/05	Land adjacent to Churchill Way	Fleckney																																	
A/GB/HSG/06	Land off Knights End	Great Bowden																																	
A/GB/HSG/13	Land off Upper Green Lane	Great Bowden																																	
A/GB/HSG/18	Land off Bankfield Drive	Great Bowden																																	
A/GB/HSG/21	South and West of Dingley Rd	Great Bowden																																?	
A/GE/HSG/05	West of Stockerstone Lane	Great Easton																							?										
A/GG/HSG/03	Land at Mount Farm	Great Glen																																	
A/GG/HSG/10	Land at Stretton Road	Great Glen																																	
A/GG/HSG/11	Land at London Road	Great Glen																																	

	Mitigation <u>likely to be</u> required/ unavoidable impacts
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			H1- Access to Jobs	H2- Access to health services	H3- Access to education (primary)	H4- Access to education (secondary)	H5- Access to natural open green space	H6- Leisure facilities	H7- Community facilities	H8- Access to food shop/ post office	H9- Access to train station	H10- Bus Services	NE1- SSSIs	NE2- Potential impact on wildlife	NE3- Severance of wildlife corridors	NE4- Potential impact on protected trees	NE5- Green Wedges and AoS	NE6- Proximity to Air Quality Management Area	NE7- Potential to remediate contaminated land	NE8- Groundwater protection zone	NE9- Agricultural Land	R1- Flooding	BH1-Proximity to heritage assets	BH2- Impact on setting of built environment	BH3- Landscape capacity to change	RU1- Result in use of PDL	RU2- Access to HWRC	EH1- Loss of employment land	EH2- Housing growth	EH3- Links to principal roads	I4- Energy grid constraints	I5- Infrastructure constraints	I6- Access to Highways		
A/GG/HSG/13	Land off Oaks Road	Great Glen																																	
A/GG/MXD/07	Land adjacent to former Manor Farm	Great Glen																																	
A/HH/HSG/03	Land adjacent to A47 Uppingham Road	Houghton on the Hill																																	
A/HH/HSG/06	Land north of Uppingham Road	Houghton on the Hill																																	
A/HH/HSG/09	Land to the rear of Black Horse	Houghton on the Hill																																	
A/KB/HSG/02	North Fleckney Road	Kibworth																																	
A/KB/HSG/03	Land at Warwick Road	Kibworth																																	
A/KB/HSG/07a	Merton College land (1 of 4), Leicester Road	Kibworth																																	
A/KB/HSG/08a	Merton College land (2 of 4), Leicester Road	Kibworth																																	
A/KB/HSG/10	Merton College land (4 of 4)	Kibworth																																	
A/KB/HSG/15	Land off Smeeton Road	Kibworth																																	
A/KB/HSG/17	Land at Warwick Road	Kibworth																																	
A/KB/HSG/18	Land at Birdie Close	Kibworth																																	
A/KB/HSG/23	Land at Birdie Close (north)	Kibworth																																	
A/KB/HSG/30	South of Fleckney Road	Kibworth																																	

	Mitigation <u>likely to be</u> required/ unavoidable impacts
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A/SC/HSG/06	Land at Nether Hall Farm	Scraptoft																																	
A/SC/HSG/07	Land at Hamilton Lane	Scraptoft																																	
A/SC/HSG/10	Land east of Pulford drive and south of Covert Lane	Scraptoft																																	
A/SC/HSG/14	Land at Charles' Field, Scraptoft Hill Farm	Scraptoft																																	
A/SC/HSG/16	Scraptoft North (Proposed SDA)	Scraptoft																																	
A/TH/HSG/07	Coles Nursery, Uppingham Road	Thurnby																																	
A/TH/HSG/13	Land south of Uppingham Road	Thurnby																																	
A/TH/HSG/25	Land east of Charity Farm	Bushby																																	
A/UL/HSG/06	South of South Avenue	Ullesthorpe																																	
A/KB/MXD/22	Strategic Development Area West of Kibworth	Kibworth																																	
A/KB/MXD/27	Land to north/east of Kibworth Harcourt	Kibworth																																	
A/LT/MXD/03	Land east of Lutterworth	Lutterworth																																	
A/SC/HSG/13	Land East of Scraptoft	Scraptoft																																	

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Site ID	Site Name	Location	H1- Access to Jobs	H2- Access to health services	H3- Access to education (primary)	H4- Access to education (secondary)	H5- Access to natural open green space	H6- Leisure facilities	H7- Community facilities	H8- Access to food shop/ post office	H9- Access to train station	H10- Bus Services	NE1- SSSIs	NE2- Potential impact on wildlife	NE3- Severance of wildlife corridors	NE4- Potential impact on protected trees	NE5- Green Wedges and AoS	NE6- Proximity to Air Quality Management Area	NE7- Potential to remediate contaminated land	NE8- Groundwater protection zone	NE9- Agricultural Land	R1- Flooding	BH1-Proximity to heritage assets	BH2- Impact on setting of built environment	BH3- Landscape capacity to change	RU1- Result in use of PDL	RU2- Access to HWRC	EH1- Loss of employment land	EH2- Housing growth	EH3- Links to principal roads	I4- Energy grid constraints	I5- Infrastructure constraints	I6- Access to Highways		
E/001LT/11	Land south of Lutterworth Road / Coventry Rd	Lutterworth	/	/	/	/	/	/	/	/	/																								
E/001M/11	Land adjacent to Bowden Business Village	Market Harborough	/	/	/	/	/	/	/	/																									
E/001RC/11	Land off Maiborough Drive	Fleckney	/	/	/	/	/	/	/	/																									
E/002M/11	Airfield Farm, Market Harborough	Market Harborough	/	/	/	/	/	/	/	/																									
E/003RC/11	Land south of Priory Business Park, Wistow Road	Kibworth	/	/	/	/	/	/	/	/																									
E/004RC/11	Land south & west of Priory Business Park, Wistow Rd	Kibworth	/	/	/	/	/	/	/	/																									
E/005LT/11	Land South of Lutterworth Road, Lutterworth	Lutterworth	/	/	/	/	/	/	/	/																									
E/005RC/11	Land adjoining the A6 & North of Wistow Rd, Kibworth	Kibworth	/	/	/	/	/	/	/	/																									
E/007M/11	East of Rockingham Road (Peaker Park),	Market Harborough	/	/	/	/	/	/	/	/																									
E/009OC/15	Land south of Coventry Road	Lutterworth	/	/	/	/	/	/	/	/																									
E/009OC/16	Shawell Quarry, Gibbet Lane	Shawell	/	/	/	/	/	/	/	/																									

	Mitigation <u>likely to be required</u> / unavoidable impacts
	Mitigation <u>may be required</u> / unavoidable impacts
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			H1- Access to Jobs	H2- Access to health services	H3- Access to education (primary)	H4- Access to education (secondary)	H5- Access to natural open green space	H6- Leisure facilities	H7- Community facilities	H8- Access to food shop/ post office	H9- Access to train station	H10- Bus Services	NE1- SSSIs	NE2- Potential impact on wildlife	NE3- Severance of wildlife corridors	NE4- Potential impact on protected trees	NE5- Green Wedges and AoS	NE6- Proximity to Air Quality Management Area	NE7- Potential to remediate contaminated land	NE8- Groundwater protection zone	NE9- Agricultural Land	R1- Flooding	BH1-Proximity to heritage assets	BH2- Impact on setting of built environment	BH3- Landscape capacity to change	RU1- Result in use of PDL	RU2- Access to HWRC	EH1- Loss of employment land	EH2- Housing growth	EH3- Links to principal roads	I4- Energy grid constraints	I5- Infrastructure constraints	I6- Access to Highways				
E/010OC/15	Land North & West of Magna Park	Lutterworth	/	/	/	/	/	/	/	/									?																		
E/010RC/15	Land off Fleckney Road	Fleckney	/	/	/	/	/	/	/	/										?																	
E/012OC/15	Land west of Magna Park	Lutterworth	/	/	/	/	/	/	/	/										?																	
E/013OC/15	Woodbrig House Farm	Lutterworth	/	/	/	/	/	/	/	/										?																	
E/0140C/15	Land centred on A426 (Prologis Park, Leicester)	Willoughby Waterly	/	/	/	/	/	/	/	/										?																	
E/006LT/15(A)	Proposed SDA (Land to East of Lutterworth) - Land south off A4303 (A)	Lutterworth	/	/	/	/	/	/	/	/										?																	
E/006LT/15(B)	Proposed SDA (Land to East of Lutterworth) - Land south off A4303 (B)	Lutterworth	/	/	/	/	/	/	/	/										?																	
E/012RC/15(A)	Proposed SDA (Land to the West of Kibworth) - Land off Leicester Road (A)	Kibworth	/	/	/	/	/	/	/	/										?																	
E/012RC/15(B)	Proposed SDA (Land to the West of Kibworth) - Land off Leicester Road (B)	Kibworth	/	/	/	/	/	/	/	/										?																	
A/BA/MXD/05	Land at Glebe Farm	Broughton Astley	/	/	/	/	/	/	/	/										?																	
A/FK/MXD/05	Land adjacent to Churchill Way Industrial Estate, Fleckney	Fleckney	/	/	/	/	/	/	/	/										?																	
A/GG/MXD/07	Land adjacent to former Manor Farm, London Road	Great Glen	/	/	/	/	/	/	/	/										?																	

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A/KB/MXD/12	SW Priory Business Park, Kibworth	Kibworth	/	/	/	/	/	/	/	/																								
E/009/MH/15	Airfield Farm	Market Harborough	/	/	/	/	/	/	/	/																								
A/MH/MXD/51	East of Leicester Rd, Market Harborough	Market Harborough	/	/	/	/	/	/	/	/																								
E/003M/11	Land off Dingley Road	Great Bowden	/	/	/	/	/	/	/	/																								
E/006M/11	East of Northampton Rd (Compass Point)	Market Harborough	/	/	/	/	/	/	/	/																								
E/006RC/11	Land to East of Harborough Rd	Kibworth	/	/	/	/	/	/	/	/																								
E/007RC/11	Land to Southern Fringe of Great Glen	Great Glen	/	/	/	/	/	/	/	/																								
E/010M/15	Airfield Business Park	Market Harborough	/	/	/	/	/	/	/	/																								
A/KB/MXD/22	Strategic Development Area West of Kibworth	Kibworth	/	/	/	/	/	/	/	/																								
A/KB/MXD/27	Land to north/east of Kibworth Harcourt	Kibworth	/	/	/	/	/	/	/	/																								
A/LT/MXD/03	Land east of Lutterworth	Lutterworth	/	/	/	/	/	/	/	/																								
L1 (Retail)	Bank Street	Lutterworth	/	/	/	/	/	/	/	/																								
L2 (Retail)	Masonic Hall	Lutterworth	/	/	/	/	/	/	/	/																								
M1 (Retail)	Commons Car Park	Market Harborough	/	/	/	/	/	/	/	/																								

Appendix G: Appraisal of options for strategic warehouse provision

Methods

The appraisals undertaken for each option determine the nature and significance of effects against the Sustainability Objectives (*guided by sub-criteria*) established in the SA Framework. The effects have been grouped into six SA Topics, which were identified in the Scoping Report. The relevant SA Objectives for each topic are listed beside the SA topic in **Table 1** below.

Table 1: SA Topics and corresponding SA Objectives

SA Topic	Factors covered and corresponding SA objective
1. Natural Environment	Biodiversity (SA1), water quality (SA2)soil and agricultural land (SA2)
2. Built and Natural Heritage	Landscape & settlement character (SA3), heritage (SA3)
3. Health and Wellbeing	Recreation and open space (SA4), communities (SA4), air quality (SA4), access to services (SA5), Amenity / wellbeing (SA 4)
4. Resilience to Climate Change	Flooding (SA6), green infrastructure / resilience (SA6)
5. Housing and Economy	Housing delivery (SA7), Economy (SA8)
6. Resource Use	Resource use and efficiency (SA9), carbon emissions (SA9)

For each of the six SA topics an appraisal table has been completed (see example **Table 2**) which presents a score for different elements of the topic (*reflecting the SA objectives*). These individual elements are then considered together to establish an **overall score** for each of the six SA topics.

When determining the significance of any effects, a detailed appraisal of factors has been undertaken to take account of:

- the scale and nature of development;
- the sensitivity of receptors; *and*
- the likelihood of effects occurring.

Taking these factors into account allowed ‘significance scores’ to be established using the system outlined below.

Major positive	✓✓✓	Minor negative	×	Neutral / negligible effects	-
Moderate positive	✓✓	Moderate negative	××	Uncertain effects	?
Minor positive	✓	Major negative	×××		

If effects are determined to be significant, then a tick or cross is recorded. If effects are uncertain then a question mark is recorded. This will be a red question mark if it is possible to ascertain that the effect is potentially negative and a green question mark if the effect is potentially positive. Where effects are uncertain (i.e. both negative and positive effects could occur) and it is not possible to predict whether they would be likely to be positive or negative; these are represented by a grey question mark.

To differentiate between the extent of effects; a minor, moderate or major effect can be scored. This allows for a more detailed comparison and differentiation between the options that are determined to have a significant effect. Both positive and negative effects could be determined against the same individual factor or SA topic to reflect the potential for different effects on different communities¹⁶¹. For example, job creation is likely to have a positive effect upon the health and wellbeing of communities within a large travel to work area, but there could be negative implications on wellbeing for some communities in close proximity to a particular growth option (for example due to amenity issues).

The overall scores are not simply a 'totting up' of the number of ticks or crosses under each individual factor. In the example below Option 3 is predicted to have a minor negative effect against factor A, and a moderate negative effect on factor B. The overall score is a moderate negative effect, as the negative effects are not considered likely to have a major effect on the SA Topic when considered together. The rationale for the overall scores is made clear in the discussions.

Table 2: Appraisal table template / example only

SA TOPIC....				
Nature of effects - A discussion of the nature of effects is presented including the magnitude, frequency and permanence.				
Sensitivity of receptors - A discussion of the underlying conditions, and the sensitivity of receptors (i.e. the environment, human health, and material assets)				
Likelihood of effects - A discussion of the probability of effects occurring, taking into account proposed/potential mitigation.				
Significance - A discussion of the significance of effects taking into account all of the above factors.				
Options	Option 1 (Low)	Option 2 (Low-Medium)	Option 3 (Medium)	Option 4 (High)
Factor A	-	-	x	x
Factor B	-	-	x	xx
Overall score	-	-	x	xx

¹⁶¹ This differs from the appraisals undertaken on the nine strategic housing/employment options that were presented in the previous interim SA Report (September 2015). Only a positive or a negative score was recorded for each SA topic in the settlement level appraisals. This is because both positive and negative effects were unlikely to occur for a single settlement.

Appraisal findings

The tables below present an appraisal of each reasonable alternative against the six SA Topics. Each SA Topic comprises one or more sustainability objectives, which have been scored separately and then brought together to present an 'overall score' against each SA Topic. To demonstrate how the appraisal accords with the SEA Regulations, the tables have been arranged so that a transparent discussion is provided of the nature of effects, sensitivity of receptors, likelihood of effects occurring and then how these factors combine to determine the significance of effects.

Natural Environment (SA Objectives 1 and 2)

Nature of effects

Biodiversity: Vegetation clearance is likely to be required in the development of all strategic options. This has the potential for loss or disturbance of wildlife habitats (i.e. hedgerows, trees and grassland). Lower and medium scale development would have fewer effects, whilst high growth would be more likely to involve a greater amount of clearance and/or disturbance.

Soils: Development under each option could result in the permanent loss of agricultural land (some of which is classified as best and most versatile). The exact siting and scale of development is unclear at this stage and therefore it is difficult to predict exact amounts of agricultural land loss, clearly though lower and medium scale development (Options 1 or 2) would result in less permanent loss than the high growth option (depending on the nature / density of development)

Water quality: Whilst it is not clear exactly where development will be sited, there are a number of watercourses nearby to potential site options which may be negatively affected by development, particularly around the M1 and A5. The water quality of these watercourses could be negatively affected for example by increased runoff caused by the development. This could have a negative effect on water quality; particularly during construction phases where spillages of hydrocarbons, sediment and other pollutants could occur. Depending on the classification of employment (most is assumed to be B8 as recommended in the SDSS) there is possibility for this to occur during the operation phase too, although this is currently unclear.

Sensitivity of receptors

Biodiversity: There are a number of wildlife sites and corridors throughout Harborough. There are no nationally designated areas on or adjacent to any of the site options that could be developed under the different strategic options. However, there are local wildlife sites nearby to some site options. For example, Shawell Pits, Bittesby House Trees, Bitteswell Brook Ash Trees, Whitestone Gorse Farm West Hedgerow, Bitteswell Brook. Nonetheless, existing watercourses run through and adjacent to each of the sites, which may be home to local species of importance.

Established hedgerows are often important habitat for a variety of species; vegetation clearance would result in the loss of local habitat and therefore has the capacity to damage the population of local species of significance.

Soils: Whilst the location of development is not certain at this stage; it is highly likely that each option would involve the loss of agricultural land that is currently in use as arable fields.

Water quality: Water quality is currently very good, and thus this is considered to be of high importance / sensitivity.

Likelihood of effects

Biodiversity: Although there are no designated habitats on or within the immediate vicinity of any potential site option; the ecological value of these areas could be decreased due to development of green field land and the loss of mature hedges, trees and foraging habitats. Mitigation and enhancement measures are likely to be secured that protect and enhance habitats and species (for example construction management plans). This should help to ensure significant negative effects on biodiversity are avoided for each of the strategic options.

Soils: Loss of land would be unavoidable for most site options. There would be little scope to mitigate the loss of this agricultural land, though at lower levels of growth (Option 1 and 2) it ought to be easier to avoid the loss of best and most versatile agricultural land.

Water quality: The incorporation of SuDs ought to have a positive/mitigating effect on water quality and species that rely upon aquatic habitats.

Significance of effects

Biodiversity: Although some effects upon wildlife are inevitable due to disturbance during construction; it ought to be possible to secure mitigation and enhancement measures to ensure that significant effects on biodiversity do not arise. For example, on large sites, it may be possible to introduce new green infrastructure to mitigate the loss of hedges, trees and arable land. The likelihood of biodiversity being more adversely affected would seem greater with the higher growth options; however with higher growth options, it is also possible to include more comprehensive measures of mitigation and biodiversity support.

To ensure that connectivity for wildlife both on and off site is maintained, and where possible, enhanced, it will be essential to ensure that retained habitats and areas of proposed habitat creation are appropriately managed and maintained in the long-term. Subject to this being secured, none of the options are predicted to have a significant effect on biodiversity.

Soils: Negative effects are predicted for options 2, 3 and 4 in respect to soils. This is because there is inevitably going to be agricultural land loss (some of which could be classified as best and most versatile land Grade 2 or 3). Whilst large areas of agricultural land would be lost, the effects are not considered to be significant in the context of Harborough's agricultural land resources (*i.e. it contains many areas classified as Grade 3b, and areas of higher quality Grade 1, 2 and 3a agricultural land*). However, to aid in comparison between options, it is reasonable to conclude that the largest growth options (3 and 4) would have a greater negative effect compared to the lower growth options (1 and 2). Under Option 1, there may be no further development as an extension at Magna Park has already been approved, subject to a S106 agreement, that would meet this level of growth. This would therefore mean that effects upon agricultural land (including best and most versatile) would be neutral.

Water quality: There is potential for significant negative effects upon water quality as a result of major spillages during construction. However, the likelihood of this occurring is low. Operational effects are not predicted to be significant for any of the proposed options (though it is reasonable to assume that higher rates of growth could lead to the discharge of higher concentrations / amounts of pollutants to nearby watercourses). No significant effects are predicted at this stage, but these issues would need to be considered through the planning application process.

Summary / overall score

Option 1 may not involve any further growth, or would involve a lower scale of growth. The effects on biodiversity, soil and water quality are therefore predicted to be neutral. It ought to be easier to avoid the most sensitive areas, and / or secure lower density development if necessary. Option 2 would involve a higher level of growth, though it would still be possible to accommodate this at a single site option. This ought to allow for sensitive areas to be avoided. Effects on designated habitats would be unlikely, though the potential for effects on local wildlife habitats exists, which represents an uncertain negative effect. Effects on agricultural land would be likely to occur as each of the site options that would need to be developed to meet this higher requirement contain best and most versatile agricultural land. However, it should be noted that the effects would

be very small in the context of the district and unlikely to have a major effect on the rural economy. Therefore, the effects are still predicted to be negligible. Option 3 would involve a higher level of growth still, which would present a greater possibility that biodiversity habitats and species would be disturbed (at least during construction). Therefore a minor negative effect is predicted. With regards to soil, there would be a loss of agricultural land (some of which may be best and most versatile land), but as for Option 2, this would not be significant from a district-wide perspective. For Option 4, the level of growth is almost double that under Option 3, and though effects on designated habitats would not be anticipated to be significant, the overall level of disturbance to land supporting wildlife is likely to be greater, and so the effects on biodiversity could potentially be moderate. With regards to agricultural land, the effects would be more pronounced than option 3, and though still not likely to be significant on a district-wide level, a minor negative effect is recorded.

With regards to water quality, no major issues are anticipated for any option. However, given the sensitivity of watercourses, an uncertain negative effect is predicted at higher levels of growth (Option 3 and 4) to reflect the potential for negative effects should levels of effluent, and pollutants in surface water run-off increase significantly.

It is also important to acknowledge that specific mitigation and enhancement measures for individual schemes on any site under all growth options are likely to be proposed. Therefore, there is potential for positive effects to be generated and / or negative effects to be mitigated. At this stage, we have made no assumptions about the specific sites that would come forward; and so have not taken specific mitigation or enhancement measures into account in this high-level appraisal.

Options	Option 1 (Low)	Option 2 (Low-Medium)	Option 3 (Medium)	Option 4 (High)
<i>Biodiversity</i>	-	?	x	xx?
<i>Soil and agricultural land</i>	-	-	-	x
<i>Water quality</i>	-	-	?	?
<i>Overall score</i>	-	?	x	x

Built and Natural Heritage (SA Objective 3)

Nature of effects

Heritage: Depending upon the precise location of development there is potential for negative effects on designated heritage assets and their setting as well as altering the setting of farm buildings, which could be of local importance to the character of the countryside. An increase in traffic and development could also have negative implications for the setting of heritage assets such as conservation areas and/or listed buildings in Ullesthorpe, Bitteswell, Claybrooke Magna and other villages in the vicinity of Magna Park along key routes including Cotesbach, Wibtoft and Willey. For development in other potential locations (i.e. Land centred on A426, South Leicester) there may also be the potential for effects on the setting of rural farm buildings and the character of nearby settlements such as Willoughby Waterleys.

Landscape: Under each option, it is likely that development of greenfield land will occur in areas of countryside. This could affect the character of the landscape during construction and operation of the site (through new buildings, increased lighting and traffic/access). Clearly, the lower scale of development would present the least potential for negative effects upon character, as a smaller area of land would be required. For Option 1 (Low Growth), this may even represent a position of no further growth given that an extension to Magna Park has been approved (15/00919/FUL¹⁶²). In this scenario, the needs identified in the SDSS update (2016) would already be substantially met, and so Option 1 would be predicted to have negligible effects.

For the medium and high growth options, the requirement for further development would be likely to lead to more widespread change to the character of the countryside around Magna Park and / or at the proposed site south of Leicester (Land centred on A426). Option 2 (low-medium growth) could be delivered through the development of just one site, with the range of options being wider than for Options 3 and 4, which would more likely require the development of one large site or a combination of smaller sites/parcels. Under Option 2, there would also be greater scope to deliver lower density development, which could help to offset effects upon the character of the countryside.

Sensitivity of receptors

Heritage: A Scheduled Monument (Bittesby Deserted Medieval Village) falls within the boundary of one of the site options that could be developed (Land north and west of Magna Park). This feature also lies 500m to the west of the boundary for Land West of Magna Park. Ullesthorpe village lies to the north of Magna Park, with Willey to the south, Bitteswell to the east and Claybrook Parva to the north west. Development therefore has the potential to affect views from areas of land around these villages including from parts of the Bittesby Medieval Village Scheduled Monument, from a part of the Ullesthorpe Moat Scheduled Monument, St Peter's Church, Claybrooke Parva, the church of St Leonard, Willey and some windows within the Grade II Ullesthorpe Windmill (as well as various public rights of way and open space).

There are also a number of farm buildings and non-designated heritage assets around Magna Park that could be affected by development. Bittesby House is a non-designated heritage asset within close proximity to a number of site options in this area. This building is considered to have local value to heritage and its setting is contributed to by agricultural land in the surrounding area. There are no designated heritage assets within a 500m buffer of the proposed site Land centred on A426. However, there are a number of farm buildings in close proximity.

Landscape: Each growth option and each of the individual development sites would involve development in the 'countryside'. Though no areas are formally designated, each contains features of local value such as trees, mature hedges and watercourses. Each site associated with expansion in the Magna Park location falls within the landscape character area 'Lutterworth Lowlands', which the Council's published landscape character study suggests is generally capable of accepting some development (when compared with other areas within the district). This is supported by environmental statements that accompany three planning applications submitted for site options in this area (with all suggesting that the landscape has moderate to low sensitivity). For the proposed site Land centred on A426, the identified land falls within areas that are capable of accepting some development.

¹⁶² approval for application granted 13/7/16 subject to the entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990

Built and Natural Heritage (SA Objective 3)

Likelihood of effects

Heritage: It is somewhat difficult to accurately determine the effects of different scales of growth without knowing the precise location of development. Nevertheless, it is possible to predict the high level effects that could be associated with the four alternative growth scenarios. For Option 1, it is probable that significant effects could be avoided, given that the scale of growth planned for would be relatively low. There may also be no further development required given that planning application (15/00919/FUL) at Magna Park has recently been approved, subject to a S106 agreement. In this situation, the effects would be neutral.

For Option 2, it is more likely that negative effects on heritage assets could occur, which might involve the loss of several farm buildings, and / or impacts on the setting of locally important heritage assets. There would also be greater potential for intrusion to the setting of the Bitteswell Medieval Village Scheduled Monument during construction and operation. For Option 3, there is greater scope to avoid impacts on the Scheduled Monument, as alternative locations could be developed and/or development could be low density. Under Option 3, the higher scale of growth would rule out the ability to allocate some of the smaller sites on their own, as they would not provide sufficient floorspace. Therefore, there would be a necessity to develop one (or a combination perhaps) of the larger sites. Therefore, the potential for negative effects is considered likely to be higher. For option 4, there would be a need to develop several of the sites, making it more likely that effects on the setting of heritage assets would occur.

No doubt mitigation measures would be proposed as part of any development under any growth option to offset potential effects. However, specific measures have not been factored into this high level assessment.

Under any growth scenario, HGV routing plans are likely to be enforced that divert increased HGV traffic away from villages and towns. Therefore, the effects on the setting of Conservation Areas and Listed Buildings are not likely to be significant (though the risk increases at higher scales of growth unless supporting infrastructure is secured).

Landscape: Mitigation measures are likely to be proposed for planning applications at any development site under any growth option. This would probably involve building height restrictions, tree planting within and at site margins, and sensitive design. In the longer term this should help to assimilate new developments into the existing landscape and reduce visual intrusion from surrounding areas. Nevertheless, visual intrusion is still likely to occur during construction phases, and for higher scales of growth, the residual impacts would be more likely to occur.

Significance

Heritage: Option 1 could lead to negative effects upon the setting of heritage assets and the character of settlements close to development sites. However, the minimum level of growth identified in the SDSS has already been largely 'met' following the approval, subject to a S106 agreement, of application (15/00919/FUL). Therefore, it should be easier to avoid potentially negative effects upon heritage assets (*As there should be more flexibility with regards to the need for further development and the siting of further development*). Consequently, a negligible / neutral effect is predicted at this stage for Option 1.

For Option 2 heritage assets could be affected by development, and given the higher scale of development involved, it is more likely that development would change the character of the countryside in whichever location sites were allocated. The potential effects would be similar to Option 1, but on a larger scale, and so a minor negative effect is predicted.

Option 3 is predicted to have a moderate (significant) negative effect on heritage, as the scale of development would permanently alter the setting of the countryside and surrounding settlements regardless of location. This scale of growth would also be more likely to involve development of a larger floorplate, or at a higher density. Either way, this presents the potential for greater effects on character and setting. For this scale of growth, it may be more likely to warrant a larger development such as that proposed at South Leicester (Land centred on A426) or to the North West of Magna Park. It may therefore be more likely that effects upon the setting of the Scheduled Monument could

Built and Natural Heritage (SA Objective 3)

be generated.

Although landscaping and tree planting could help to screen any development from heritage assets (particularly in the longer term as vegetation matures), the openness of the surrounding countryside will be affected, and negative effects are likely to remain.

For option 4, the scale of growth would be most likely to have negative effects, as growth could affect the setting of heritage assets, particularly the scheduled monument. Consequently, a moderate negative effect is predicted.

Landscape: Development under any option would lead to some visual intrusion during construction. This would likely be greater at a higher scale of growth.

For Option 1, the scale of growth would not require significant loss of countryside, and the choice of sites ought to help ensure that the most sensitive sites are avoided, and / or suitable mitigation is achieved. Consequently, a neutral/negligible effect is predicted.

The scale of development under Option 2 would see a more significant loss of open countryside wherever development occurs, and introduce increased levels of lighting, traffic and noise. Although mitigation could help to minimise these effects, development would nevertheless have adverse effects on the character of the countryside during construction and operation. Consequently a minor negative effect is predicted.

For Option 3, the requirement to develop a greater area of floorspace would require higher density development or the use of more land. This would present a greater probability that the character of landscape would be adversely affected, whether this be at land around Magna Park, or at South Leicester (Land centred on A426). Though land in both these areas is moderately capable of accommodating change, the scale of development would be likely to have a permanent negative effect. Consequently, a moderate negative effect is predicted. The effects for Option 4 would be more pronounced still, as there would be a need for more intense / widespread development.

Summary / overall score

Overall, **Option 1** (low growth) is predicted to have insignificant effects upon the built and natural environment. This reflects the limited effects on landscape and only localised (short term) effects upon heritage assets.

Overall, **Option 2** (low-medium growth) is predicted to have a minor (significant) negative effect on the built and natural environment; which is attributable to likely effects upon landscape and a greater number of local heritage features / the setting of the built environment.

Overall, **Option 3** (medium growth) is predicted to have a moderate negative effect, due to the potential for significant moderate negative effects on landscape character, views and tranquillity and the increased likelihood that heritage assets (including the Bitteswell Medieval Village Scheduled Monument) could be affected.

Overall, **Option 4 (high growth)** is predicted to have a major negative effect. There is potential for significant negative effects on landscape character due to the cumulative loss of land and intrusion into the countryside. There is also greater potential for effects on the scheduled monument and the setting of various farm buildings. However, it is possible that scheme specific mitigation measures could be implemented to minimise these effects.

Option	Option 1 (Low)	Option 2 (Low-Medium)	Option 3 (Medium)	Option 4 (High)
Heritage	-	x	xx	xx
Landscape	-	x	xx	xxx
Overall score	-	x	xx	xxx

Health and Wellbeing (SA objectives 4 and 5)

Nature of effects

Recreation and open space: Development of any size may encroach upon areas of informal and formal open space, or alter their setting and character. Such alterations may have an impact on the experience of the space, and could reduce the capacity of such spaces to accommodate users. For higher growth, it is more likely that development will threaten existing public footpaths, public rights of way, or bridleways which are located in proximity to development. Proposals to enhance open space provision help to alleviate this encroachment.

Communities: Development is likely to improve job opportunities (and thus improve wellbeing) and access to employment within Harborough. Job creation would also support communities in the Leicestershire HMA and other neighbouring authorities. The higher the scale of growth, the more prominent the effects are likely to be. Effects on community cohesion are not anticipated as the strategic and site options proposed would not have direct effects on the built environment in any villages/towns however there may be a stronger sense of community identity within a new working population.

Amenity/wellbeing: An increase in local noise and dust levels is likely to be generated by the increase in vehicles to and from development sites both during the construction and operation. The effects would be more prominent at higher scales of growth. Similarly, higher growth could potentially lead to higher levels of littering, which may reduce local amenity value.

Accessibility: Increased HGV and car traffic could affect trip times in Harborough at peak times. Increased vehicle numbers could also have an effect on pedestrians and cyclists using these routes. There could be increased use of minor / B roads by HGVs when congestion / incidents occur on the major roads. It may be the case that the development would be a catalyst for increased or improved local cycle/ pedestrian infrastructure. This may encourage more individuals to adopt cycling as a form of transport, and generate the associated health benefits. Such provisions are more likely to be adopted under the higher growth option, where the demand would be more obvious.

Air quality: Increased traffic could lead to exceedances of air quality standards. However, the scale of growth is not predicted to lead to significant changes to air quality for any growth option in the short term. For the higher growth option, more traffic is likely to be generated, and the instances of congestion may be more pronounced than the low or medium growth options. Traffic and congestion for all growth options, however, could be experienced in surrounding settlements where local air quality is likely to suffer.

The employment type likely to be developed is B8 involving storage and distribution. This is likely to generate an increase in HGV movement and associated emissions. Whilst it could be assumed that a higher growth option would equal higher pollution, the location of growth and mitigation measures secured will also have an effect on air quality.

Sensitivity of receptors

Recreation and open space: The effects of development upon open space are dependent on existing features within the specific site options. The sensitivity of these resources will therefore vary between different sites that could come forward under each growth scenario. However higher growth will necessitate larger site options or a combination of site options. With a larger development footprint it is more likely that development will encroach on open space and public rights of way. Conversely, larger sites may be more likely to present opportunities for enhancement (should there be sufficient non-developable land within the wider site boundaries).

Communities: Levels of deprivation in Harborough (and the HMA in general) are low compared to the national average. There are low rates of unemployment in Harborough and HMA / wider area.

Amenity/wellbeing: It is not clear exactly which sites would be developed; however there will be a number of noise receptors such as farm houses and residences which could incur an increase in noise and disturbance from development. A higher growth option could lead to higher noise and disturbance from an increase in HGV movements, along with higher incidences of littering and parking in laybys.

Health and Wellbeing (SA objectives 4 and 5)

Accessibility: Public transport access across all site options is more frequent during daytime hours, with links from surrounding settlements of Lutterworth, Market Harborough, Leicester and Rugby (to Magna Park / Lutterworth) and Broughton Astley, Leicester, Countesthorpe, Oadby, Cosby and Narborough. Public transport access late at night and earlier in the morning is lacking for Magna Park, and therefore workers on some shifts (*for example typical 6am-2pm shifts and 2pm-10pm shifts*) would struggle to get to work. As an example, access to Magna Park by public transport has been reported as an issue for job seekers without access to a car¹⁶³.

Air quality: There is an Air Quality Management Area designated on the high street in Lutterworth. Air quality in surrounding villages such as Ullesthorpe, Bitteswell, Willey and Cotesbach does not pose particular problems. There are no AQMAs located nearby to the proposed South Leicester site (Land centred on A426).

Likelihood of effects

Recreation and open space: Where the development of strategic distribution sites occurs on agricultural land which is not used for formal recreation, the effects on wellbeing are less likely to be experienced. Where sites are located in proximity to/upon informal open space, the effects will be more noticeable. Losses could be offset, however, should an enhancement strategy be adopted within the development. This could improve or create new features, and may encourage recreation, though some sites are not in close proximity to existing settlements.

Communities: Although deprivation in Harborough (and Leicestershire in general) is low, increased job opportunities can only be positive for people/communities in need of employment. The increase in job opportunities is likely to be a benefit to the local population of Harborough.

With this in mind however, population projections (SNPP, 2011) actually estimate that there will be a slight decrease in the working age (15-64) population by 2031. An increase in job opportunities could therefore lead to greater in-migration or longer travel to work distances.

There are pockets of deprivation in Market Harborough – the communities here could benefit from job opportunities accessible from Market Harborough by public transport (*albeit infrequently and not directly or at off-peak times*). The benefits to people with access to a car would spread further afield.

Amenity/wellbeing: The effect of noise on residential receptors will depend on the proximity of housing to the development, scale of growth and mitigation measures secured. The higher growth experienced the higher the amount of noise and vibration is likely to occur due to an increased number of HGV trips. The proximity of development to residential properties will also influence whether people are affected by noise and disturbance during construction and operation.

A HGV routing plan is currently in place for existing users of Magna Park. This could be expanded to include new businesses, helping to reduce effects on villages and towns. A plan could also be established for other locations in the district. However, HGVs that are not covered by routing agreements (as well as private vehicles) could still be displaced onto minor B roads due to an increase in traffic overall. Should the sites have provision for on-site HGV parking facilities, it should help to offset any increase in on-highway parking. This is likely to be positive with respect to the amenity and safety of nearby roads. Parking facilities for HGVs are more likely to be justified and provided within higher growth options.

Accessibility: Construction effects from any of the growth or site options are unlikely to have a significant effect on the local road network or public transport; though disruption to pedestrians and cyclists is possible. Highway improvements should be secured to accommodate the increase in HGVs and traffic in the longer term.

¹⁶³ Leicestershire County Council (2014) Transport Access Project: Stage 1-Background Analysis

Health and Wellbeing (SA objectives 4 and 5)

Access to development under any of the strategic growth option or site option is likely to be predominantly by private car, reflecting current trends. However, there may be an opportunity for development to adopt a Travel Plan which could encourage more cycling and car sharing. Whilst this is positive, it is unlikely to have a major influence on travel patterns. The most beneficial measure would be to enhance public transport provision, particularly 'out of daytime hours'. This would prove useful for all growth options and site options. However it would perhaps be most feasible under higher growth circumstances.

Increased development could put pressure on existing bus services at times where there is little space capacity. It is unclear at this stage whether new or enhanced services could be secured to offset this effect. Therefore, medium or high growth options are recorded as having negative effects on existing services. Though higher scales of growth may be more likely to create the economies of scale required to support new bus services, it is unknown at this stage whether new services could be secured. Therefore, negative effects are predicted.

Air quality: Higher levels of development are more likely to lead to increased traffic through neighbouring settlements and primary arterial routes, particularly if there are traffic incidents on the M1. However, the number of trips is not predicted to be significant given the strong access links to the proposed site locations from the trunk road network (i.e. from the M1 and the A5).

Significance

Recreation and open space: –Effects upon sensitive open space are unlikely to occur for growth which is not located near such resources. Should development affect areas of open green space, there is potential for negative effects, but these could be mitigated or enhancements achieved. For example the creation of accessible areas of open green space on currently inaccessible agricultural land. However, access to such features is not likely to be realistic for most communities which may be located a distance away, and thus any positive effects are predicted to be minor. Settlements which are the closest to proposed development and any enhanced facilities they offer are likely to experience a more positive effect. The effects of growth Option 1 are predicted to be neutral, as the scale of development would be less likely to lead to a substantial loss of land for recreation. Conversely, the smaller size of the sites would mean that opportunities for enhancement were reduced (unless a larger site option delivered a lower scale of growth). At this stage an uncertain positive effect is predicted.

For options 2, 3, and 4 the potential for positive effects through enhancement are somewhat higher (from increased scale of some of the site options). However, there is still uncertainty about the land that would be affected and the potential for enhancement. Therefore an uncertain effect is predicted (there is not enough confidence to ascertain if the effects would be more likely to be positive or negative).

Communities: Each option is predicted to have a positive effect on wellbeing by increasing the numbers of jobs available to residents in Harborough and surrounding areas. Although deprivation is relatively low in Harborough / Leicestershire, there are communities that could benefit through improved access to jobs across a range of occupations.

For low growth (Option 1) development is unlikely to have significant effects in Harborough given the relatively low level of jobs likely to be taken by residents (and in particular those from deprived communities). When considering the effects across the Leicestershire HMA and wider area, the effects would be greater given the wide travel to work area. However, the overall effects are predicted to be neutral.

The medium growth option is predicted to have a minor positive effect, as it would deliver a greater scale of growth (i.e. more jobs). The high growth option would have a moderate (significant) positive effect given that it would secure even further job opportunities locally, across the district and across the travel to work area. At the highest level of growth tested (option 4), there ought to be major opportunities for local communities and further afield, and thus a major significant positive effect is predicted.

Accessibility: Each option is likely to create disruption to cyclists and pedestrians during construction phases; but these effects are not predicted to be significant for any option. With regards to public transport, low and medium growth development is predicted to have a neutral effect, as development is unlikely to lead to a substantial increase in the demand for bus travel. High growth options 3 and 4 are predicted to have a minor negative effect, as there may be some increase in demand for services.

Health and Wellbeing (SA objectives 4 and 5)

Conversely, the higher growth options could generate the demand to support enhancements to bus services. At this stage an uncertain positive effect is recorded to reflect this possibility for option 3. At the highest level of growth tested (option 4) it is more likely that new services would be viable / in-demand, and therefore a minor positive effect is predicted.

Air quality: It is likely that car use will continue to be the dominant mode of travel, but highways improvement packages likely for development under any growth or site option should ensure that congestion and air quality issues are minimised. At the highest level of growth (option 4) it is unclear whether the additional pressure on road networks would lead to congestion and air quality issues, and so an uncertain negative effect is recorded as a precaution.

Amenity/wellbeing: Although there could be some localised effects on the amenity of residents under each of the options, these are not predicted to be significant during construction (provided routine mitigation is implemented) and certainly not from a strategic perspective (i.e. for the District). The potential for negative effects during operation would be greater at a higher scale of growth as the level of increased HGV trips could lead to an increase in noise and disturbance on local roads and potentially through nearby settlements. Consequently, a minor negative effect is predicted for Options 3 and 4.

Summary / overall score

For **low growth (Option 1)** the overall effects upon health and wellbeing are predicted to be positive, though there is some uncertainty related to effect upon open space and communities. The only positive (uncertain) effect is predicted for communities, through increases access to jobs. However, whilst the creation of jobs is positive, the scale of growth would be unlikely to have a profound effect on areas of most need. Minor positive effects are predicted in relation to amenity / wellbeing, as under this option, limited further growth would be necessary given that development at Magna Park (15/00919/FUL) has been approved.

For **medium growth (Option 2)**, the overall effects are minor positive. There would be a positive effect upon health and wellbeing by helping to provide jobs (which could help to tackle deprivation). The effects on communities would be more prominent than Option 1, so a moderate positive effect is predicted overall. An uncertain effect is predicted regarding effects upon open space and accessibility (At this stage it is not possible to determine with certainty whether potential effects would be positive or negative).

For **high growth (Option 3)**, There would be mostly positive effects on health by helping to provide a substantial number of jobs (benefitting communities) and potentially supporting improved public transport services. However, there would be potential negative effects on amenity due to increased HGV trip generation and larger footprint of development. These effects do not 'cancel each other out' because some communities may be adversely affected by amenity issues yet not be positively affected by new job creation (for example, people who already have a job who live nearby to development sites).

At the **capped level of growth (Option 4)** the positive effects on health and wellbeing due to job opportunities and development investment are predicted to be significant. However, an increase in travel to Magna Park could have negative implications on air quality in some settlements. Overall a mixed effect is recorded, with moderate positives to reflect benefits to health from jobs and possible public transport investment, but negative minor negative effects relating to short term effects on accessibility and amenity.

Option	Option 1 (Low)	Option 2 (Low-Medium)	Option 3 (Medium)	Option 4 (High)
Recreation and open space	-	?	?	?
Communities	-	✓	✓✓	✓✓✓
Accessibility	-	?	? x	✓ x
Air quality	-	-	-	?
Amenity / wellbeing	✓	-	x	x
Overall score	?	✓	✓ x	✓✓ x

Resilience (to climate change) (SA objective 6)

Nature of effects

Flooding: New development is likely to increase surface water run-off by reducing permeable land and increasing hard-standing. This could lead to local surface water flooding or contribute to increased flood risk downstream. The greater scale of development associated with the medium and higher growth options presents a greater likelihood that effects would arise compared to the lower growth option.

Green infrastructure / resilience: Green infrastructure has a role to play in improving resilience to climate change by providing areas of shade and minimising urban heat island effects. On a localised level, it can also help absorb CO₂ from the atmosphere, helping to reduce the Greenhouse effect. Should development result in the loss of green infrastructure, it is not expected to have a significant effect on resilience to climate change as it would not be within the urban area, and would not involve land that is used for formal recreation. This will however be dependent on the scale and quality of green infrastructure which has been affected.

Sensitivity of receptors

Flooding: As the exact locations and scales of growth remain uncertain at this stage, areas of Flood Zone 2 and Flood Zone 3 will need to be taken into account. Whilst there are no historical records of fluvial flooding on any of the sites, there may be areas at risk of low/medium surface water flooding within the surrounding areas. Surface water flooding is considered to be low and confined to the route of watercourses and drains, thereby the risk should be considered for any potential sites within (or in proximity to) these features. Sites may also have the potential for groundwater flooding which should be explored.

Green infrastructure / resilience: It is unlikely that the communities rely upon the open / green space that would be lost to provide areas of shade / refuge from hot weather.

Likelihood of effects

Flooding: Development at all scales is unlikely to be located in areas at risk of fluvial flooding in line with national policy. Any mitigation measures that are proposed should minimise any increased risk of onsite or offsite surface water flooding as a result of development. Whilst watercourses may run through or adjacent to some development sites, it is unlikely that development would be located in areas at direct risk of flooding. To ensure that negative effects do not occur, planning policy should ensure that surface water run-off does not exceed greenfield rates.

Green infrastructure / resilience: No effects are likely with regards to resilience.

Health and Wellbeing (SA objectives 4 and 5)

Significance

Flooding: None of the options are predicted to have a significant effect on flood risk. The proposed uses are of low vulnerability (though disruption to logistics would be an issue), and the risk of flooding is minimal. The requirement of development to be in line with national flood risk policy (i.e. the sequential and exception tests) should also ensure appropriate siting and design. Any mitigation measures that are proposed are predicted to minimise changes to surface water run-off rates, and thus flood risk both onsite and downstream is not predicted to be significantly affected by development.

Green infrastructure / resilience: Each of the options is predicted to have a neutral effect.

Summary / overall score

As discussed above, uncertainty over specific amounts and locations for growth means that specific flood risk issues cannot be directly identified. At this stage there is the potential for negative effects on flood risk, however these should be avoided by appropriate siting and mitigation measures. For options 1 and 2 that involve 'low' and 'medium' scales of growth, neutral effects are predicted, but for Options 3 and 4 an uncertain negative effect is predicted, as the higher scale of growth may require development over a larger amount of greenfield land, and/or at multiple sites, making the avoidance of areas of flood risk slightly more difficult. Again, mitigation and enhancement is likely to be effective in minimising risks.

Option	Option 1 (Low)	Option 2 (Low-Medium)	Option 3 (Medium)	Option 4 (High)
<i>Flooding</i>	-	-	?	?
<i>Green infrastructure / resilience</i>	-	-	-	-
<i>Overall score</i>	-	-	?	?

Housing and Economy (SA objectives 7 and 8)

Nature of effects

Economy: Growth of employment sites for strategic distribution would have benefits to the local economy in Harborough as well as on a regional and national scale (at high scales of growth). As well as jobs created in construction and at the site during operation, there is also likely to be knock-on benefits for local businesses in Harborough, helping to improve the vitality of nearby village centres including Ullesthorpe, Lutterworth, Bitteswell, and Claybrooke Magna (for growth near Lutterworth) and Fleckney, Broughton Astley, Dunton Bassett for growth at South Leicester (land centred on A426). Jobs would be generated across a range of occupations, likely including a proportion of high quality jobs, which would benefit the local and wider workforce in the area. Development under each scale of growth would also be likely lead to the loss of agricultural land, some of which is in use. This could have negative implications for the rural economy.

Housing: Increased provision of job opportunities could necessitate some increase in housing to ensure that dwellings and employment are well balanced. The distribution of housing could also be influenced by large scale employment growth in particular locations (i.e. near Lutterworth, or near Broughton Astley). It is likely that the majority of new jobs could be taken by residents already accommodated in a dwelling (either in Harborough or elsewhere), but there may be a need for new dwellings in particular locations to support higher levels of employment growth in strategic development. This may be due to new residents moving to the area or existing residents starting their own households (especially if they secure employment through increased job opportunities). For Options 1 and 2, there is unlikely to be a substantial effect on the need for housing provision in Harborough or the wider HMA. For options 3 and particularly for option 4, the effects on Harborough district in terms of housing provision / and the district and Leicestershire HMA (and potentially adjoining HMA's) in terms of housing distribution are more likely to be noticeable as there may be a greater need to ensure that workers are located within close proximity to new jobs.

Sensitivity of receptors

Economy: An assessment of labour supply presented within a recent planning application at Magna Park, shows that across 16 districts (*which approximate to a 45min travel to work catchment area for Magna Park*) there is a surplus unused labour force of approximately 120,000 people. Further assessment suggests that within the 45min labour catchment area there is a potential supply of people that are currently unemployed that could fill new jobs at almost all occupational levels proposed. This is positive as it suggests that the jobs created by any growth option could be filled by people in need of employment. However, it is important to factor in other employment opportunities that will arise and are being planned for within Local Authority Plans and Strategic Economic Plans. A cursory look at employment land requirements and job creation targets in the HMA / wider area, which factor in strategic distribution to an extent, shows that there is expected to be approximately 160,000 new jobs created up to 2031^[1]. Clearly it is important to factor these job opportunities into the equation as there will be a need for a suitable labour pool to support jobs growth across all sectors in the wider economy. The HEDNA (2017) identifies that there is potential for additional job growth through latent capacity within the HMA labourforce without additional economic-led migration to the HMA. The analysis in the Magna Park Employment Growth Sensitivity Study (MPRESS, 2017) supports this. The study shows that the HEDNA OAN of 4829 dpa (2011-2031) for the HMA is sufficient to accommodate additional workforce growth at Magna Park in all of the scenarios.

Housing: The district economy (specifically at Magna Park) is somewhat reliant on a contribution from in-commuters from other parts of the Leicester and Leicestershire HMA and other adjoining districts. Given the locational features of Magna Park close to the M1 and A5 and the district boundary, it is influenced by cross boundary commuting (MPRESS,2017).

Therefore, development associated with each growth option will likely attract workers from neighbouring areas. This suggests that housing growth ought to be increased in Harborough and/or neighbouring authorities in the TTWA to meet a significant increase in jobs near growth locations. Responses gathered from neighbouring authorities demonstrate that the Local Authorities which have a relationship with Magna Park consider that substantial development under higher growth options could affect the need for housing delivery as well as their own economic aspirations. The MPRESS study shows that the HEDNA OAN of 4829 dpa (2011-2031) is sufficient to accommodate additional workforce growth at Magna Park in all of the scenario's. However, higher scales of growth are more likely to have an influence on distributional factors within the HMA, given that there is a desire for greater self containment / reduced commitment compared to the baseline position. Outside the district, the combined 'upside' to current assessed needs figures is principally in Option 4 (High) for the adjoining authorities of Oadby and Wigston, Hinckley and Bosworth and Daventry. Given the complexity of influences on housing need and sensitivity of the modelling outputs to various factors, G L Hearn (MPRESS, 2017) considers that minor impacts identified over the plan period to 2031 are well within the errors of modelling work on housing needs, and are of a sufficiently small scale to be considered inconsequential.

^[1] Leicester and Leicestershire HMA (45,000 fte jobs), Coventry and Warwickshire HMA (77,600 fte jobs), Kettering (8,100 fte jobs), and the West Northamptonshire Adopted Core Strategy (28,500 fte jobs).

Housing and Economy (SA objectives 7 and 8)

Likelihood of effects

Each of the site options are afforded good road links to surrounding towns and so residents in the main towns of Harborough (*and surrounding areas such as Rugby, Hinckley, Blaby, Leicester and Coventry*) ought to have good access to job opportunities. However, travel by car is most likely, particularly for longer distance commuters.

In their response to Harborough Council's request for information (Nov 2015) on the implications of strategic distribution growth within Harborough, the following Local Authorities made comments about the potential implications on the economy/housing:

Rugby Planning Authority - Consider that low levels of growth are unlikely to have a significant impact on Rugby Borough in respect of jobs provision and / or altering existing commuting patterns. However, for higher growth there is concern that delivery of employment growth at this level (especially at one location) could have implications on housing need for the Leicestershire HMA and also for the Warwickshire and Coventry HMA. This could lead to a disparity in employment and homes.

Daventry Planning Authority - There is no specific evidence, as yet, to indicate that development in Harborough would affect Daventry. However large-scale provision could potentially affect the delivery of DIRFT III (*which is served by both road and rail*) through the provision of alternative strategic distribution sites for prospective tenants.

North West Leicestershire Planning Authority – Consider that large scale growth could have an effect on economic factors through competition with existing and planned sites in North West Leicestershire. The greater the provision made in Harborough, the more likely the impact, although to what extent is difficult to judge at this stage.

Northampton Borough Planning Authority – Consider that a large scale allocation may affect the delivery of DIRFT III which it could be argued is more sustainable because of the rail connection. The greater the scale of development the greater the delivery risk for DIRFT III.

Significance

Economy: Option 1 (low growth) could have neutral or minor positive effect on the economy in Harborough depending upon whether growth is zero, or up to 100,000sq.m.. An uncertain positive effect is recorded.

Option 2 (low- medium growth) is predicted to have a minor positive (significant) effect to the economy in Harborough through the creation of new jobs. The proposed development would make a substantial contribution to the needs (ha of land) identified for the Leicester and Leicestershire .

Option 3 (medium growth) is predicted to have a moderate positive (significant) effect on the economy in Harborough (and the HMA) by providing flexibility on demand forecast figures and identified shortfall in forecast land needed for non rail-served strategic distribution in the HMA (which is 48 hectares¹⁶⁴).

Option 4 (high growth) would have a major positive effect to the economy in Harborough by providing significant flexibility on the demand forecast figures and identified shortfall in forecast land needed for non rail-served strategic distribution in the HMA. Though these targets are only minimum indications of need, it is likely that the positive effects would be significant both for Harborough and the wider HMA.

Housing: For Option 1, the level of growth generated would not be predicted to create significant additional pressure for housing either locally (i.e. close to development sites) or across the district. This option is therefore broadly compatible with the four selected spatial housing / employment options explored by the Council. Whilst there will clearly be benefits to distributing more homes towards settlements with good links to Magna Park (such as Lutterworth) or South Leicester area (e.g. Fleckney and Broughton Astley), it would not be 'essential' at this scale of growth.

¹⁶⁴.identified in SDSS (2016)

Housing and Economy (SA objectives 7 and 8)

For Option 2 (low- medium growth), the level of growth generated would not be predicted have a significant effect on overall housing needs for the HMA or for Harborough. However, there could be higher demand for housing in settlements close to Lutterworth / South Leicester. In this respect, Option 2 would be most compatible with those housing and employment options that include a Strategic Development Area (SDA) in Lutterworth or Kibworth.

For Option 3 (medium growth), the increase in employment opportunities is not likely to lead to an increased need for housing provision overall for Harborough. However, it could have some effect upon the distribution of housing; particularly if more sustainable patterns of travel are to be encouraged (i.e. housing within close proximity to Lutterworth / South Leicester and / or accessible by public transport).

For Option 4 (high growth), this would represent the limit at to which development could be delivered without having more profound effects on housing needs and the distributional factors within Harborough.

The effects of Option 4 on housing distribution could be important, so it is important to ensure that the spatial strategy factors in the potential increased growth at Magna Park and other locations suitable for strategic distribution (i.e. it is beneficial to locate housing in locations that have good access to significant employment opportunities).

Overall, option 4 is predicted to have a minor negative effect on housing, as the provision of high levels of employment growth in specific locations within Harborough could be more difficult to accommodate appropriately without a commensurate shift in the distribution of housing across the district (which could have negative implications for other settlements within the District).

Summary / overall score

Overall, **Option 1 (low growth)** is predicted to have an uncertain positive effect for housing and economy. This reflects positive effects generated for the economy such as jobs growth. The effects on housing provision (quantum and distribution) are not predicted to be significant.

Overall **option 2 (low-medium growth)** is predicted to have a minor significant positive effect for housing and economy. This reflects positive effects generated under the economy. The effects on housing provision (quantum and distribution) are greater than for Option 1, but still predicted to be insignificant.

Overall, **Option 3 (medium growth)** is predicted to have a moderate significant positive effect on the economy, and a neutral effect on housing provision. Development should generate new job opportunities and local spending which would benefit employment opportunities and the local economy. At this level of growth, the effects on housing provision are not predicted to be significant, as evidenced by the sensitivity study.

Overall, **Option 4 (high growth)** is predicted to have mixed effects, with a major positive effect on the economy, but a potential minor negative effect on housing provision. At this higher level of growth (and beyond) the influence on housing provision / distribution is likely to be more prominent, and could necessitate a more focused approach to housing delivery in particular locations. The effects on some settlements in the district could therefore be negative.

Option	Option 1 (Low)	Option 2 (Low-Medium)	Option 3 (Medium)	Option 4 (High)
Housing	-	-	-	?
Economy	?	✓	✓✓	✓✓✓
Overall score	?	✓	✓✓ / ✗	✓✓✓ / ?

Resource Use (SA objective 9)

Nature of effects

Resource use and efficiency: Development under each growth option would increase resource use (energy, water and minerals) within the local area as more business units would be requiring power, water and raw materials to operate. However this would be the case wherever development occurs. If strategic distribution needs were delivered in other locations (i.e. surrounding authorities), then there would be an increase in resource use there instead. Naturally, with higher levels of growth, the demand for resources would be greater.

Greenhouse gas emissions: Development associated with each option would be likely to cause an increase in travel (*and thus greenhouse gas emissions*) from workers vehicles and service vehicles to and from the sites. The magnitude of effects would be lowest for the lower growth option, and higher for the medium and high growth options.

Sensitivity of receptors

Resource use and efficiency: Development would increase resource use within the local area as more business units would be requiring power, water supplies and material inputs to operate.

Greenhouse gas emissions: Access to any new development sites is likely to be predominantly by car. Businesses are likely to generate significant numbers of HGV trips.

Likelihood of effects

Resource use and efficiency: Development will generate wastes and will require energy consumption during construction and operation. The design of the development could help to minimise waste and energy use, but this would be determined on a site specific basis in line with national and local policy. At this stage, all growth options (and site options) have been treated equally, as the potential for high quality design would not change with location or scale.

Greenhouse gas emissions: Due to the out of town location of the site options it is likely that the majority of visits would be made by private transport (thus increasing energy use from transport). Bus services to proposed sites close to Magna Park / Lutterworth are not ideal, with a lack of 'out of normal working hours' services. Therefore, any development is expected to increase emissions from car travel. As development would not be rail served, the potential to reduce emissions through freight is limited.

Significance

Resource use and efficiency: Development will involve waste generation and consumption of energy and water resources. Therefore, the higher the scale of growth, the more prominent the effects. Whilst Options 3 and 4 (to a greater extent) would increase waste and energy use locally (i.e. for Harborough), this would reduce the need for growth elsewhere in the HMA (minimising resource use in these areas). The design of development presents the main opportunity to reduce waste and energy consumption. National standards would need to be achieved as a minimum, but it may be possible to achieve better standards of sustainability should schemes incorporate a commitment to achieve BREEAM 'excellent' or 'outstanding'. Given the lack of such detail about all site options though; it has not been possible to take these factors into account at this stage (to aid in a fair and consistent comparison).

Resource Use (SA objective 9)

Greenhouse gas emissions: Greenhouse gas emissions from transport are likely to increase due to the nature of businesses using the development sites, as well as the use of private vehicles to access the sites for employment. The effects are not predicted to be significant for the low or low-medium growth options, as development would not exceed identified needs for strategic distribution land in the HMA, and would still leave scope for other authorities to deliver strategic distribution land. Therefore, the needs for the HMA are unlikely to be substantially exceeded. A minor significant negative effect is predicted for the medium growth option 3, as identified needs for the HMA would be exceeded (before taking into account further sites across the HMA). For Option 4 the effects are similar, but of a higher magnitude, and thus a moderate negative effect is predicted.

Given that neighbouring Local Authorities have indicated that they intend to deliver an element of strategic distribution land too, this could lead to an 'over-provision' in the HMA, with a consequent increase in greenhouse gas emissions across the area. However, it is acknowledged that the SDSS (2016) demand forecast figures should be viewed as 'minimum' requirements and not targets or maximum levels of provision.

Summary / overall score

Overall, **Option 1** is predicted to have a neutral effect on resource use and greenhouse gas emissions. There would be either low or zero growth, so resource use and greenhouse gas emissions would be unlikely to increase any more than the projected baseline.

Option 2 is likely to lead to a slight increase in resource use and greenhouse gas emissions, but this would be unlikely to be significantly higher than the projected baseline position. Mitigation and enhancement such as the adoption of design standards such as BREEAM could neutralise potential negative effects and even lead to overall improvements in efficiency. However, it is uncertain at this stage whether such measures would be secured. Therefore an uncertain (positive) effect is predicted.

Overall, the medium growth **Option 3** is predicted to have a minor (significant) negative effect on resource use. This option would lead to an increase in transport related emissions in Harborough, and possibly for the HMA. The higher scale of growth would also mean increased waste and energy consumption, which is recorded as a minor negative effect. However, there would be potential to mitigate negative effects and secure efficiency improvements should high levels of design be secured. The effects would be similar for **Option 4**, but at this much higher level of growth, the overall level of waste and resource use would be higher and the amount of emissions from greenhouse gases would be higher, which translates to a moderate negative effect overall.

Adopting a BREEAM standard of 'very good' or 'excellent' is likely to increase the positive effect of the development, regardless of which growth option it is applied to. However, the higher the growth, the less likely such techniques/ standards will be in its ability to offset the emissions released across the site.

Option	Option 1 (Low)	Option 2 (Low-Medium)	Option 3 (Medium)	Option 4 (High)
<i>Resource use and efficiency</i>	-	?	x	x
<i>Greenhouse gas emissions</i>	-	?	x	xx
<i>Overall appraisal</i>	-	?	x	xx

Appendix H: Appraisal of individual Plan Policies

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
General Development Policies	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
GD1 Achieving Sustainable Development	✓	✓	✓	✓	✓	✓
GD2 Settlement Development Policy	✓	✓	✓	-	✓	-
GD3 Development in the Countryside	✓	✓	✓	-	✓	?
GD4 New housing in the Countryside	-	✓/✗	✓	-	✓/✗	✓
GD5 Landscape and townscape character	✓	✓	✓	-	-	-
GD6 Areas of separation	✓	✓	✓	-	✗	-
GD7 Green Wedges	✓	✓	✓	-	✓/✗	✓
GD8 Good Design in development	✓	✓	✓	-	✓	✓
GD9 Minerals safeguarding areas	-	-	-	-	-	-

Discussion and Rationale:

Policy GD1 provides a positive framework for development by incorporating principles as set out in the NPPF, ensuring there is a presumption in favour of sustainable development and unnecessary delays are limited. Policy GD1 will have a small positive effect throughout all of the SA topics. The effects of this policy alone are not significant, as it only provides the general principles, with the more specific details set out in other plan policies. The policy mainly reiterates the requirements of the NPPF.

Policy GD2: Settlement development Criteria 4 seeks to ensure natural boundaries i.e. trees, hedges, rivers and streams are protected from development therefore having a **positive effect** on biodiversity (SA Topic 1). Criteria 6 requires that development will be approved where it conserves and where possible enhances any conservation area or heritage asset therefore having a **positive effect** on SA Topic 2. Criteria 2 specifies that development proposals ought to respect the size of the settlement and the existing service provision therefore having a positive impact on the Health and Wellbeing (SA Topic 3) by ensuring service provision is available. Policy GD2 seeks to promote new development within or adjoining existing settlements, which should have a positive impact on SA Topic 3 Health and Wellbeing, as it will cut down on the requirement for new travel journeys as development will be located in proximity to existing services and networks, therefore people could walk and/or cycle rather than using motorised transport, encouraging more physical activity. It also means people are more likely to be able to access basic goods and services. The policy will likely have no effect on SA Topic 4; Resilience, which specifically relates to climate change resilience. Policy GD2 states, “housing development will be approved where it does not exceed limits set in policy H1,” Policy H1 sets the housing target in various settlements throughout the District, this will have a positive impact on SA Topic 5 by ensuring appropriate housing delivery is promoted in each location. The need to consider cumulative effects is also important for biodiversity, built and natural heritage, which could otherwise be affected by incremental growth. Policy GD2 has a negligible effect on the baseline position for SA Topic 6; Resource Use because development uses resources regardless of location and well-designed developments can be delivered regardless of locations.

Policy GD3: Development in the countryside, seeks to limit development in the countryside to types of development which are largely open in character, this will have a **positive effect** on SA Topic 1; Natural Environment as it will retain the open landscape character of the countryside. The types of development suggested within Policy GD3 which will be acceptable in countryside locations includes; proposals for agriculture, sport and recreation and extensions to existing buildings and services this will have a **positive effect** on SA topic 2; Built and Natural Heritage, by ensuring landscape and settlement character will not be negatively affected by inappropriate development in countryside locations. Proposals for open recreation will be considered in countryside locations, this could have a **positive effect** on SA topic 3; Health and Wellbeing, as it could increase the service provision of recreation facilities in the District as a whole. This

policy will likely have no effect on SA Topic 4; Resilience. Policy GD3 will have a **positive effect** on the local economy as it supports the development of proposals such as those within the tourism industry, furthermore extensions to existing developments in the countryside and proposals for improvements to digital connectivity will also be considered. Policy GD3 could have a positive effect on SA Topic 6; Resource Use as it states proposals for renewable energy development will be considered in countryside locations.

Policy GD4: New Housing in the Countryside, seeks to protect the countryside, limiting new housing developments. This will have a preserving effect on the natural environment, by directing development away from the countryside. At the same time however, this will also likely direct financial contributions away from the countryside and therefore this policy would have a neutral effect on SA Topic 1; Natural Environment. With development elsewhere, there would be less potential for enhancements to Green Infrastructure to be secured. GD4 will steer housing development towards existing settlements and away from the countryside areas and whilst this will largely preserve the landscape character of settlements, the character may change in order to accommodate new housing, which could bring an uncertain **positive** or **negative effect** on SA Topic 2; Built and Natural Heritage. By directing housing towards the existing settlements and built up areas rather than the countryside, it will increase the likelihood that people will live close to health care providers and existing communities, as a result Policy GD4 should contribute towards a **positive effect** on SA Topic 3; Health and Wellbeing. Conversely, the restriction of housing in countryside locations means that the potential for smaller settlements (sub SRV for example) to grow and establish better health facilities is limited. This policy is not likely to have an effect on SA Topic 4; Resilience. Policy GD4 generally restricts new housing development within the countryside locations, restricting some areas of the District from development which may have a **negative effect** on the ability to deliver adequate housing in some settlements (SA Topic 5; Housing and Economy). Conversely, the policy does set the framework for housing to be delivered in the countryside where it is appropriate and meets local needs, which is a **positive effect**.

Development that would be acceptable in the countryside is likely to be small scale and therefore would be neutral in terms of air and water quality. Preventing large scale development in the countryside and directing development into the urban areas should encourage the re-use of previously developed land (though there may be such land in rural locations) and therefore contribute to the recycling of land, it will also minimise the amount of waste generated in rural areas therefore having a **positive effect** on SA Topic 6; Resource Use. In isolation, these effects are not predicted to be significant.

Policy GD5 Landscape Character, is likely to have a **positive effect** on SA Topic 1; Natural Environment as it seeks to ensure protection of features of landscape, wildlife or geological importance whether those be of national or local significance, this is particularly important in Harborough as the District doesn't have many national designations. GD5 seeks to protect the landscape character by safeguarding important views, skylines and landmarks and avoiding loss of features of historic importance therefore similarly having a **positive effect** on SA Topic 2 Built and Natural Heritage. The protection of landscape character and visual amenity is related to local distinctiveness and enhancing 'sense of place' for local residents and visitors and this could help have a slight positive effect on SA Topic 3; Health and Wellbeing. This policy is unlikely to impact on resilience because flood risk would be addressed by the NPPF and other plan policies. It is not a specific issue with regards to development in the countryside and therefore a neutral effect to SA Topic 4; Resilience is predicted. Policy GD5 is unlikely to have an effect on SA Topic 5; Housing and Economy, other than that development designs will have to be mindful of landscape features as described in the NPPF. GD5 is unlikely to impact on resource use within the District therefore a neutral effect is predicted for SA Topic 6; Resource Use.

Policy GD6 Areas of Separation has the potential to have a positive effect on SA Topic 1; Natural Environment as it will restrict development from taking place in specified areas therefore preserving any biodiversity or geodiversity assets and retaining soil quality within these areas. Policy GD6 is likely to have a positive effect on SA Topic 2; Built and Natural Heritage as it will preserve the landscape and settlement character in those areas where an area of separation is identified. A likely minor positive effect is also predicted on SA Topic 3; Health and Wellbeing as the policy will reinforce the character of the settlements affected therefore encouraging identification with sense of place; furthermore there is some potential for the identified areas of separation to be used for green infrastructure and/or recreation purposes. There are no likely effects predicted with Policy GD6 and SA Topics 4; Resilience and 6; Resource Use. Policy GD6 has the potential to have a **negative effect** on SA Topic 5; Housing and Economy as it restricts development from taking place in specified areas (though this would not prevent the delivery of housing according to the spatial strategy).

Policy GD7 Green Wedge is likely to have a **positive effect** on SA Topic 1; Natural Environment, SA Topic 2; Built and Natural Heritage and SA Topic 3; Health and Wellbeing. The policy seeks to enhance access from urban areas (in the Leicester principal urban area) into green spaces/open countryside and provide recreational opportunities. This will contribute to promoting

healthy lifestyles by encouraging people to partake in physical activity. There are no likely effects predicted with between Policy GD6 on SA Topic 4; Resilience. There is a potential slight positive effect of this policy on SA Topic 5; Housing and Economy, as the policy seeks to allow agriculture, horticulture and outdoor leisure facilities in these areas, encouraging this type of development could encourage diversification of employment opportunities. Conversely, restriction of development in green wedge could limit the amount of housing development in these areas., which could affect the location / delivery of any additional housing required in the District. There is opportunity for a slight positive effect on SA Topic 6; Resource Use as restricting open areas from development will encourage the re-use of brownfield land for development purposes.

Policy GD8 Good Design in Development seeks to protect and enhance existing landscape features, wildlife habitats and natural assets, furthermore GD8 encourages the enhancement of local character and distinctiveness and sympathetic towards heritage assets, GD8 also seeks to promote physical activity by encouraging cyclists and pedestrians and specifically making provision for the needs of specific groups in the community. As a result, it is predicted that Policy GD8 is likely to have a **positive effect** on SA Topic 1; Natural Environment, SA Topic 2; Built and Natural Heritage and SA Topic 3 Health and Wellbeing. There are no likely effects identified between the policy and SA Topic 4; Resilience. It is likely that GD8 will have a slight positive effect on SA Topic 5; Housing and Economy by encouraging design which minimise opportunity for crime, therefore creating safer places to live and work. It also encourages the efficient and convenient movement of all highway users which could have a small positive effect on SA Topic 6; Resource Use, inviting more people to use other forms of transport other than the private car. This would help contribute towards a reduction in CO₂ emissions.

Policy GD9 sets out the process for dealing with non-exempt development in minerals safeguarding areas, stating that the policies in the Leicestershire County Council Minerals Local Plan need to be met. Given that this framework is set out in a different plan, the effects of the Harborough Local Plan in this respect are neutral.

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Housing Policies	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
H1 Provision of new housing	- / ✗	✗✗	✓✓✓	-	✓✓✓	✓
H2 Affordable Housing	✗	✗	✓	-	✓	✓
H3 Rural exception sites	-	-	✓	-	✓	-
H4 Specialist Housing	-	-	✓	-	✓	-
H5 Density Mix and housing standards	✓	-	✓	-	✓	✓
H6 Gypsy, traveller and travelling showpeople accommodation	✓	✓	✓	✓	✓	✓

Discussion and Rationale

Policies H1, H2, H3, H4, H5 and H6 together are predicted to have a **significant positive effect** on housing delivery (SA Topic 5, Housing and Economy). In particular, H1 should ensure that the District meets its housing needs in a variety of locations in accessible areas. This would also have positive significant effects on the economy, by providing greater housing choice, affordable housing and increased spending in village and town centres across the district. In particular, there would be a major positive effect on Lutterworth and surrounding settlements through the delivery of an SDA.

Policy H2 seeks to ensure affordable housing is delivered on all sites of 10 or more dwellings which in turn may also have a positive effect on SA Topic 3 (Health and Wellbeing), as it should increase accessibility to housing for more of the population. Policy H1 involves substantial growth at Lutterworth at the SDA and Scraftoft SDA, which should benefit the housing market in these parts of the District in particular; this ought to have positive effects on health and wellbeing for those wishing to find accommodation in Lutterworth / Scraftoft and settlements surrounding these areas. Policy H1 should also help to ensure that the vitality of settlements is supported by planning for local housing deliver of an appropriate scale and type.

Policy H1 is predicted to have a mostly **neutral** or **negative effect** on settlements with regards to the natural environment. The need to deliver development in accordance with the spatial strategy would mean that development in some settlements (with sensitive receptors) has the potential to affect biodiversity more significantly as well resulting in a loss of agricultural land. In particular, major negative effects could occur at Lutterworth SDA to reflect a number of constraints such as the SSSI and the loss of best and most versatile agricultural land (Grade 2). Given the need to satisfy other plan policies relating to Biodiversity and green infrastructure, the effects of the SDA are not predicted to be major. There will be a need to adopt a sensitive design that seeks to minimise any loss of biodiversity, whilst implementing enhancements wherever possible. This minimises the extent of negative effects somewhat. The loss of agricultural land, particularly at the SDA, would be offset somewhat with the inclusion of community allotments as part of the scheme, or contributions to improvements offsite from those allocations where loss of best and most versatile land would occur.

Policy H1 would have **moderate negative effects** for the built and natural environment. The spread of sites in accordance with the spatial strategy would lead to minor negatives predicted for some rural villages. In these areas, effects could be minimised by requiring low density growth and / or applying sensitive design. There would also be negative effects at Lutterworth and Scraftoft mainly due to effects on landscape character associated with the proposed SDAs. Overall, this constitutes a **moderate negative effect**.

Policy H1, is predicted to have a mostly **neutral effect** in terms of the emissions generated from travel across the District. There would be substantial provision of housing in Market Harborough, which could help to reduce further emissions from travel by locating new housing in the most accessible locations. The delivery of an SDA in Lutterworth also ought to promote sustainable growth, and good links to jobs (for example at Magna Park); although it would be likely that car trips would continue to be the dominant mode of travel. On balance a **minor positive effect** is predicted across the district as the positive effects at certain settlements outweigh the negative effects predicted for others for SA Topic 4, Resilience. With regards to flood risk, the majority of sites are not within areas at risk of flooding, and so neutral effects would be anticipated in this respect. Though parts of the SDAs are at risk of flooding, it is unlikely that these areas would be proposed for development, and mitigation ought to be possible (as identified through plan policies such as CC3 and CC4).

Policy H2 encourages the use of industrial and commercial land which is underused to be brought forward as housing land which will boost supply; this encouragement of the recycling of land should also have a **positive effect** on SA Topic 6. Policy H4 seeks to encourage the delivery of specialist housing therefore having a **slight positive effect** on housing delivery, and a likely **positive effect** on Health and Wellbeing (SA Topic 3) by addressing the needs of the local ageing population and encouraging the development of extra care facilities. Policy H5 supports the delivery of housing and encourages the efficient use of land therefore it ought to have a **minorpositive effect** on the natural environment (SA Topic 1). It should do this by reducing the pressure on more sensitive areas and resource use (SA Topic 6), by making best use of the land available and encouraging land recycling in accessible locations. With housing in more accessible locations, the reliance on motorised transport would potentially reduce, encouraging people to have more active lifestyles culminating a **slight positive effect** on health and wellbeing (SA Topic 3). Policy H6 allocates specific sites for use by gypsy, traveller and travelling show people accommodation, this ought to have a **positive effect** on SA Topic 5 as the number of pitches allocated is based on a needs assessment. In allocating specific sites, it should also help to prevent the use of unallocated sites in locations which may be considered unsuitable, for reasons such as not in keeping with the local character or negatively affecting the presence of natural environment or heritage assets. This therefore could have a **positive effect** on local landscape and settlement character (SA Topic 2), it could also benefit the natural environment (SA Topic 1), preventing use of unsuitable sites. Policy H6 should have a **positive effect** on SA Topic 4 as it will allocate sites that are not at risk of flooding.

Policy H2 has potential for a slight **negative effect** on SA Topics 1 and 2 as it allows the development of affordable housing in rural areas based on a local needs assessment. If not planned correctly this could potentially be to the detriment of the character of rural settlements and/or existing biodiversity. However, policies GD3, GD4, GD5, GD8 and HC1, ought to minimise the potential for negative effects, and so overall, the effects are not predicted to be significant.

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Employment Policies	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
BE1 Provision of new employment	✗	✗	✓	-	✓✓	✗
BE2 Providing for strategic distribution	✗	✗	✓	?	✓✓	-
BE3 Existing employment areas	✓	✓	✓	-	✓	✓
BE4 Bruntingthorpe proving ground	✓	✓	✓	-	✓	✓
BE5 Leicester Airport, Stoughton	✓	✓	✓	-	✓	✓

Discussion and Rationale

Policy BE1 allocates 55ha of new employment land across several locations, with 25.5 ha in Market Harborough, 23 ha at the SDA in Lutterworth and a further 3 ha on land South of Coventry Road, and 3 ha in Fleckney. These allocations will contribute to positive effects on the economy by providing employment land in accessible, attractive locations. Increased access to jobs would have benefits for health and wellbeing by providing new jobs for residents, and supporting inward investment. The sites involved would each lead to an increase in travel from business, which would be likely to increase greenhouse gas emissions. However, this would be likely to happen to an extent in the absence of the plan, so the effects are only predicted to be minor. With regards to the natural environment, the sites proposed for allocation under BE1 are largely free from constraints relating to biodiversity, soil and water. The exception is the SDA site, which will result in the loss of agricultural land, and could also lead to disturbance of the SSSI. Although the plan policy associated with the SDA (L1) seeks to avoid effects on biodiversity, there are potential **negative effects** identified for policy BE1 that would occur if mitigation was not acceptable. Similarly, the effects of the allocated sites upon the built and natural heritage are also unlikely to be significant, with none of the sites being likely to have adverse effects on landscape or historic assets apart from the SDA. At the SDA, the scale of

growth will lead to changes to the character of the countryside to the east of Lutterworth, which could potentially affect the setting of heritage assets such as within Misterton. The accompanying plan policy seeks to minimise visual impacts, and to secure landscape enhancements, which ought to help mitigate such effects, but a negative effect is recorded nonetheless. The sites allocated are broadly not at risk of flooding, and are unlikely to add to flood risk elsewhere given the need to implement policies CC3 and CC4. At the SDA's, there may be potential to enhance management of flood risk and promote resilience, but there is no specific focus on enhancement as such, rather mitigation of potential negative effects. Therefore, a neutral effect is anticipated overall.

Policy BE2 safeguards Magna Park as a location for strategic storage and distribution sectors. As well as supporting applications on the existing site, it supports additional land development provided that it meets a number of criteria. Specific locations are not identified, but it is possible to make some broad assumptions about the possible effects that development could have. The jobs created by development would have **positive effects** upon the economy, as well as providing benefits for the health and wellbeing of employees. There are some areas in the vicinity of Magna Park that are valuable for landscape character, open space, agricultural land and biodiversity. These areas could possibly be avoided, with mitigation and enhancement measures also possible. However, negative effects have been identified at this stage. A cap of 700,000sqm is established, as this level of growth can be accommodated by the proposed level of housing. At higher levels than this, there would be more pronounced effects upon housing needs and distribution. This cap should also help to ensure that cumulative effects on traffic and congestion are avoided, as growth at this scale could put pressure on the strategic and local road networks.

Policies BE3, BE4 and BE5 are likely to have a slight positive effect on the natural environment (SA Topic 1), built and natural heritage (SA Topic 2) and the economy (SA Topic 5). Identifying and allocating specific land areas for these uses ought to reduce the pressure for development elsewhere in less suitable locations, and ensure the landscape character is preserved by schemes of tree planting. Allocating specific areas for employment/business use should help to encourage appropriate proposals to come forward within these areas, this could promote investment into the area and help to increase the local job supply which would have a **positive effect** on the economy (SA Topic 5) and a knock-on **positive effect** on health and wellbeing due to an increase in the employment opportunities and vitality in the area (SA Topic 3). Allocating land for a specific use should ensure best use of land and therefore a **positive effect** on SA Topic 6 Resource Use.

There are no effects predicted between policies BE3, BE4 and BE5 and SA Topic 4; Resilience.

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Retail and Town Centre Policies	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
RT1 Retail needs	-	✓	✓	-	✓	-
RT2 Town centre uses and boundaries	-	✓	✓	-	✓	-
RT3 Shop fronts and advertisements	-	✓	-	-	✓	-
RT4 Tourism and Leisure	-	✓		-	✓	-

Discussion and Rationale

Policy RT1 sets out the requirement for the delivery of retail development across the district, with a focus on provision at Market Harborough and Lutterworth with site allocations at Market Harborough and Lutterworth. Positive effects are likely to be generated for the local economies in these areas in particular. There is also an element of housing to be delivered as part of mixed use schemes, which is **positive** for SA Topic 5. The policy also requires that development is sensitive to the character of centres, which ought to ensure that adverse effects upon the built and natural environment are minimised. The policy also seeks that development in Harborough is sensitive to the River Wellands' ecological value, as well as managing surface water run-off. This should help to minimise potential adverse effects in these areas; therefore **neutral effects** are recorded.

Policy RT2 and RT3 should both have a **positive effect** on local character (SA Topic 2); RT2 seeks to encourage the vitality and viability of the town, district and local centres this will be achieved by directing appropriate uses for each area. This ought to ensure development is in-keeping with the local character and is accessible throughout the District. RT3 seeks to encourage appropriate shop fronts and advertisements particularly in the conservation areas, this should have a **positive effect** on those heritage assets and their settings within the Conservation Areas. Policy RT4 could help to protect, enhance and encourage enjoyment of the historic environment, by supporting tourism that makes use of the district's character.

Both policies RT2 and RT3 ought to have a slight positive effect on the local economy (SA Topic 5), preserving the local character/distinctiveness in a popular area might help to increase the number of visitors leading to a **positive effect** on the economy. Policy RT4 further promotes the use of the District's cultural heritage. Encouraging retail developments to areas which are already dominated by existing retail will help to reinforce the retail offering in the area and enable the attraction of more visitors.

RT2 will encourage the majority of the retail service to be located centrally, there will be more transport options for access, this could also have a **positive effect** on the economy and increased access could improve health and wellbeing by ensuring more people have access to more choice.

Policy RT4 supports rural diversification, which should have positive effects on the rural economy.

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Heritage and Community Assets Policies	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
HC1 Built Heritage	-	✓✓	✓	-	✓	✓
HC2 Community Facilities	-	✓	✓	-	-	-
HC3 Public Houses, post offices and village shops	-	✓	✓	-	✓	-

Discussion and Rationale

Policies HC1 and HC2 are likely to have a **positive effect** on SA Topic 2 (Built and Natural Heritage). Policy HC1 seeks to preserve and enhance the District’s heritage assets, only development which does not harm the character or significance of a heritage asset will be considered to be appropriate; helping to maintain the current character of the District. Furthermore, the policy takes a proactive stance to the sustainable use of assets, which should help to encourage the use of heritage features that are at risk of neglect or loss.

HC2 seeks to maintain the current service provision with regards to community facilities which should help to maintain the character and function of centres throughout the district. This should have positive implications for community development and wellbeing (SA3), as well as retaining the character of communities. Similarly, policy HC3 seeks to support public houses, post offices and village shops, which helps to maintain the vitality and character of settlements. The policy also supports diversification of public houses, which ought to have positive effects on the rural economy (SA5). HC1 is also positive in this respect, as it states *“development, especially in support of tourism and public access... will be approved providing such development preserves or enhances the significance of the heritage asset”*.

All Policies are likely to have a slight **positive effect** on SA Topic 3 (Health and Wellbeing), by seeking to ensure that local communities have good access to community facilities, assets and services. HC1 encourages the redevelopment of heritage assets to suitable uses such as those associated with tourism and public access, permitting access to such assets could be of wellbeing benefit furthermore this also encourages the reuse of existing buildings and therefore a slight positive effect on SA Topic 6. The protection of community facilities outlined in Policy HC2 will enable better access throughout the District for residents and visitors.

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Green Infrastructure Policies	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
GI1 Green Infrastructure Networks	✓✓	✓	✓✓	✓	✓	✓
GI2 Open space, sport and recreation	✓	-	✓	-	✓	-
GI3 Cemeteries	-	-	✓	-	-	✓
GI4 Local Green Space	✓	✓	✓	✓	✓	-
GI5 Biodiversity and geodiversity	✓	-	-	-	-	-

Discussion and Rationale

Several of the green infrastructure policies (GI1,GI2, GI4, GI5) are predicted to have a **positive effect** on SA Topic 1. GI1 is likely to have a strong positive effect as it seeks to maximise the value of existing and new green space through the promotion of biodiversity and geodiversity; improve the links between green assets within and extending out of the District; safeguard green infrastructure assets and encourages the refusal of proposals which undermine the delivery of a series of identified Green Infrastructure network assets. GI5 promotes the safeguarding of nationally and locally designated biodiversity and geodiversity sites and seeks net gains in natural assets (where possible) from any new development. GI2 seeks to protect and enhance existing open spaces and seeks to ensure the provision of new open spaces with new developments, these should have a minor positive effect on the natural environment (it is recognised that the primary purpose of these policies is for recreation though).

Policy GI1 is likely to have a **positive effect** on the Built and Natural Heritage (SA Topic 2) as it promotes the protection and enhancement of heritage assets and the local landscape. GI4 could also have positive effects by promoting local green space that can contribute to character. There are no other effects predicted between policies GI2, GI3 and GI5 and SA Topic 2.

Policies GI1, GI2, GI3, GI4 are predicted to have a **positive effect** on SA Topic 3 (Health and Wellbeing). Policies GI1, GI2 and GI4 seek to preserve and encourage the provision of more open space and playing pitches and other green infrastructure, increasing the accessibility to such areas for the District. This accessibility should help to encourage the uptake of more healthy and active lifestyle, as well as providing improved opportunities for social interaction, community activity, sports and cultural events.. Policy GI3 encourages space for sufficient cemeteries and burial grounds which will provide space for public use for thought and reflection which could have a positive effect on wellbeing.

Resilience to climate change (SA Topic 4) is likely to experience **positive effects** due to policies GI1 and GI4. GI1 seeks to maximise the value of green space by approving development that helps to contribute to the mitigation and adaptation of climate change. Whilst the policies do not explicitly outline measures for improving resilience, this could be achieved through measures such as increased tree cover and management of water. Indeed, GI4 seeks provision of new open space and this could be used to support a natural flood management schemes. There are no effects predicted between policies GI2, GI3 and GI5 and SA Topic 4 (Resilience), other than as stated previously, the retention and enhancement of green spaces and biodiversity can help reduce CO₂ emissions and be used to combat the effects of climate change such as increased flooding.

Promoting walking/cycling, encouraging sustainable practices such as composting and locally-grown produce impact positively to carbon emissions and waste reduction; which could have minor positive effects on SA Topic 6 (Resource Use).

Policies GI1, GI2 and GI4 are predicted to have a minor positive effect on SA Topic 5 (Housing and Economy). The protection and promotion of the Green Infrastructure networks and improved recreation facilities could attract more visitors to the area, therefore offering a boost to the local economy. Housing growth may be negatively affected by the need to protect and enhance green infrastructure, but development which encourages linkages and open spaces is likely to be more attractive to prospective occupiers.

Policy GI3 Cemeteries seeks to ensure sufficient burial provision and the use of under used areas of existing sites which would have a minor positive effect on SA Topic 6 and the reuse of land.

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Climate Change Policies	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
CC1 Mitigating Climate Change	-	-	✓	✓	✗	✓✓
CC2 Renewable energy generation	✓	-	✓	-	-	✓✓
CC3 Managing flood risk	✓	✓	✓	✓	✗	-
CC4 Sustainable drainage	✓	✓	✓	✓	-	✓

Discussion and Rationale

Policy CC1 and CC2 are predicted to have a **moderate positive effect** (significant) on SA Topic 6. CC1 will encourage new developments to take account of energy efficiency and low carbon technologies in the design of development as well as optimisation of resources during construction. CC2 encourages renewable energy generation developments, and provides direction as to the acceptability of wind energy development in different landscape character areas. CC3 states that developments must be designed with flood risk issues in mind, and CC4 that development should be water efficient and incorporate sustainable urban drainage systems.

Policy CC3 is likely to produce a **positive effect** on SA Topic 4 - Resilience (to climate change) as it restricts the approval of developments depending on Flood Zones and the Sequential Test/Exceptions Test assessment. Moreover, CC4 takes account of run-off volumes for the sustainable urban drainage systems of all major developments. This is a **positive effect** in terms of flood risk management on and offsite (downstream), and should also help to protect the built and natural environment (SA2), health and wellbeing (SA3) and resource use (SA6).

It is likely that CC1 and CC3 would affect the siting and design of development by requiring consideration for passive design measures, and the avoidance and management of flood risk. This could have some negative effects in the short term, as some sites may be less suitable for development / require more investment to make sustainable. This is recorded as a potential **negative effect** on Housing Delivery and Economy (SA Topic 5). These effects are not predicted to be significant with regards to the overall economy and housing delivery, as there should be sufficient sites to ensure that the spatial strategy is delivered in spite of such requirements.

Policy CC2 should have a slight **positive effect** on SA Topic 3. Policy CC2 promotes renewable energy generation only in locations which will avoid harm to bird and animal species, and the renewable energy generation itself will help in the long term to reduce air pollutants. The policy also states that developments will be approved if the proposal respects and avoids harm to any heritage asset and minimises the impact on landscape character, this is positive in that it is safeguarding existing assets, although is not something above and beyond existing national policy, so therefore a **neutral effect** is predicted. Similarly, the policy requires renewable energy generation to avoid significant noise intrusion for existing dwellings which is likely to lead to a positive effect on wellbeing.

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Infrastructure Policies	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
IN1 Infrastructure provision	✓	-	✓	-	✓	-
IN2 Sustainable transport	✓	✓	✓	-	✓	✓
IN3 Electronic connectivity	-	-	✓	-	✓	✓
IN4 Water resources and services	✓	-	✓	✓	-	✓

Discussion and Rationale

The Infrastructure policies should have a positive effect on Health and Wellbeing (SA Topic 3) as they encourage improvements to accessibility and transport, air quality, water quality, healthy life style, recreation, and interaction between communities by the development of a more sustainable transport network and by the construction of new community buildings.

IN2 has a positive effect on SA Topic 5 (Housing and Economy) as the local economy would benefit from better transport links. Policy IN2 ought to help reduce the carbon footprint of development by encouraging sustainable transport modes and by making the existing transport network more efficient, this would therefore have a **positive effect** on SA Topic 6. Similarly, encouraging sustainable transport modes is also likely to have a positive effect on SA Topic 3 by enabling and encouraging more people to walk and bicycle. IN2 also encourages the reduction of light pollution and therefore the reduction of landscape impacts particularly at night. This is likely to have a **positive effect** on SA Topic 1 (Natural Environment) and 2 (Built and Natural Heritage).

IN1 seeks to ensure that development is supported by the appropriate infrastructure and that this is phased appropriately. This should have positive effects upon health and wellbeing, the natural environment and upon the accessibility of housing and employment.

By seeking to protect the character of the built and natural environment IN3 will help to ensure that neutral effects occur on environmental factors. Good quality communications infrastructure being secured for new major developments should have positive effects upon the local economy (SA5) as it will make business premises more attractive and improve home communications. Improved access to broadband and other connectivity technologies should also contribute to a reduction in the need to travel, and better accessibility which is a positive effect for SA6 and SA3.

Policy IN4 should lead to a reduction in the use of water resources, as it requires major developments to incorporate rainwater recycling systems. This is positive with regards to SA6. This policy will also contribute to a positive effect on the natural environment by ensuring that development protects and where possible enhances the water environment. This should ensure that water quality is protected, and indirect positive effects upon biodiversity are achieved.

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Implementation and monitoring	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
IM1 Early review of local plan	?	?	?	?	✓	?
<p><u>Discussion and Rationale</u></p> <p>Monitoring of the plan is important for identifying trends and whether the Plan is having the intended effects. The commitment to a plan review provides a degree of flexibility to respond to any key issues that arise, and to reflect any new evidence. Undertaking such a review will help to ensure that the strategy for the District remains appropriate and delivers housing and employment needs. This is positive, but it is difficult to predict the effects that such a review would have on other sustainability factors without an understanding of how the quantum and distribution of development might change. Therefore, the effects are largely uncertain at this stage.</p>						

Plan area	SA Topic 1	SA Topic 2	SA Topic 3	SA Topic 4	SA Topic 5	SA Topic 6
Places and sites	Natural Environment	Built and Natural Heritage	Health and Wellbeing	Resilience (to climate change)	Housing and Economy	Resource Use
SC1 Scraftoft North Strategic Development Area	✓	✓	✓✓	-	✓✓	✓
MH1 Overstone Park	-	-	✓	-	✓	✓
MH2 East of Blackberry Grange	-	-	✓	✓	✓	✓
MH3 Land at Burnmill Farm	-	-	✓	-	✓	-
MH4 Land at Airfield Farm	-	-	✓	-	✓	-
MH5 Airfield Business Park	-	-	✓	-	✓	-
MH6 Compass Point Business Park	✓	-	✓	-	✓	-
L1 East of Lutterworth Strategic Development Area	✓	✓	✓✓	-	✓✓	✓
L2 Land south of Lutterworth Road / Coventry Road	✓	-	✓	-	✓	-
F1 Arnesby Road, Fleckney	-	-	-	-	✓	-
F2 Land off Marlborough Drive	-	-	-	-	✓	-
K1 Land South and West of Priory Business Park	✓	-	✓	-	✓	-

Discussion and Rationale

Policies MH1, MH2, MH3, MH4, MH5, MH6, F1 and F2 are predicted to have **neutral effects** with regards to the natural environment and built heritage as there are no particular sensitivities identified that need to be managed. With regards to a loss of agricultural land - this would be unavoidable. As the policies do not seek to compensate for such loss, a neutral effect is predicted. Perhaps compensation could be sought offsite by way of contribution to allotments or other community food schemes. For MH5, the site allocation falls within 100m of the Grand Union Harbrough Canal Arm Local Wildlife Site, and so the potential for effects exists. However, the policy recognises the need for ecological protection, and so ought to have a positive influence.

Land south of Lutterworth Road / Coventry road is within fairly close proximity to valued wildlife at Bitteswell Brook. However, the policy L2 seeks to mitigate potential effects through the retention of wildlife features and the setting of buffers between the Brook and development. Consequently, a **positive effect** is predicted against SA1. The site is also considered unlikely to have a significant effect on landscape character, as the area has 'high' potential to accommodate development, whilst the policy L2 also seeks to protect local amenity. Consequently a **neutral effect** is predicted. Land at Burnmill Farm is intersected by a wildlife corridor, but the policy MH3 does seek to retain existing trees and hedgerows, which should help to mitigate negative effects. Consequently, a neutral effect is predicted.

The SDA at Lutterworth could have potential negative effects upon the built and natural environment (as identified in the appraisal of housing policies and the spatial strategy), but policy L1 seeks to manage these effects through the application of mitigation measures for wildlife protection, SUDs and landscaping. The policy therefore should help to ensure that the effects are only minor negatives, which makes Policy L1 positive with regards to SA1 and SA2. Similarly, the SDA at Scraftoft is predicted to have potential negative effects on landscape and built heritage under the housing policy H1. Policy SC1 however, should be beneficial, and help to reduce the severity of negative effects. In particular, policy SC1 seeks to retain Green Wedge between Scraftoft and Leicester, secure green infrastructure improvements, and implement SUDs, which should have **positive effects** for SA1 and SA2.

The allocated employment sites will each provide job opportunities and help to support inward investment and local spending. This is a positive effect for SA5 for MH1, MH2, MH3, MH4, MH5, L1, L2, F2 and K1. The benefits of improved access to jobs is also positive in terms of health, particularly where housing provision is also secured along with community facilities and services. In this respect, SC1 and L1 ought to have **significant positive effects** upon SA3 and SA5, whilst the smaller development sites would have minor positive effects.

Though each of the site policies seek to avoid flood risk and not increase flood risk, the effects on resilience to climate change (SA4) are likely to be **neutral** (i.e. there is no enhancement likely). With regards to resource use, the majority of the policies are not likely to have a significant effect on reduction of energy, water or travel emissions (despite the intention to deliver travel plans and sustainable travel measures). However, policies SC1, MH1, MH2 and L1 provide further detail on the provision of local services and facilities, which should help to ensure that the need to travel is minimised, and that sustainable modes of transport are encouraged more. Therefore, a **positive effect** is predicted for each of these against SA6.

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