

Appendix E – Assessment Matrices for Preferred Areas of Search

Area of Search: PUA 2 – North East of Leicester												
SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To ensure that the housing stock meets housing needs	+	+++	+++	+	+	+	0	0	0	Temporary	Low	<p>There is a recognised housing affordability issue in Charnwood and the provision of affordable housing in the area of search would make a positive contribution towards achieving this objective. The SUE could provide for housing needs of other Charnwood residents.</p> <p>Housing needs are assumed to change through time and so impacts are assessed as temporary.</p> <p><i>Housing mix should be based on housing needs assessment.</i></p>
To improve health and reduce health inequalities	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>The area of search is close to open countryside although there are few areas of designated open space. Accessibility and reasonable proximity to the Watermead Country Park. Proximity of medical facilities in Thurmaston and Syston.</p> <p><i>SUE should be designed to include easy access to open and recreational space including walking and cycling links. Sufficient health care facilities should also be provided.</i></p>
To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities	0	+++	+++	0	0	0	0	0	0	Permanent	Low	<p>There are a number of cultural and recreational facilities in the area including the Watermead Country Park and heritage sites including Hamilton village Scheduled Monument. The area of search is well connected to these features by the footpath/cycle network.</p> <p><i>Opportunities to implement signage and physical linkages to these facilities should be maximised.</i></p>

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	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To improve community safety, reduce crime and the fear of crime	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Medium	Existing crime levels are relatively low although higher in Thurmaston. 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 in existing urban areas. However, as the area is semi-rural, a new population in rural areas has the potential to increase fear of crime for existing residents. <i>Safety by design should be incorporated into the SUE.</i>
To promote and support the development and growth of social capital	0	+	+	0	0	0	0	0	0	Permanent	Medium	Existing community facilities include retail at Thurmaston, Syston and Hamilton. The SUE facilities would provide further services. A new population could contribute positively to levels of vibrancy in Thurmaston. <i>Provide sufficient community facilities as part of SUE.</i>
To increase biodiversity levels	-	-	0	0	0	0	0	0	0	Permanent	Low	No strategic nature conservation sites in the area that could be affected although the Soar Valley and Watermead Country Park lie to the west. The provision of an SUE could result in the immediate loss of features of local biodiversity value. Although in the long term careful planting and landscaping could help a recovery to existing baseline levels. <i>Maximise design, planting and landscaping opportunities at the local level.</i>

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	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets	-	- -	- - -	0	0	0	0	0	0	Permanent	Low	An SUE would result in the loss of open countryside character and contribute to settlement coalescence. There could be adverse impacts on the setting of Barkby Village Conservation Area and Hamilton Village Scheduled Monument. The area is important for archaeology and has historic landscape value in the form of extensive areas of ridge and furrow field systems. <i>Avoid development that would adversely affect the setting of the Conservation Area or the Scheduled Monument. Integrate green infrastructure into the SUE design and ensure high quality design. Undertake more detailed archaeological assessments at the local level and avoid areas of high archaeological potential.</i>
To manage prudently the natural resources of the region including water, air quality, soil and minerals	0	-	-	0	0	0	0	0	0	Permanent	Low	Small area of floodplain associated with Melton Brook. New development could increase traffic growth which could have localised air quality issues. Development would lead to loss of soil resources through loss of greenfield land. This has adverse impacts as a result of loss of key soil functions including infiltration and carbon sequestration. <i>Avoid floodplain. Incorporate SuDS into design. Maximise use of public transport, walking and cycling to reduce use of private car.</i>
To minimise waste and increase the re-use and recycling of materials	- -	- -	- -	0	0	0	0	0	0	Permanent	Low	The SUE would increase waste generation. <i>Provision of suitable waste recycling facilities in the SUE. Utilise recycled building materials in the construction process. This could be delivered through the development of a design code for the SUE.</i>

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	Within the Area of Search			Remainder of District			Sub-Region					
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To minimise energy usage and to develop the renewable energy resource, reducing dependency on non-renewable resources	--	--	--	0	0	0	0	0	0	Permanent	Low	The SUE would increase energy usage. <i>Incorporate energy efficiency measures into the design of the SUE. Utilise renewable energy sources.</i>
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	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Low	Transport connections are best around Thurmaston although there are high levels of congestion and evidence of rat-running. Much of the remainder of the area is open countryside and infrastructure is undeveloped. Assessment to date indicates that from a transport perspective, development could be accommodated but would need infrastructure improvements. The presence of Syston railway station is also a positive feature. Some service, employment and retail provision in Thurmaston and Hamilton. A 25ha employment site would be provided which could assist local employment needs and opportunities. These factors could help to reduce distances travelled to work and essential services. Potential to develop improved cycle links to Syston as part of this SUE. <i>Ensure that new residential and employment development are easily accessible to each other, notably via sustainable transport. Suitable transport infrastructure including public transport needs to be provided.</i>

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	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To create high quality employment opportunities	+	+	+	+	+	+	0	0	0	Permanent	Low	The SUE would include 25ha of employment land which would increase job opportunities locally and for surrounding areas. Existing employment sites exist at Troon Way and Hamilton Business Park and Thurmaston and Syston district centres. <i>Ensure that new residential and employment development are easily accessible to each other, notably via sustainable transport. Employment needs to be appropriate to existing skill levels.</i>
To develop a strong culture of enterprise and innovation	0	0	0	0	0	0	0	0	0	Permanent	Low	Educational attainment is relatively low in this area of search and schools provision is limited. Proposals for development of schools in Hamilton and the SUE would need to provide adequate educational facilities. <i>Ensure appropriate provision of schools as necessary.</i>
To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	0	0	0	0	0	0	0	0	0	Permanent	Low	The provision of an SUE is unlikely to have a significant impact. <i>ICT infrastructure should be incorporated into both the residential and commercial components of the SUE.</i>

Summary

Environmental constraints in this area are largely limited to heritage and landscape making the need for high quality design essential. A location close to Thurmaston would be most sustainable in order to capitalise on existing transport connections and services. Some degree of transport infrastructure improvements would be necessary which could have associated environmental impacts.

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	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To ensure that the housing stock meets housing needs	+	++	++	+	+	+	0	0	0	Temporary	Low	<p>There is a housing affordability issue in the area and the provision of affordable housing would make a positive contribution towards the achievement of this objective. The SUE could provide for housing needs of residents in the wider district.</p> <p>Housing needs are assumed to change through time and so impacts are assessed as temporary.</p> <p><i>Housing mix should be based on housing needs assessment.</i></p>
To improve health and reduce health inequalities	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>There is an extensive footpath and cycle network.</p> <p>The main areas of formal recreational space are in the south of the area of search and so if an SUE is provided in other more central areas, then open space provision would be necessary.</p> <p><i>SUE should be designed to include easy access to open and recreational space including walking and cycling links. Sufficient health care facilities should also be provided.</i></p>
To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>There is good access to cultural and recreational facilities in Narborough and Enderby but access is slightly more limited in the northern part of the area of search. A good footpath and cycle network also serves the area.</p> <p><i>Opportunities to implement signage and physical linkages to these facilities should be maximised and facilities should be provided in the SUE.</i></p>

Area of Search: PUA 6 West of Leicester												
SA Objective	Scale									Permanency / Temporary / Permanent	Level of uncertainty Low/ Medium / High	Commentary / <i>Mitigation and Recommendations</i>
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To improve community safety, reduce crime and the fear of crime	0	+	+	0	0	0	0	0	0	Permanent	Medium	<p>The presence of Fosse Park elevates crime levels in this area of search. 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 in existing urban areas.</p> <p><i>Safety by design should be incorporated into the SUE.</i></p>
To promote and support the development and growth of social capital	0	+	+	0	0	0	0	0	0	Permanent	Medium	<p>Existing community facilities are largely in the south of the area of search. Population density in this area is already quite high and so adequate facilities provision would be necessary as part of the SUE.</p> <p><i>Provide sufficient community facilities as part of SUE.</i></p>
To increase biodiversity levels	-	-	-	0	0	0	0	0	0	Permanent	Low	<p>Potential for negative impacts on the LNR and SSSI at Narborough. The River Soar which lies to the south of Narborough is a wildlife corridor but this lies on the fringes of the area of search. Significant area of Green Wedge near Enderby.</p> <p>The provision of an SUE could result in the immediate loss of features of local biodiversity value. Although in the long term careful planting and landscaping could help a recovery to existing baseline levels.</p> <p><i>Avoid siting the SUE near to designated nature conservation sites. Maximise design, planting and landscaping opportunities at the local level.</i></p>

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To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets	-	-	-	0	0	0	0	0	0	Permanent	Low	<p>Potential loss of open countryside with associated character impacts and risk of urban sprawl.</p> <p>There are a number of historic sites within the area that could be adversely affected in terms of their setting. There are three scheduled medieval sites within the study area including the former village at Lubbesthorpe.</p> <p>The area of search includes archaeological remains of the early phases of human activity which could be deemed to be of national importance.</p> <p><i>Integrate green infrastructure into the SUE design and ensure high quality design. Avoid areas of high archaeological potential.</i></p>
To manage prudently the natural resources of the region including water, air quality, soil and minerals	--	--	--	0	0	0	0	0	0	Permanent	Low	<p>Presence of AQMAs on the M1. Increasing traffic movements as result of the greater population is likely to increase air quality impacts.</p> <p>Development would lead to loss of soil resources through loss of greenfield land. This has adverse impacts as a result of loss of key soil functions including infiltration and carbon sequestration.</p> <p>Presence of small areas of floodplain.</p> <p><i>Avoid floodplain. Incorporate SuDS into design. Maximise use of public transport, walking and cycling to reduce use of private car</i></p>
To minimise waste and increase the re-use and recycling of materials	--	--	--	0	0	0	0	0	0	Permanent	Low	<p>The SUE would increase waste generation.</p> <p><i>Provision of suitable waste recycling facilities in the SUE. Utilise recycled building materials in the construction process. This could be delivered through the development of a design code for the SUE.</i></p>

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	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To minimise energy usage and to develop the renewable energy resource, reducing dependency on non-renewable resources	- -	- -	- -	0	0	0	0	0	0	Permanent	Low	The SUE would increase energy usage. <i>Incorporate energy efficiency measures into the design of the SUE. Utilise renewable energy sources.</i>
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	+	+	+	0	-	-	0	0	0	Permanent	Medium	Good public transport links in the area including Narborough station in the south. Footpath and cycle links are also good. Good links to the strategic road network but these suffer from congestion. Opportunities to improve public transport links to employment sites exist and should be pursued further through the development of an SUE. Presence of the Park and Ride on the A47 at Meynell's Gorse and a Park and Ride is being developed at Enderby. Major retail and employment opportunities in the area. There is a risk of the worsening of congestion outside of the area of search within the wider district which is likely to worsen as the population increases. <i>Maximise walking, cycling and public transport links. Locate SUE near to existing employment and service facilities. Provide sufficient employment and service facilities as part of the SUE.</i>

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To create high quality employment opportunities	+	++++	++++	+	++	++	+	+	+	Permanent	Low	<p>There are significant employment opportunities in this area of search including a number of high quality business park developments. Employment opportunities also available in Leicester.</p> <p>Proposals include a 25ha employment site which would improve job opportunities.</p> <p><i>Ensure that new residential and employment development are easily accessible to each other, notably via sustainable transport.</i></p>
To develop a strong culture of enterprise and innovation	+	+	+	0	0	0	0	0	0	Permanent	Low	<p>The area is well served by existing schools. Access to Leicester University.</p>
To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	0	0	0	0	0	0	0	0	0	Permanent	Low	<p>The provision of an SUE is unlikely to have a significant impact.</p> <p><i>ICT infrastructure should be incorporated into both the residential and commercial components of the SUE.</i></p>

Summary

There are a number of economic and infrastructure strengths associated with this area of search. Development in this area is constrained in part by the presence of the SSSI and the LNR at Narborough but development outside of this specific area would seem to offer a number of benefits particularly in terms of capitalising upon existing employment opportunities and services. Evidence suggests that the density of archaeological sites is greatest in the centre and south of this area of search, some of which may be deemed to be of national importance.

Area of Search: Melton Mowbray												
SA Objective	Scale									Permanency	Level of uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of the District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To ensure that the housing stock meets housing needs	+	++	++	0	0	0	0	0	0	Temporary	Low	<p>There is a recognised housing affordability issue in Melton Mowbray and the provision of affordable housing in the area of search would make a positive contribution towards achieving this objective. The size of the SUE is unlikely to have a significant effect outside the area of search on achieving housing needs.</p> <p>Housing needs are assumed to change through time and so impacts are assessed as temporary.</p> <p><i>Housing mix should be based on housing needs assessment.</i></p>
To improve health and reduce health inequalities	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>Impacts assessed for the new population only. The presence of the Melton Country Park and the walking/cycling opportunities along the River Eye would serve the new population thereby helping to encourage healthy lifestyles. Increasing population could place greater pressure on existing health facilities although health facilities assumed to be provided.</p> <p>The magnitude of the effect is considered to become greater as facilities are developed in the SUE and as the population living in the SUE increases.</p> <p><i>SUE should be designed to include easy access to open and recreational space including walking and cycling links. Sufficient health care facilities should also be provided.</i></p>
To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>Impacts assessed for the new population only. The presence of the Melton Country Park, other cultural facilities and the walking/cycling opportunities along the River Eye would serve the new population.</p> <p><i>Opportunities to include signage and physical linkages to these facilities should be maximised.</i></p>

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	Within the Area of Search			Remainder of the District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To improve community safety, reduce crime and the fear of crime	+/-	+/-	+	0	0	0	0	0	0	Permanent	Medium	<p>Whilst the SUE will have high levels of safety by design, the addition of a new population could have adverse fear of crime impacts in this more rural area. However, the smaller scale of an SUE in this location could help to reduce the likelihood of this impact occurring. This is considered to be more of an issue in the short term, as this is related to perceptions and may become less of an issue in the long term as the new community becomes established.</p> <p><i>Safety by design should be incorporated into the SUE.</i></p>
To promote and support the development and growth of social capital	0	0	0	0	0	0	0	0	0	Permanent	Low	<p>The presence of a new population could contribute to improved vitality in Melton Mowbray in the long term, although a new population could cause cohesion issues and place increasing demands, on fairly limited community facilities in the short term. However, facilities would be provided as part of the SUE.</p> <p>Overall, due to the small scale of the SUE, this is unlikely to have a significant effect at the strategic level.</p> <p><i>Provide sufficient community facilities as part of SUE.</i></p>
To increase biodiversity levels	-	-	0	0	0	0	0	0	0	Permanent	Low	<p>Whilst strategic biodiversity constraints around Melton Mowbray are limited to the River Eye SSSI, the provision of an SUE would result in the immediate loss of land that may have some local biodiversity value. Although in the long term careful planting and landscaping could help a recovery to existing baseline levels.</p> <p><i>Avoid development of SUE near to SSSI. Maximise design, planting and landscaping opportunities at the local level.</i></p>

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	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets	- -	- -	- -	0	0	0	0	0	0	Permanent	Low	<p>An increased population could increase traffic levels which could adversely affect the setting of Scheduled Monuments and Conservation Areas in Melton Mowbray. The direct presence of an SUE could also adversely affect setting.</p> <p><i>Avoid development of SUE in locations that could either directly or indirectly affect archaeological remains, locally distinctive landscape or the setting of Conservation Areas and Scheduled Monuments.</i></p>
To manage prudently the natural resources of the region including water, air quality, soil and minerals	- -	- -	- -	-	-	-	0	0	0	Permanent	Low	<p>An increase in population could increase traffic movements which would have adverse air quality impacts – there are currently no AQMAS in Melton Mowbray. Increased traffic movements to access job opportunities, for example in Leicester could have a knock on adverse effect for air quality in other locations in the district. Water quality could be adversely affected because of the increased population and there are already Freshwater Fish Directive Sites designated in this area of search.</p> <p>Large areas of floodplain are associated with the River Eye through Melton Mowbray and to the east and west.</p> <p>Presence of sewage treatment works to the west of Melton Mowbray.</p> <p>Development would lead to loss of soil resources through loss of greenfield land. This has adverse impacts as a result of loss of key soil functions including infiltration and carbon sequestration.</p> <p><i>Avoid development in the floodplain and adjacent to sewage treatment works. Incorporate SuDS into design. Maximise use of public transport, walking and cycling to reduce use of private car.</i></p>

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To minimise waste and increase the re-use and recycling of materials	--	--	--	0	0	0	0	0	0	Permanent	Low	The SUE would increase waste generation. Impacts are considered to be of a greater magnitude at the local and district scales as the impacts would be diluted when looking at sub-regional level statistics. <i>Provision of suitable waste recycling services in the SUE. Utilise recycled building materials in the construction process. This could be delivered through the development of a design code for the SUE.</i>
To minimise energy usage and to develop the renewable energy resource, reducing dependency on non-renewable resources	--	--	--	0	0	0	0	0	0	Permanent	Low	The SUE would increase energy usage. <i>Incorporate energy efficiency measures into the design of the SUE. Utilise renewable energy sources.</i>
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	-	--	--	0	-	-	0	0	0	Permanent	Low	Whilst there are reasonable connections in Melton Mowbray including a railway station and walking and cycling links the limited range of facilities and employment opportunities leads to high levels of commuting. There is current high car dependence which could be exacerbated by the SUE. <i>Maximise walking, cycling and public transport links. Locate SUE near to existing employment and service facilities.</i>
To create high quality employment opportunities	0	0	0	0	0	0	0	0	0	Permanent	Low	Limited employment opportunities in Melton Mowbray and the wider district. Currently significant levels of out-commuting. Employment provision would not form part of this SUE and so impacts are assessed as neutral. <i>Consider location at the local level in relation to existing key employment sites.</i>

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To develop a strong culture of enterprise and innovation	0	+	+	0	0	0	0	0	0	Permanent	Low	Limited higher education opportunities. However, provision of high schools around the outskirts of the town makes them more accessible and they have expansion capacity. <i>Ensure appropriate school provision as necessary.</i>
To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	0	0	0	0	0	0	0	0	0	Permanent	Low	The provision of an SUE is unlikely to have a significant impact. <i>ICT infrastructure should be incorporated into both the residential and commercial components of the SUE.</i>

Summary

There are no specific areas identified as preferable at this scale of assessment, although avoidance of the River Eye floodplain and the sewage treatment works to the west of Melton Mowbray would be advisable. Proximity to the A607 to the south west of Melton Mowbray could assist public transport links into Melton Mowbray town centre and also to Leicester.

Area of Search: Loughborough												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of the District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To ensure that the housing stock meets housing needs	+	++++	++++	+	++	++	0	+	+	Temporary	Low	<p>There is a recognised housing affordability issue in Charnwood and the provision of affordable housing in the area of search would make a positive contribution towards achieving this objective. The SUE could provide for housing needs of other areas of Charnwood, particularly in light of the much larger size of this SUE. Due to the large size of the proposed SUE, this may contribute towards meeting the housing needs of a much wider area than just Loughborough.</p> <p>Housing needs are assumed to change through time and so impacts are assessed as temporary.</p> <p><i>Housing mix should be based on housing needs assessment.</i></p>
To improve health and reduce health inequalities	0	0	0	0	0	0	0	0	0	Permanent	Medium	<p>Whilst facilities are strong in Loughborough as a whole, the only viable area for an SUE is to the east of the River Soar where recreational and health facilities are more limited. The River Soar corridor provides opportunities for outdoor activity e.g. walking and cycling.</p> <p><i>SUE should be designed to include easy access to open and recreational space including walking and cycling links. Sufficient health care facilities should also be provided particularly in view of the potential size of the SUE.</i></p>
To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities	+	+	+	0	0	0	0	0	0	Permanent	Low	<p>Presence of a Registered Park and Garden to the east of Loughborough, the River Soar Valley and cultural facilities in Loughborough town centre.</p> <p><i>Opportunities to implement signage and physical linkages to these facilities should be maximised.</i></p>

Area of Search: Loughborough												
SA Objective	Scale									Permanency / Permanent	Level of Uncertainty / Low/ Medium / High	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of the District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To improve community safety, reduce crime and the fear of crime	?	?	?	0	0	0	0	0	0		Low	<p>An SUE to the east of the River Soar would constitute a small new settlement in a previously undeveloped area. Whilst the SUE should have high levels of safety by design, within it there may be issues associated with fear of crime for existing rural residents. Impacts on crime are uncertain at this level.</p> <p><i>Safety by design should be incorporated into the SUE.</i></p>
To promote and support the development and growth of social capital	+	+	+	0	0	0	0	0	0	Permanent	Medium	<p>A large number of opportunities in Loughborough town centre, although if the development were located to the east of the River Soar, residents would have to travel to the town centre to access facilities. However, this could also have positive impacts in the centre of Loughborough by increasing vitality and vibrancy as a result of increased population numbers and demand for services.</p>
To increase biodiversity levels	- -	- - -	- - -	0	-	-	0	0	0	Permanent	Medium	<p>In Loughborough there are a large number of statutory nature conservation sites including SSSIs, LNRs, the River Soar valley wildlife corridor, significant areas of Green Wedge to the west and south and the presence of the Charnwood and National Forest. However, in the preferred area to the east there are significantly fewer constraints, albeit a SSSI exists at Cotes. Issues relate mainly to impacts of crossing the River Soar and the major relief route that would be required to service this new population to make an SUE viable. This could impact upon Big Meadow SSSI and LNR and SINC to the north of Loughborough as well as infringing on the River Soar wildlife corridor which may have wider district effects.</p> <p><i>SUE and associated infrastructure should be designed to avoid impacts upon designated sites of nature conservation importance. More detailed feasibility studies are required. Maximise design, planting and landscaping opportunities at the local level.</i></p>

Area of Search: Loughborough												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of the District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	Temporary / Permanent	Low/ Medium / High	
To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets	- -	- -	- -	0	0	0	0	0	0	Permanent	Medium	<p>Loughborough exhibits a diversity of natural, cultural and built environmental assets including a number of Conservation Areas and Registered Parks and Gardens. In the preferred area to the east, the key receptors that could be affected include the landscape value of the River Soar and surrounding open countryside, Prestwold Hall Registered Park and Garden, Hoton Conservation Area and the shrunken medieval village at Cotes which is a Scheduled Monument. There is also archaeological value associated with the River Soar corridor linked to the potential recovery of paleoenvironmental evidence associated with the former channels of the River Soar and its tributaries. The topography also rises which would make any development more prominent.</p> <p>The provision of a relief route to enable the SUE development, could remove traffic from Loughborough town centre which would benefit the setting of Conservation Areas and Listed Buildings in these locations.</p> <p><i>Integrate green infrastructure into the SUE design and ensure high quality design. Undertake more detailed archaeological assessments at the local level and avoid areas of high archaeological potential.</i></p>

Area of Search: Loughborough												
SA Objective	Scale									Permanency / Permanent	Level of Uncertainty Low/ Medium / High	Commentary / <i>Mitigation and Recommendations</i>
	Within the Area of Search			Remainder of the District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To manage prudently the natural resources of the region including water, air quality, soil and minerals	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Low	<p>Extensive areas of floodplain associated with the River Soar which could be affected by the required infrastructure improvements.</p> <p>Provision of a relief route could help to reduce air quality issues within Loughborough town centre but there would be an increase in traffic movements to the east of the town. Freshwater Fish Directive sites and the sewage treatment works at Shepshed are unlikely to be affected if development is to the east.</p> <p>Risk of loss of Grade 2 agricultural land to the east of Loughborough.</p> <p>Development would lead to loss of soil resources through loss of greenfield land. This has adverse impacts as a result of loss of key soil functions including infiltration and carbon sequestration.</p> <p><i>Avoid floodplain. Incorporate SuDS into design. Maximise use of public transport, walking and cycling to reduce use of private car. Full investigation of the air quality benefits and disbenefits associated with a new relief road.</i></p>
To minimise waste and increase the re-use and recycling of materials	--	--	--	0	0	0	0	0	0	Permanent	Low	<p>The SUE would increase waste generation.</p> <p><i>Provision of suitable waste recycling services in the SUE. Utilise recycled building materials in the construction process. This could be delivered through the development of a design code for the SUE.</i></p>
To minimise energy usage and to develop the renewable energy resource, reducing dependency on non-renewable resources	--	--	--	0	0	0	0	0	0	Permanent	Low	<p>The SUE would increase energy usage.</p> <p><i>Incorporate energy efficiency measures into the design of the SUE. Utilise renewable energy sources.</i></p>

Area of Search: Loughborough												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of the District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
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	+	+	+	0	-	-	0	0	0	Permanent	Low	<p>The relief route required for an SUE to the east would alleviate town centre congestion and provide the necessary access to facilities in the centre of Loughborough. The proximity of an SUE to the east of Loughborough town centre provides significant opportunities for public transport and walking/cycling. There are good north/south railway links and strategic road links. There are also strong employment and service opportunities in Loughborough town centre. East Midlands Airport is also in reasonably close proximity.</p> <p>Despite the above the SUE is likely to increase private car usage and there could be adverse traffic impacts for the smaller villages to the east if people use them as a rat-run to access the A46 north/south route.</p> <p>An employment site would be provided as part of the SUE which could help to reduce travel to work distances.</p> <p><i>Ensure that residential areas, services and employment are easily accessible to each other, notably via sustainable transport. Fully investigate the environmental impacts of a relief road.</i></p>
To create high quality employment opportunities	+	+++	++++	+	+++	+++	0	0	+	Permanent	Low	<p>The SUE would include 25ha of employment land which would increase job opportunities locally and for surrounding areas.</p> <p>There are already a number of employment opportunities in Loughborough which are increasing as a result of the town's investment offer. Significant opportunities associated with the university.</p> <p><i>Ensure that new residential and employment developments are easily accessible to each other, notably via sustainable transport. Employment needs to be appropriate to existing skill levels.</i></p>

Area of Search: Loughborough												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of the District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To develop a strong culture of enterprise and innovation	+/-	+/-	+/-	0	0	0	0	0	0	Permanent	Low	<p>Presence of Loughborough University and existing strong links to businesses and innovation opportunities.</p> <p>There is a lack of schools to the east and there are already capacity issues associated with the secondary schools in Loughborough.</p> <p><i>Schools would have to be provided as part of the SUE.</i></p>
To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	0	0	0	0	0	0	0	0	0	Permanent	Low	<p>The provision of an SUE is unlikely to have a significant impact.</p> <p><i>ICT infrastructure should be incorporated into both the residential and commercial components of the SUE.</i></p>

Summary

Loughborough is heavily constrained by environmentally sensitive features although these are significantly fewer to the east of the River Soar in the preferred area of search. The need for significant infrastructure improvements to accommodate an SUE in this area would in itself cause environmental impacts for which mitigation measures would need to be researched in greater detail.

Despite the above, there are significant socio-economic benefits of developing in this area and the provision of additional road infrastructure to the east could assist the wider regeneration in the centre of Loughborough by reducing traffic congestion.

Area of Search: Hinckley												
SA Objective	Scale									Permanency / Permanent	Level of Uncertainty / Low/ Medium / High	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To ensure that the housing stock meets housing needs	+	+++	+++	+	+	+	0	0	0	Temporary	Low	<p>There is a recognised housing affordability issue in the area and the provision of affordable housing in the area of search would make a positive contribution towards achieving this objective. The SUE could provide for housing needs of other Hinckley and Bosworth residents.</p> <p>Housing needs are assumed to change through time and so impacts are assessed as temporary.</p> <p><i>Housing mix should be based on housing needs assessment.</i></p>
To improve health and reduce health inequalities	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>Impacts assessed for the new population only. The presence of a number of areas of open space including Hollycroft Park and Burbage Common would serve the new population thereby helping to encourage healthy lifestyles. Increasing population could place greater pressure on existing health facilities although health facilities assumed to be provided.</p> <p>The magnitude of the effect is considered to become greater as facilities are developed in the SUE and the population that could benefit would increase over time.</p> <p><i>SUE should be designed to include easy access to open and recreational space including walking and cycling links. Sufficient health care facilities should also be provided.</i></p>
To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities	0	+++	+++	0	0	0	0	0	0	Permanent	Low	<p>There are a number of cultural and recreational facilities in the area including the Ashby Canal, good cycle links, Hollycroft Park and Burbage Common. Bosworth Battlefield is of national importance and lies to the north west.</p> <p><i>Opportunities to implement signage and physical linkages to these facilities should be maximised.</i></p>

Area of Search: Hinckley												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To improve community safety, reduce crime and the fear of crime	0	+	+	0	0	0	0	0	0	Permanent	Medium	<p>There are isolated crime deprivation issues and the development of an SUE with high levels of safety by design could help to reduce crime and fear of crime.</p> <p><i>Safety by design should be incorporated into the SUE.</i></p>
To promote and support the development and growth of social capital	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>Retail facilities in Hinckley and Earl Shilton and a number of community facilities including libraries and leisure centres which could serve the new population. A large population could increase demand for improved retail facilities in Hinckley which could have positive regenerative benefits.</p> <p><i>Provide sufficient community facilities as part of SUE.</i></p>
To increase biodiversity levels	-	--	--	0	0	0	0	0	0	Permanent	Low	<p>Presence of a number of statutory nature conservation sites largely to the east of Hinckley and include Burbage Wood and Ashton Firs SSSI and LNRs and some ancient woodland. Green Wedge exists between Hinckley and Barwell.</p> <p>The provision of an SUE could result in the immediate loss of features of local biodiversity value. Although in the long term careful planting and landscaping could help a recovery to existing baseline levels.</p> <p><i>Avoid development of SUE near to statutory designated sites. Maximise design, planting and landscaping opportunities at the local level.</i></p>

Area of Search: Hinckley												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets	-	- -	- -	0	0	0	0	0	0	Permanent	Low	<p>Presence of Conservation Areas in the centre of Hinckley and Burbage, although unlikely to be directly affected. Increased traffic flows may have an indirect adverse impact on setting. Potential for scattered archaeological remains across the area of search. Presence of large areas of Green Wedge to protect from settlement coalescence between Hinckley and Earl Shilton.</p> <p>Unstructured archaeological investigation to date indicates that the rural fringes of the existing settlements have a significant density of recorded archaeological sites of all periods.</p> <p><i>Integrate green infrastructure into the SUE design and ensure high quality design. Undertake more detailed archaeological assessments at the local level and avoid areas of high archaeological potential. Avoid development that would result in settlement coalescence.</i></p>
To manage prudently the natural resources of the region including water, air quality, soil and minerals	0	-	-	0	0	0	0	0	0	Permanent	Low	<p>Few issues identified. Minor areas of floodplain to the south of Earl Shilton and Elmesthorpe. New development could increase traffic growth which could have localised air quality issues.</p> <p>Development would lead to loss of soil resources through loss of greenfield land. This has adverse impacts as a result of loss of key soil functions including infiltration and carbon sequestration.</p> <p><i>Avoid floodplain. Incorporate SuDS into design. Maximise use of public transport, walking and cycling to reduce use of private car.</i></p> <p>The SUE would increase waste generation.</p>
To minimise waste and increase the re-use and recycling of materials	- -	- -	- -	0	0	0	0	0	0	Permanent	Low	<p><i>Provision of suitable waste recycling services in the SUE. Utilise recycled building materials in the construction process. This could be delivered through the development of a design code for the SUE.</i></p>

Area of Search: Hinckley												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To minimise energy usage and to develop the renewable energy resource, reducing dependency on non-renewable resources	--	--	--	0	0	0	0	0	0	Permanent	Low	The SUE would increase energy usage. <i>Incorporate energy efficiency measures into the design of the SUE. Utilise renewable energy sources.</i>
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	+	+	+	+	+	+	0	0	0	Permanent	Low	There are good road connections but they are facing increasing congestion problems. Presence of station in Hinckley and reasonable bus service although service to rural areas is more limited. There are good cycle links and there is also good access to facilities services and job opportunities in Hinckley and Nuneaton. The SUE would also include 25ha of employment land which would increase job opportunities locally reducing the need to travel. <i>Ensure that new residential and employment development are easily accessible to each other, notably via sustainable transport.</i>
To create high quality employment opportunities	+	+++	+++	+	+	+	+	+	+	Permanent	Low	The SUE would include 25ha of employment land which would increase job opportunities locally and for surrounding areas. It would also build upon existing employment opportunities. <i>Ensure that new residential and employment development are easily accessible to each other, notably via sustainable transport. Employment needs to be appropriate to existing skill levels.</i>
To develop a strong culture of enterprise and innovation	0	+	+	0	0	0	0	0	0	Permanent	Low	Capacity for expansion in some of the existing schools. <i>Ensure appropriate school provision as necessary</i>

Area of Search: Hinckley												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	Temporary / Permanent	Low/ Medium / High	
To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	0	0	0	0	0	0	0	0	0	Permanent	Low	The provision of an SUE is unlikely to have a significant impact. <i>ICT infrastructure should be incorporated into both the residential and commercial components of the SUE.</i>

Summary

The majority of environmental constraints in this area of search lie to the east of Hinckley and between Hinckley and Earl Shilton and hence an SUE in this specific location would not be sustainable. There are fewer constraints to the north and west. However, around all of the settlements in this area of search it is recognised that there is high archaeological potential and further investigation is recommended.

Area of Search: Coalville												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To ensure that the housing stock meets housing needs	+	+++	+++	+	+	+	0	0	0	Temporary	Low	<p>There is a recognised housing affordability issue in North West Leicestershire and Coalville and the provision of affordable housing in the area of search would make a positive contribution towards achieving this objective. The SUE could provide for housing needs of other North West Leicestershire residents.</p> <p>Housing needs are assumed to change through time and so impacts are assessed as temporary.</p> <p><i>Housing mix should be based on housing needs assessment.</i></p>
To improve health and reduce health inequalities	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>Impacts assessed for the new population only. The presence of the National Forest, nearby areas of open space and good cycling links would serve the new population thereby helping to encourage healthy lifestyles. Increasing population could place greater pressure on existing health facilities although health facilities are assumed to be provided. There are currently health inequality issues in Coalville and this would be an opportunity to reduce them.</p> <p>The magnitude of the effect is considered to become greater as facilities are developed in the SUE and the population that could benefit would increase over time.</p> <p><i>SUE should be designed to include easy access to open and recreational space including walking and cycling links. Sufficient health care facilities should also be provided.</i></p>
To provide better opportunities for people to value and enjoy the region's heritage and participate in cultural and recreational activities	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>Impacts assessed for the new population only. The presence of the National Forest, Charnwood Forest and good cycle links would serve the new population.</p> <p><i>Opportunities to implement signage and physical linkages to these facilities should be maximised.</i></p>

Area of Search: Coalville												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To improve community safety, reduce crime and the fear of crime	0	+	+	0	0	0	0	0	0	Permanent	Medium	There are isolated crime deprivation issues in Coalville and the development of an SUE with high levels of safety by design could help to reduce crime and fear of crime. <i>Safety by design should be incorporated into the SUE.</i>
To promote and support the development and growth of social capital	0	+	+	0	0	0	0	0	0	Permanent	Low	The SUE could contribute to improved vitality and vibrancy in Coalville where it is recognised that regeneration would be beneficial. These benefits are more likely to be realised in the long term and are considered to be more localised. <i>Provide sufficient community facilities as part of SUE.</i>
To increase biodiversity levels	-	-	-	0	0	0	0	0	0	Permanent	Low	Potential for minor negative impacts associated with the presence of SSSIs, LNRs and SINCS. Also potential for loss of land that has localised biodiversity value. <i>Avoid development of SUE near to statutory designated sites. Maximise design, planting and landscaping opportunities at the local level.</i>

Area of Search: Coalville												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets	- -	- -	- -	0	0	0	0	0	0	Permanent	Low	<p>Presence of National Forest and Charnwood Forest but these are not necessarily constraints to development. Large areas of Green Wedge to the north of Coalville. Conservation Area in Ravenstone is unlikely to be affected directly, although traffic increases may affect setting.</p> <p>The area of search includes a range of early and late prehistoric sites. There is also reasonably extensive evidence of medieval activity. The area includes significant mining related heritage and this forms a significant component of the historic landscape. Heritage features and the historic landscape could be adversely affected by SUE development.</p> <p><i>Integrate green infrastructure into the SUE design and ensure high quality design. Ensure further archaeological interpretation and investigations are undertaken.</i></p>
To manage prudently the natural resources of the region including water, air quality, soil and minerals	0	-	-	0	-	-	0	0	0	Permanent	Low	<p>Minor areas of floodplain to the south of Coalville and through Whitwick. Presence of RIGs, although they are unlikely to be adversely affected.</p> <p>Development would lead to loss of soil resources through loss of greenfield land. This has adverse impacts as a result of loss of key soil functions including infiltration and carbon sequestration.</p> <p><i>Avoid floodplain and the RIGs. Incorporate SuDS into design. Maximise use of public transport, walking and cycling to reduce use of private car.</i></p> <p>The SUE would increase waste generation.</p>
To minimise waste and increase the re-use and recycling of materials	- -	- -	- -	0	0	0	0	0	0	Permanent	Low	<p><i>Provision of suitable waste recycling services in the SUE. Utilise recycled building materials in the construction process. This could be delivered through the development of a design code for the SUE.</i></p>

Area of Search: Coalville												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To minimise energy usage and to develop the renewable energy resource, reducing dependency on non-renewable resources	- -	- -	- -	0	0	0	0	0	0	Permanent	Low	The SUE would increase energy usage. <i>Incorporate energy efficiency measures into the design of the SUE. Utilise renewable energy sources.</i>
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	0	+	+	0	-	-	0	0	0	Permanent	Medium	Residential and employment provision in Coalville could help to encourage shorter trips to work in the local area with more opportunities for sustainable transport use which could help to reduce travel by the private car. Employment land may attract more car based journeys from rural North West Leicestershire and so impact assessed as minor negative at the district level. Good access to the M1 and M42 via A roads and commuting is anticipated to Leicester for further job and retail opportunities. Public transport services are relatively limited with no rail service but there is a bus service to Leicester. An SUE in this area is likely to increase travel by car. <i>Maximise walking, cycling and public transport links. Locate SUE near to existing employment and service facilities. Provide sufficient employment and service facilities as part of the SUE.</i>

Area of Search: Coalville												
SA Objective	Scale									Permanency	Level of Uncertainty	Commentary / Mitigation and Recommendations
	Within the Area of Search			Remainder of District			Sub-Region					
	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond	0-5 yrs partial completion of SUE	5-10 yrs SUE completed	10 yrs and beyond			
To create high quality employment opportunities	+	++	++	+	+	+	+	+	+	Permanent	Low	<p>There are a number of existing employment opportunities focussed largely around manufacturing, distribution and aggregates. There are development growth proposals which would capitalise on the good strategic transport links i.e. M1 and the M42 although the area is not recognised to have significant employment growth potential.</p> <p>Proposals include a 25ha of employment site which would improve job opportunities.</p> <p><i>Ensure that new residential and employment development are easily accessible to each other, notably via sustainable transport. Employment needs to be appropriate to existing skill levels.</i></p>
To develop a strong culture of enterprise and innovation	0	+	+	0	0	0	0	0	0	Permanent	Low	<p>There is a lack of higher education provision to attract research and development opportunities. Existing schools have some room for expansion.</p> <p><i>Ensure appropriate school provision as necessary.</i></p>
To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	0	0	0	0	0	0	0	0	0	Permanent	Low	<p>The provision of an SUE is unlikely to have a significant impact.</p> <p><i>ICT infrastructure should be incorporated into both the residential and commercial components of the SUE.</i></p>

Summary

Within the area of search there are fewest constraints in the area to the east of Coalville, south of the A511 extending up to the area of floodplain that passes to the south of Hugglescote and Donnington Le Heath. This area is also relatively close to the town centre and the existing schools have room for expansion. There is also easy access to the A511 to Leicester and the M1. The railway line in this area is a constraint and the historic and archaeological potential of this area of search requires further investigation.

