

Options Assessment Matrix – Leicester Principal Urban Area

	Principal Urban Area Options						
	1 – North of Leicester	2 – North East of Leicester	3 – East of Leicester	4 – South East of Leicester	5 – South of Leicester	6 – West of Leicester	7 – North West of Leicester
SA Objective							
To ensure that the housing stock meets housing needs	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this.	There is an affordability issue in Charnwood. The SUE should include an affordable housing element which would help to address this.	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this.	There is an affordability issue in Oadby and Wigston. The SUE should include an affordable housing element which would help to address this. Further issues associated with unfit housing in Oadby St Peter's – new housing should help to address this.	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this.	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this.	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this.
To improve health and reduce health inequalities	Close to existing open space and recreational space e.g. Watermead Country Park and open countryside north of Rothley Brook. Well connected via footpath and cycle network. Doctors surgeries in Birstall. Good access to hospitals via A46.	Close to open countryside although few designated areas of open/recreational space. Well connected by footpath and cycle network. Reasonable access to hospitals in Leicester.	Close to open countryside and access to recreational space is good, particularly in Oadby and Wigston. Footpath and cycle network provide links to urban areas. Access to doctors and hospitals is not as good as in other areas.	Close to open countryside and access to recreational space is good in Oadby and Wigston. Footpath and cycle network provide links to urban areas. Access to doctors and hospitals is reasonable.	Few areas of public open space or recreational space, although Sence and Soar Valleys lie to the north which include footpath and cycle links. Doctors surgeries exist in Blaby and Countesthorpe and nearby hospital in Narborough.	Close to open countryside but main areas of formal recreational space are in south of area only. Good access to doctors surgeries in south and also Narborough Hospital and near to Leicester hospitals. Extensive footpath and cycle network.	Good access to hospital at Glenfield. Close to National Forest and other areas supporting recreational space. Good footpath and cycle network and a number of medical facilities.
To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities	Close to existing open and recreational space and cultural facilities e.g. Watermead Country Park, Bradgate Country Park, National Forest and local reservoirs.	Close to open and recreational space e.g. Watermead Country Park and heritage such as Hamilton Village. Well connected to these areas by footpath/cycle network.	Close to open countryside and footpaths and cycle links.	Close to open countryside and recreational space e.g. Brocks Hill Country Park and footpath and cycle network are good, particularly along River Sence and Grand Union Canal. Cultural and leisure facilities exist in Oadby and in Wigston.	Opportunities in Sence/Soar Valleys and Grand Union Canal. Cycle links also exist. Few recreational opportunities for young people.	Good access to cultural and recreational facilities and Narborough and Enderby but fewer in the northern parts of the area.	Strong cultural links associated with the National Forest. Beaumont Leys has recreational opportunities. There is a good network of footpaths and cycle links.
To improve community safety, reduce crime and the fear of crime	Existing crime levels are relatively low. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development, could contribute to increased community safety.	Existing crime levels are relatively low although higher in Thurmaston. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development, could contribute to increased community safety. As the area is semi-rural, a new population in rural areas has potential to increase fear of crime for existing locals.	Existing crime levels are relatively low. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development, could contribute to increased community safety. As the area is semi-rural, a new population in rural areas has potential to increase fear of crime for existing locals.	Existing crime levels are relatively low. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development, could contribute to increased community safety.	Existing crime levels are relatively low. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development, could contribute to increased community safety.	Crime figures for the area are artificially elevated by presence of Fosse Park. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development, could contribute to increased community safety.	Existing crime levels are relatively low. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development, could contribute to increased community safety.
To promote and support the development and growth of social capital	Existing community facilities in Birstall, Rothley and Thucaston. Area already exhibits ethnic diversity e.g. Thurmaston.	Existing community facilities including retail at Thurmaston, Syston and Hamilton. Area already exhibits ethnic diversity e.g. Thurmaston.	Community facilities are limited in the area of search. New population could help to increase vitality of Oadby. Area exhibits ethnic diversity.	Community facilities exist in Oadby and in Wigston. There is ethnic diversity and opportunities to create new areas of worship. New population could help to increase vitality in Oadby and Wigston centres.	Community facilities exist although population density is already high leading to pressure on these. Lack of recreational facilities and little ethnic diversity.	Community facilities are centred in the south with further retail facilities at Fosse Park. Access to recreation for young people is poor. Areas of high population density.	Beaumont Leys and Anstey are district shopping centres containing numerous community facilities. The area is also within easy access of Fosse Park.
To increase biodiversity levels	All development can adversely impact upon biodiversity although mitigation measures/enhancements can be provided. There are no strategic nature conservation constraints in this area although the Soar Valley lies to the east and Watermead Country Park is an LNR. Insignificant impacts likely in comparison to other areas of search.	All development can adversely impact upon biodiversity although mitigation measures/enhancements can be provided. There are no strategic nature conservation constraints in this area although the Soar Valley lies to the west and Watermead Country Park is a Local Nature Reserve. Insignificant likely impacts compared to other areas.	All development can adversely impact upon biodiversity although mitigation measures/enhancements can be provided. There are no strategic nature conservation constraints in this area.	Site of Special Scientific Interest (SSSI) along River Sence is at the extremity of the area of search and is also a wildlife corridor. Brock's Hill Environment Centre is an LNR in the Green Wedge between Oadby and Wigston. All development can adversely impact upon biodiversity although mitigation measures/enhancements can be provided.	River Sence and significant areas of Green Wedge act as wildlife corridors and/or assist connectivity. Narborough Bog SSSI lies near to the M1 in the north west of the area. All development can adversely impact upon biodiversity although mitigation measures/enhancements can be provided.	LNR and SSSI exist within the Green Wedge to the east of Narborough and Enderby. River Soar is to the south of Narborough and constitutes a wildlife corridor. All development can adversely impact upon biodiversity although mitigation measures/enhancements can be provided.	No designations of strategic nature conservation importance. Significant areas of Green Wedge. Area provides green continuity between the National Forest and Leicester City.
To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets	Loss of open countryside adjacent to the Soar Valley and potential for coalescence with Rothley and Thucaston. Green Wedge lies to the east and west of Birstall.	Loss of open countryside character and urban sprawl may occur. Could detract from setting of Barkby Village Conservation Area and Hamilton Village scheduled monuments. Important area for archaeology and historic landscape.	Loss of open countryside character and potential for urban sprawl. Could detract from Conservation Areas. Archaeological potential and high historic landscape value. Large area of Green Wedge. Land management agreements in place.	Loss of open countryside character and potential for urban sprawl. Landscape rises prominently to the southeast so development could be visually intrusive. Canal is of heritage and landscape importance. Green Wedge separates Oadby and Wigston.	Significant areas of Green Wedge protect from settlement coalescence. Blaby and Cosby Conservation Areas. Blaby Hall is an important landscape/heritage feature. Scheduled Monument at Glen Parva.	Loss of open countryside character and potential for urban sprawl. A number of important historic sites exist within the area.	Conservation Areas at Kirkby Fields and Ratby. Two scheduled monuments. Presence of Bradgate Country Park nearby. Much of the area is Green Wedge. National Forest immediately adjacent. The topography also rises steeply to the north west giving rise to potential visual prominence to any new development.
To manage prudently the natural resources of the region including water, air quality, soil and minerals	Significant floodplain to north (Rothley Brook) and east (River Soar). Limits to sewage treatment works discharge to River Soar due to Freshwater Fish Directive sites and eutrophic status. Wanlip Sewage Treatment Works to east could have visual/odour constraints. Some areas of Grade 2 agricultural land. No air quality issues.	Limited area of floodplain (Melton Brook.). Largely Grade 3 agricultural land. No significant air quality or water quality issues.	No major flood risk concerns. No significant air quality or water quality issues.	Most floodplain is outside the area. Some flood risk at Kilby and Great Glen. Four AQMAs in Oadby and Wigston as a result of traffic congestion.	Significant floodplain (Rivers Sence and Soar). Freshwater Fish Directive sites. Countesthorpe STW would have visual/odour implications. AQMAs near to and in Blaby town.	Significant areas of floodplain to the south of Narborough and AQMAs are associated with the road transport infrastructure.	Presence of AQMAs associated with traffic congestion at Kirby Muxloe/Glenfield. Floodplain is associated with Rothley Brook. There is some availability of brownfield land in the area.







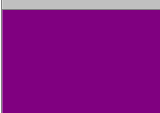
	Principal Urban Area Options						
	1 – North of Leicester	2 – North East of Leicester	3 – East of Leicester	4 – South East of Leicester	5 – South of Leicester	6 – West of Leicester	7 – North West of Leicester
SA Objective							
To minimise waste and increase the re-use and recycling of materials	All development will increase waste production. However, there are three waste recycling facilities in Chamwood Borough. SUEs should include waste recycling services.	All development will increase waste production. However, there are a number of waste recycling facilities in Chamwood Borough. SUEs should include waste recycling services.	All development will increase waste production. However, there are waste disposal facilities in the area. SUEs should include waste recycling services.	All development will increase waste production. However, there is a household waste recycling site in the north of the area. SUEs should include waste recycling services.	All development will increase waste production. However, there is a landfill and recycling facilities in the area. SUEs should include waste recycling services.	All development will increase waste production. SUEs should include waste recycling services.	All development will increase waste production. SUEs should include waste recycling services.
To minimise energy usage and to develop the renewable energy resource, reducing dependency on non-renewable resources	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.
To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, and improve accessibility to jobs and services for all	Despite existing congestion, there are good links to strategic roads and north/south routes to jobs/services in Leicester/Loughborough. Good footpath/cycle links and public transport to Leicester with opportunities for improvement including Park and Ride and quality bus corridors. Birstall is a district service centre and there are some local employment sites.	Transport connections are best around Thurmaston but limited elsewhere. However, levels of congestion are high and rat-running is evident. Thurmaston is fairly self-contained	Current high car usage in the area but poor road connections. Limited opportunities to improve public transport. Leicester is main commuter destination and there is a net outflow of people from the area despite there being some employment opportunities in Oadby.	A lack of orbital capacity is a major constraint but there is access to the city via A6 and A5199. Possibilities to improve public transport via proposed Quality Bus Corridor. Leicester is the main commuter destination. Presence of Oadby Industrial Estate and town centre employment opportunities and services. Railway station in South Wigston.	Lack of orbital road capacity and traffic congestion at key nodes in Blaby. Net outflow of people in the area with the city being the most popular commuter destination. Good footpath and cycle network. Over reliance on car use. Blaby serves retail needs in its capacity as a district centre.	Strong road links but under pressure. Public transport links are good, including Narborough station in the south. Footpath and cycle links are also good. Opportunities to improve public transport links to employment sites exist. Presence of major employment areas at Fosse Park and Narborough. Also major retail opportunities at Fosse Park.	Poorly connected by rail but opportunities to promote public transport, footpath and cycle network. Good road transport links. Presence of park and ride facility. Employment and service opportunities in Beaumont Leys and Anstey. Net outflow of commuters from this area at present.
To create high quality employment opportunities	Existing employment deprivation is low. Local employment sites exist in Rothley/Watermead areas. Good links to the city and Loughborough. SUE could provide an employment element and support existing businesses.	Existing employment sites at Troon Way, and Hamilton Business Park with some employment at Thurmaston and Syston district centres. SUE could provide an employment element and support existing businesses. Transport connections are poor in the area outside Thurmaston.	SUE could include employment element which could provide for local jobs and complement employment in Oadby. However, transport connections are limited as to render this less significant than in other areas.	SUE could include employment element which could provide for local jobs and complement employment in Oadby. However, transport connections are limited as to render this less significant than in other areas.	Blaby generally provides for local and employment needs but Whetstone offers major employment also in the engineering sector. SUE could include employment element which could provide for local jobs.	Significant employment inertia potential associated with this area. Employment allocations associated with the SUE could benefit from this.	Existing employment opportunities, notably in the Beaumont Leys and Anstey areas. Also local services and employment in Glenfield. Net out-commuting from the area primarily into the city.
To develop a strong culture of enterprise and innovation	Well served by existing schools and universities (Leicester and Loughborough). SUE should provide appropriate schools provision as required.	Existing educational attainment is relatively low. There is limited schools provision in Thurmaston, but proposals for Hamilton area. SUE should provide appropriate schools provision as required.	Area is served by local schools although forging links between businesses and education establishments may be less likely than in areas close to Universities. SUE should provide appropriate schools provision as required.	Area is served by local schools although forging links between businesses and education establishments may be less likely than in areas close to Universities. Leicester Grammar School is to be re-located to Great Glen. SUE should provide appropriate schools provision as required.	Educational attainment is relatively low. Reasonable school provision in the area. SUE should provide appropriate schools provision as required.	Well served by existing schools. Pockets of education and skills deprivation. Links to Leicester University and Loughborough via M1.	Physical links to Leicester University. Building Schools for the Future Programme operates at Ashton Green and other schools. Isolated pockets of education deprivation.
To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.
Summary	Major constraints in terms of water quality and flooding. No major nature conservation or heritage issues. Transport infrastructure is in place with opportunities for improvement but suffers congestion. Access to local jobs/services is available with further north/south links to the city and Loughborough. Limited available land for an SUE in this area.	Major constraints in terms of landscape and heritage. No particular nature conservation interest or flooding concern. Transport and public transport infrastructure is in place but congested in Thurmaston and poorly developed elsewhere. This limits access to jobs/service away from Thurmaston and Syston.	Major constraints in terms of landscape and heritage. Also very poor transport infrastructure compared to other areas. No particular nature conservation or flood risk concerns. Fewer employment opportunities due to the area being more remote.	Major constraint in this area is transport infrastructure compared to other areas. A number of other minor constraints exist including nature conservation, landscape, heritage and air quality. There are no particular flooding concerns.	Major constraint is floodplain. Transport infrastructure is not good. Large areas of Green Wedge. Existing high population density. No major landscape or nature conservation issues. Some local retail and employment opportunities. Few recreational opportunities.	Concentration of facilities in the south (Narborough and Enderby) which are also constrained to the east by Green Wedge. Good transport links but congested. Very strong employment and retail provision. Some heritage constraints. Floodplain mainly to the south.	Presence of Green Wedge. Proximity of the National Forest. Limited available land for SUE. Topography could be constraint from a visual impact point of view. Historic environment issues. Floodplain and AQMAS. Good transport infrastructure and good provision of facilities and services. Reasonable access to shopping facilities.

Options Assessment Matrix – Sub Regional Centres

	Sub Regional Centres				
	Loughborough	Coalville	Hinckley	Melton Mowbray	Market Harborough
SA Objective					
To ensure that the housing stock meets housing needs	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this.	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this.	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this. There are some existing isolated pockets of living deprivation.	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this. There are low levels of deprivation in this area.	There is an affordability issue in the area. The SUE should include an affordable housing element which would help to address this. There are low levels of deprivation in this area.
To improve health and reduce health inequalities	There is good access to areas of green space and sports and recreational facilities. There is a comprehensive footpath and cycle network. Hospital provision in Loughborough & Leicester.	Presence of National Forest in and surrounding the area of search. Other areas of open space on the fringes of the area of search. Good cycle links including parts of National Cycle Network. Some existing health inequality issues.	There are a number of areas of public open space including Hollycroft Park and Burbage Common. There is open countryside surrounding the urban areas. There are two hospitals in Hinckley and A & E provision in Nuneaton.	There is a hospital in Melton Mowbray but A & E provision is situated in Leicester. Presence of the Melton Country Park and walking/cycling opportunities along the River Eye to promote healthy lifestyles.	Good access to open country and recreational space e.g. Welland Park and the River Welland. A number of footpaths and cycle links exist. Presence of Market Harborough District hospital and a number of doctor's surgeries.
To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities	Cultural facilities in Loughborough town centre. River Soar Valley is a recreational opportunity and Registered Parks and Gardens including Garendon Park.	Access to sports facilities is slightly below national average in North West Leicestershire but there is the presence of the National Forest and good cycle links and trails.	There are a number of cultural and recreational facilities in the area including the Ashby Canal and good cycle links. Bosworth Battlefield lies to the north west.	Melton Country Park and the River Eye provide recreational opportunities. Facilities could be considered more limited than in other areas. Some museums and open countryside surrounding the urban area of Melton Mowbray.	Proximity to areas of countryside and recreational space including footpaths and cycle links. Cultural and tourism opportunities include the Grand Union Canal.
To improve community safety, reduce crime and the fear of crime	Crime deprivation issues in some central parts of Loughborough. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development could contribute to increased community safety.	Isolated crime deprivation issues. Development of SUE with high levels of safety by design, allied with indirect regenerative benefits of new development could contribute to increased community safety.	There are isolated locations where crime levels are higher. Development of an SUE with high levels of safety by design, allied with indirect regenerative benefits of new development could contribute to increased community safety.	Low crime levels. Development of an SUE with high levels of safety by design should have positive community safety impacts. However, the addition of a new population into this more rural area could affect perceptions of fear of crime.	Low crime levels. Development of SUE with high levels of safety by design should have positive community safety impacts. However, the addition of a new population into this more rural area could affect perceptions of fear of crime.
To promote and support the development and growth of social capital	There are retail opportunities in Loughborough that have recently improved. Also Shepshed is a district centre, the vibrancy of which could be sustained/improved by an SUE.	The main retail area is Coalville but some retail provision in the smaller centres in the area of search. There may be opportunities to improve the vibrancy of Coalville through the addition of a new population.	Retail facilities in Hinckley and Earl Shilton. Easy access to Fosse Shopping Park along the M69 and also facilities in Nuneaton. Number of community facilities e.g. libraries and leisure centres available. Some isolated areas with high population density.	Retail provision in Melton but the nearest large centre is Leicester. Provision of community facilities includes libraries and a leisure centre but the range of facilities is more limited than other areas.	Market Harborough has a range of community facilities although evidence suggests that they are at capacity. Retail provision is also more limited in comparison to other areas.
To increase biodiversity levels	Numerous SSSIs, LNRs, River Soar Valley to the east which is a wildlife corridor. Significant areas of Green Wedge between Shepshed and Loughborough, Loughborough and Quorn and Loughborough and Hathern. Presence of Charnwood Forest.	SSSIs are largely on the outskirts of the area of search with the exception of Bardon Hill Quarry. Significant area of Green Wedge. National Forest presence would influence the development design e.g. green infrastructure would be needed.	Presence of Burbage Wood and Ashton Firs SSSI and LNRs. Presence of ancient woodland to the east of Hinckley. Green Wedge between Hinckley and Barwell.	No statutory designations and no areas of Green Wedge. Biodiversity value associated with the River Eye which is designated a SSSI to the east of Melton Mowbray.	There are no strategic constraints although there is a SSSI to the north of Great Bowden.
To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets	Two registered parks and gardens. Conservation Areas in Loughborough, Hathern and Shepshed. Grand Union Canal has heritage value and River Soar of landscape importance. Charnwood Forest presence. Topography constraints to south and east.	Presence of National Forest and Green Wedge. Conservation Area in centre of Ravenstone but unlikely to be affected. Distinctive landscape associated with the industrial legacy.	Conservation Areas in the centre of Hinckley but unlikely to be affected. Also Conservation Area in Burbage. Potential for scattered archaeological remains across the area of search. Presence of Green Wedge.	Heritage value in the town centre associated with Conservation Areas and a number of Scheduled Monuments. The area is also believed to be rich in archaeological remains. Locally distinctive landscape surrounding Melton Mowbray.	Basin topography constrains development. Heritage interests include Conservation Areas, Scheduled Monuments and the historic market townscape. Area of Separation between Market Harborough and Great Bowden.
To manage prudently the natural resources of the region including water, air quality, soil and minerals	Significant areas of floodplain to north east central areas and around Shepshed. Freshwater Fish Directive sites near Shepshed and presence of Sewage Treatment Works. Presence of Grade 2 agricultural land. AQMAs in Loughborough.	No AQMAs. Land would need to be appropriately treated because of mining history. Floodplain to the south of Coalville and through Whitwick. Presence of Regionally Important Geological Sites. Land mostly classified as Grade 3.	No AQMAs. Largely Grade 3 agricultural land. Small areas of floodplain to the south of Earl Shilton and Elmesthorpe.	No AQMAs. Large areas of floodplain run through the centre of Melton Mowbray east west and also to the north and north east. Presence of Freshwater Fish Directive Sites. Sewage Treatment Works to west of Melton Mowbray also a constraint owing to potential odour/visual impacts.	Floodplain to the east and west and through the centre of Market Harborough although no flooding constraints to the north. No significant air quality issues or AQMAs.

	Sub Regional Centres				
	Loughborough	Coalville	Hinckley	Melton Mowbray	Market Harborough
SA Objective					
To minimise waste and increase the re-use and recycling of materials	All development will increase waste production. However, there are a number of waste recycling facilities in Charnwood Borough. SUEs should include waste recycling services.	All development will increase waste production. SUEs should include waste recycling services.	All development will increase waste production. SUEs should include waste recycling services.	All development will increase waste production. SUEs should include waste recycling services.	All development will increase waste production. SUEs should include waste recycling services. Although there is a landfill site local to this area and available recycling facilities.
To minimise energy usage and to develop the renewable energy resource, reducing dependency on non-renewable resources	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.	All new development will increase energy usage. There are no known renewable energy services in the area. All SUEs should include energy efficient design.
To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, and improve accessibility to jobs and services for all	Good links to strategic road network but heavy congestion especially in Loughborough town centre. Many facilities in the town centre which is tightly constrained. Good north/south rail links. Strong employment opportunities available.	Access to the M1 and M42 motorways via A roads. Rural connections in this area of search are not particularly good. Bus service to Leicester is good but no rail links. Services available in Coalville are more limited than other centres.	There are good road connections but they are facing increasing congestion problems. Good cycle links. Presence of station in Hinckley and reasonable bus service although service to rural areas is more limited. Good access to facilities/services/job opportunities.	Presence of a railway station with reasonable frequency of services. Number of A road links radiating out from the town centre. Cycle links are good. However, there is an existing high car dependency and traffic congestion is a problem in the town centre. Service and employment access is more limited in this area of search.	There are good rail links to Leicester and London but otherwise public transport provision is quite limited. Well connected by road but this is already a significant commuter area as there are few employment opportunities. New population could exacerbate this existing issue.
To create high quality employment opportunities	Strong employment opportunities in Loughborough and in Shepshed. Number of knowledge based opportunities.	Employment opportunities focussed around manufacturing, distribution and aggregates. Location reasonably close to the M1 and M42 could help to attract employers, although not recognised as a significant growth area.	Employment opportunities in Hinckley town centre. Good economic links with Nuneaton and opportunities at Magna Park. Employment land study identifies Hinckley and Bosworth as a highly entrepreneurial borough with good opportunities.	Limited employment opportunities. There is a significant amount of commuting from Melton for employment purposes.	SUE itself would introduce new employment opportunities. However, limited employment opportunities locally. This is largely a commuter town, although Magna Park provides some jobs.
To develop a strong culture of enterprise and innovation	Presence of Loughborough university and existing strong links to businesses and innovation opportunities. Number of schools in town centre, limited opportunities to increase secondary school capacity. SUE should have appropriate schools provision.	Some isolated education deprivation issues. Lack of major educational/university establishment to attract research and development employment opportunities. Existing schools have some room for expansion.	There are education deprivation issues in some areas. Some schools are already at capacity but there is some potential for expansion in others. Opportunity to develop good links to existing employment opportunities.	Reasonable schools provision and there is opportunity to expand capacity in some of them. Limited access to higher education facilities in this area of search in comparison to others.	This is a popular area to send children to school and a number are already at capacity with limited opportunity for further expansion. Additional schools provision would be needed. No obvious links to universities because of location.
To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.	Unlikely to have significant impact unless ICT infrastructure is included in SUE through commercial and residential development. Commercial development may include improved infrastructure.
Summary	Very strong education and employment facilities provision. Good transport links but heavy congestion due to constrained town centre where many of the services are situated. Large number of environmental and heritage constraints.	Road links are generally quite limited through this area of search, although there is access to the M1 and M42. Presence of good cycle links and reasonable quality bus service but lack of rail links. New population could help to improve vibrancy of Coalville. Green Wedge could constrain development. The National Forest is an opportunity but development would need to incorporate sufficient green infrastructure. Some areas of floodplain could constrain options.	Well connected by road but some congestion issues. Reasonably well connected by public transport and presence of cycle links. There are good employment opportunities in Hinckley and adjacent areas including Nuneaton and Magna Park. Also good range of recreation and community facilities. Environmental constraints include the potential for archaeological remains and Green Wedge and SSSI presence.	No statutory ecological constraints to development in this area but significant heritage and archaeological issues. Flooding limits the available developable area and the Freshwater Fish Directive sites could constrain discharges. There are limited employment opportunities and there are high levels of commuting for employment purposes.	Number of heritage and landscape constraints in this area. Whilst the area is well served by road links, public transport options are more limited. Flood risk issues also constrain the amount of land available for development. Limited schools capacity could be a long term issue.

Notation

Colour Key	Description
	The development of an SUE in this area of search could strongly contribute to this objective
	The development of an SUE in this area of search could contribute to this objective, but not strongly
	The development of an SUE in this area of search is unlikely to have a significant effect on this objective
	The development of an SUE in this area of search could detract from this objective, but not strongly
	The development of an SUE in this area of search could strongly detract from this objective
	The development of an SUE in this area of search would have an uncertain effect on this objective
	The development of an SUE in this area of search would have a mix of both positive and negative effects upon this objective