Leicester and Leicestershire Authorities

Statement of Common Ground

Sustainability Appraisal Report

April, 2022

REVISION SCHEDULE

Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	February 2022	Draft SA Report for Client Review	Ishaq Khan Laurie Marriott Omar Ezzett	Ian McCluskey Associate Director	Alastair Peattie Technical Director
2	March 2022	Final SA Report	Ian McCluskey Associate Director	Ian McCluskey Associate Director	Alastair Peattie Technical Director

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1 Introduction

1.1 Background

1.1.1 AECOM are independent consultants with specialisms in town planning, environmental and sustainability assessment. AECOM has been commissioned by The Leicester and Leicestershire Councils[1] to prepare a Sustainability Appraisal (SA) in relation to the housing and employment unmet need from Leicester City, which will be addressed through a Statement of Common Ground (SOCG). Whilst an SOCG is not a 'plan' in its own right, it will influence how the Leicestershire authorities deal with housing and employment needs (and other cross boundary matters) across the housing market area (HMA) and functional economic market area (FEMA). In particular, there is a requirement to ensure that any unmet needs from particular authorities can be met elsewhere.

1.1.2 The SOCG / Duty to Cooperate process does not strictly require an SA to be undertaken, as each individual authority would need to consider the merits of different spatial approaches to growth in their own Local Plan processes (which do have a requirement for SA to be undertaken). Nevertheless, the Leicester and Leicestershire Councils considered it to be a useful process to help in the decision-making process about how to distribute any housing and employment needs from a County-wide perspective.

1.1.3 As a result of the constraints provided by the administrative boundaries of the City of Leicester, shortfalls of both housing and employment land have been identified for Leicester. The SA has therefore focused on how these shortfalls can be met elsewhere in the County.

1.1.4 This document is an SA Report that describes the processes that have been undertaken and the resulting findings.

1.2 Summary of the SA process

1.2.1 Sustainability Appraisal (SA) is a process for helping to ensure that plans, policies and programmes achieve an appropriate balance between environmental, economic and social objectives. The process that is followed incorporates the requirements of a Strategic Environmental Assessment (SEA).

[1] *Blaby District Council, Charnwood Borough Council, Harborough District Council, Hinckley and Bosworth Borough Council, Leicester City Council, Melton Borough Council, North West Leicestershire District Council, Oadby and Wigston Council: collectively referred to as 'the authorities'.*

1.2.2 Strategic Environmental Assessment is a statutory process that must be carried out when a plan, policy or programme is considered likely to have significant effects on the environment. In the case of a SOCG, SA/SEA is rarely undertaken[2], as it is not a statutory plan as such. However, as discussed above, a decision was made that it would add value to the decision making process.

1.2.3 SA should help to identify the sustainability implications of different approaches and recommend ways to reduce any negative effects and to increase the positive outcomes.

1.2.4 SA is also a tool for communicating the likely effects of a plan (and any reasonable alternatives), explaining the decisions taken with regards to the approach decided upon, and encouraging engagement from key stakeholders such as local communities, businesses and plan-makers.

1.2.5 Although SA can be applied flexibly, it contains legal requirements under the 'Environmental Assessment of Plans and Programmes Regulations 2004' (which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive).

1.2.6 The regulations set out prescribed processes that must be followed. In particular the regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The SA report must then be taken into account, alongside consultation responses when finalising the plan.

1.2.7 Though the SOCG is not a statutory plan as such, it has the potential to influence the effects upon the environment, communities and economy in each of the constituent authorities. Therefore, it is considered beneficial to undertake a sustainability appraisal alongside existing and ongoing SA work that has/is being undertaken at a local authority level.

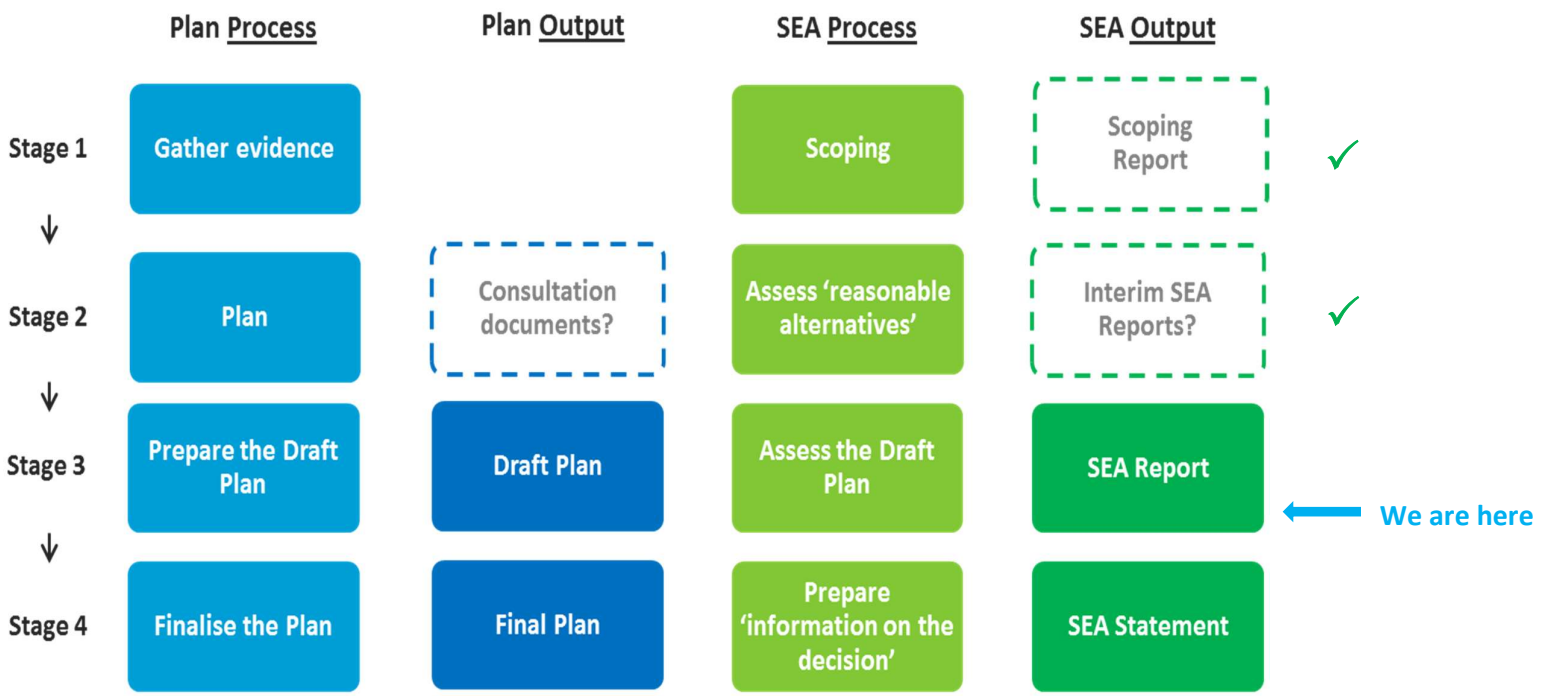
1.2.8 SA can be viewed as a four-stage process that produces a number of outputs. As illustrated in Figure 1.1 below, 'Scoping' is a mandatory process under the SEA Directive, but the publication of a scoping report is a voluntary (but useful) output.

1.2.9 Figure 1.1 shows the broad stages of the plan-making and SA process. A draft plan has been prepared, and this SA Report, documents the process and findings of the SA. However, in the context of the SEA Regulations, the plan is only 'final' once it has been approved (or Adopted for statutory Local plans for example). At this stage, an SA statement will be prepared.

1.2.10 **Appendix D** summarises how / where the requirements of the SA process have been met through reference to the SEA Regulations.

[2] This may well be the first SA undertaken for a SOCG

Figure1.1: SA/SEA as a four stage process



1.3 Report structure

1.3.1 The report is structured as follows:

Section 2: Scoping

This part of the report sets out a summary of the scope of the SA, which is contained in detail in a separate Scoping Report.

Section 3: Description of the options

This part of the report sets out the options that have been established by the authorities. It describes the assumptions behind each option, and how this translates into growth across the HMA. Understanding the options is fundamental in being able to undertake a robust and meaningful sustainability appraisal.

Section 4: Methodology

This part of the report sets out the methodology to aid in the understanding of the appraisal process.

Section 5: Appraisal findings (Housing)

This part of the report sets out a summary of the options appraisal findings.

Section 6 – Appraisal findings (Employment)

This part of the report sets out a summary of the options appraisal findings.

Section 7 – Monitoring

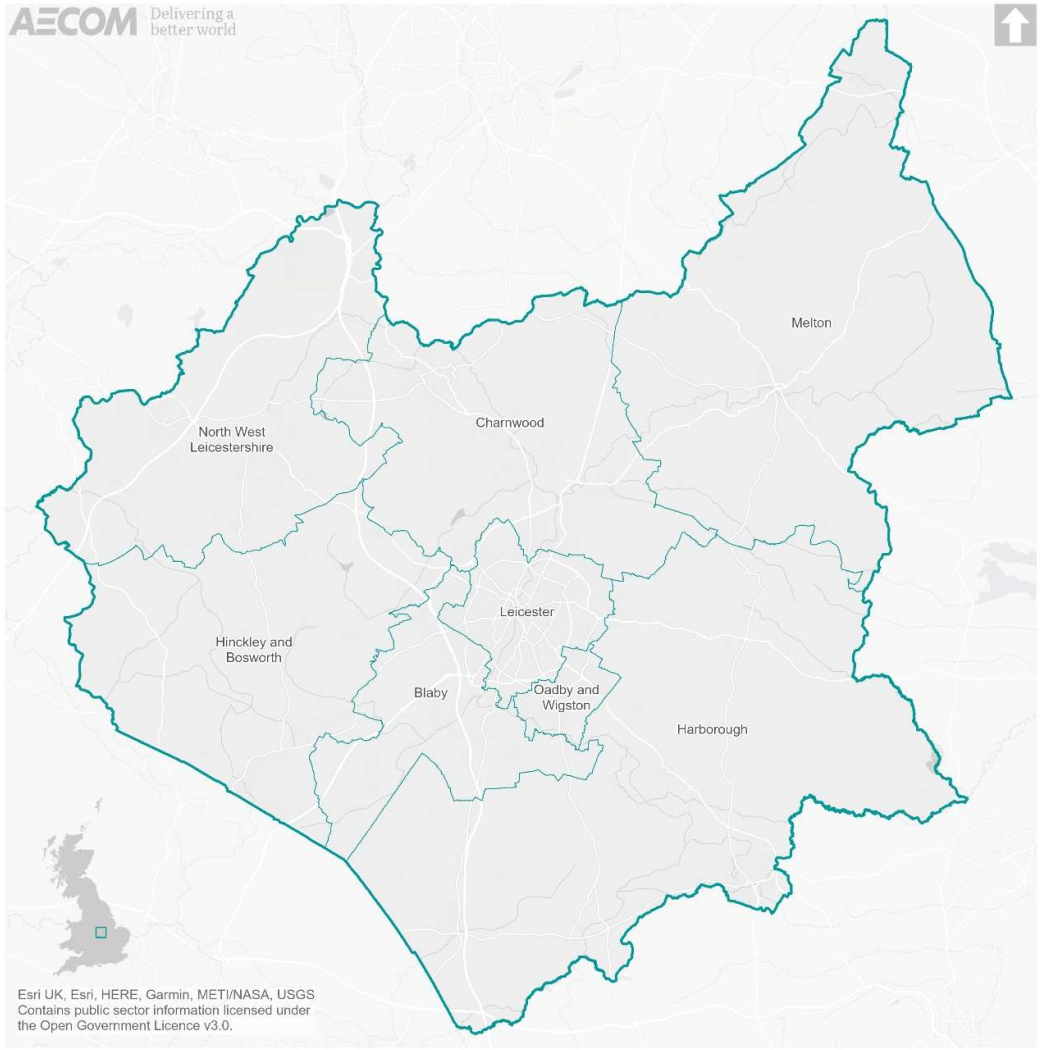
Section 8 – Next Steps

This last part of the report sets out how to make comments on the SA Report and what the key stages in the process will be going forward.

1.4 Geographical area covered by the Statement of Common Ground

1.4.1 The SOCG covers the whole of the County of Leicestershire and the City of Leicester. This is shown in Figure 1.2.

Figure 1.2 : The area subject to the Statement of Common Ground



2 Scoping

2.1 Background

2.1.1 The Scoping stage of the SA process is designed to establish the key issues that should be the focus of the appraisal, as well as proposing the assessment methodologies.

2.1.2 A proportionate and suitable starting point for the SOCG was to utilise existing work that had been carried out for the same geographical areas. An SA process was undertaken for the Leicester and Leicestershire Strategic Growth Plan (which covers the same geographical area as the SOCG and sets a framework for future Local Plans). As such, the scoping has already been undertaken and a suitable framework of issues identified for addressing plan-making issues across the housing market area. A sensible approach to take when appraising the SOCG is to draw upon the existing SA work undertaken for the Strategic Growth Plan, rather than duplicate the scoping stage unnecessarily.

2.1.3 A Scoping Report (for the Strategic Growth Plan) was prepared and published for consultation with the three statutory bodies (Historic England, Environment Agency, Natural England) between August 25th, 2017 and September 29th, 2017. Following consideration of the comments received, the scope of the SA was 'determined' and updated in January 2018. It is considered appropriate to draw upon this SA work, given that the Plan area is identical (to that which is subject to the SOCG), and the issues involved are very similar.

2.1.4 The scope of the SA is presented in full within a separate scoping report.

2.1.5 The scoping exercise involved gathering information about the baseline information relating to a range of sustainability factors. A review of relevant plans, policies and programmes was also undertaken in relation to each topic to identify key principles and sustainability objectives that ought to be taken into consideration in the SA process.

2.1.6 Drawing together all this information allowed a series of key issues to be identified, which formed the basis of the development of an SA Framework (a series of objectives and criteria for assessing the effects of the Strategic Growth Plan and now the SOCG). The key issues and thirteen sustainability objectives are summarised in this section of the SA Report. The full SA Framework can be found in the Scoping Report.

2.1.7 **Table 2.1** below sets out the sustainability topics that were identified within the scoping report, the associated key issues, and the corresponding sustainability objectives. Where a decision was made that topics could be 'scoped out' of the SA, no SA objectives were developed.

Table 2.1: Sustainability topics and corresponding SA Objectives

Key issues	SA Objective
Biodiversity and geodiversity The County has a relatively low level of designated biodiversity sites. However, these are in a mostly favourable or recovering position. Opportunities to strengthen ecological networks should therefore be taken advantage of. The quality of water could affect a range of biodiversity habitats and species across the Plan area, making strategic river networks an important feature to protect, maintain and enhance.	1. Create new, protect, maintain and enhance habitats, species and ecological networks.
Health and wellbeing The population is aging, with impacts for the delivery of health services. Another key issue due to a rising population is the provision of sufficient and appropriate housing within the HMA / districts.	2. Maintain and improve levels of health, whilst reducing health inequalities
Housing There is a need to meet needs for housing. In some districts it may be difficult to meet full needs 'locally' (i.e. within the district it arises). This could necessitate housing needs for some districts being met in other parts of the HMA. Housing affordability is an issue across the HMA. There is an increasing need to provide housing suitable for an ageing population.	3. Secure the delivery of high quality, market and affordable homes, to meet Objectively Assessed Need.

Key issues	SA Objective
Employment and economy The County is well positioned for growth in the strategic distribution sector; though there is a need to identify the appropriate distribution of growth opportunities. Unemployment rates are falling across the HMA, though remain the highest within the city.	4. Support the continued growth and diversification of the economy.
Transport and travel Accessibility to services, facilities and jobs is poor in rural areas. Access to strategic employment sites by public transport is not ideal. There may be constraints to the amount of development that can be accommodated on the edge or near the Leicester urban area in light of congestion along parts of the orbital road network.	5. Improve accessibility to services, jobs and facilities by reducing the need to travel, promoting sustainable modes of transport and securing strategic infrastructure improvements.
Though generally good, air pollution presents an issue in some parts of the Plan area, typically within areas that suffer from higher levels of traffic and congestion.	6. Minimise exposure to poor air quality, whilst managing contributing sources.
Climate change There are opportunities to increase the amount of low carbon and renewable sources of energy above the relatively low baseline position.	7. Contribute to a reduction in greenhouse gas emissions and an increase in the use of low carbon energy.

Key issues	SA Objective
Landscape and land There are parcels of high quality agricultural land throughout the districts that should be protected given the relatively low amount of Grade 1, 2 and 3a land present. No nationally designated landscapes are present, but there are a variety of important landscapes which are important to the character of the countryside, preventing urban sprawl and supporting the natural environment. Whilst these are in relatively good condition, there are increasing pressures from development that need to be managed.	8. Protect, maintain and enhance landscapes whilst promoting their value to sustainable growth. 9. Protect high quality agricultural land from permanent development.
Cultural heritage There is a wealth and variety of heritage features, many of which are designated for their heritage value. It will be important to protect the condition and setting of these assets. Though the number of 'at risk' heritage assets has decreased slightly from 2015-2017, the majority of heritage assets that remain on the 'at risk' register are declining in condition.	10. Conserve and enhance the historic environment, heritage assets and their settings.

Key issues	SA Objective
Water The quality of many water resources across the Plan area is in need of improvement, yet could come under increased pressure from new development. SUDs should be encouraged to support the natural and sustainable management of water resources. There are locations across the Plan area sensitive to and at risk of flooding (which could be exacerbated by climate change). There is a need to ensure that future development does not put more people at risk of flooding whilst ensuring that overall levels of flooding do not increase. This could/should constrain development in some areas, such as the flood plains of the River Soar and watercourses leading to and through Leicester City.	11. Steer development away from the areas at the greatest risk of flooding, whilst supporting schemes that reduce the risk and impacts of flooding. 12. Protect, maintain and enhance the quality of water resources.
Waste and minerals Levels of recycling, reuse and composting are relatively high, and rates continue to improve. There has also been a general decrease in the amount of waste per capita. Growth in housing and employment is likely to generate more waste in terms of the overall volume. However, improved efficiency and continued drives to reduce the amount of waste sent to landfill should help to reduce the amount of waste generated per capita. There are mineral resources across the County, some of which could be sterilised by development. It is important to protect such reserves from sterilisation.	**Waste** – Scoped out. The trends are generally positive, and the planning for growth ought to be managed through the Leicester and Leicestershire Waste Plans. 13. Protect mineral resources from sterilisation, and support their sustainable extraction.

3 Description of the options

3.1 Housing options

Unmet housing needs

3.1.1 Following on from the release of the revised Standard Methodology in December 2020 for calculating housing need, Leicester City identified, as a working assumption, an unmet need of 15,900 dwellings between 2020 and 2036. It also identified an unmet need of 23 hectares of employment land.

3.1.2 The purpose of the Statement of Common Ground (SOCG) is to distribute the unmet need for housing and employment from Leicester in a sustainable fashion to the other Boroughs and Districts in Leicestershire.

3.1.3 The SOCG and associated sustainability appraisal concentrate on distributing the unmet needs only, and is not a locational strategy for Leicester and Leicestershire. In this respect, the purpose of the SA is to explore how Leicester's unmet needs to 2036 could be reasonably distributed and the associated implications of different approaches.

3.1.4 The SA explores both the amount and the distribution of unmet housing and employment needs.

3.1.5 It is important to acknowledge what exactly is being explored in the SA and any assumptions about housing and employment growth. In this respect, the focus is on unmet needs from Leicester City only, and therefore, the 'baseline position' includes existing commitments, allocations and draft allocations in adopted and emerging Local Plans. The intention is to look at the effects of distributing unmet needs and how this interacts with growth that is already 'locked-in'. Therefore, when exploring the potential for development in the different settlements, this assumes that the growth is additional to what is already being planned for. There is also an assumption that individual local authorities will determine what constitutes a suitable 'buffer' in terms of meeting housing needs (both local needs / those from Leicester and in combination).

Housing need and distribution

3.1.6 The starting point for identifying reasonable alternatives is the June 2021 Statement of Common Ground, which highlights a working assumption of unmet need of 15,900 dwellings (rounded). For the purposes of the SA, this is referred to as Growth Scenario A.

3.1.7 The authorities explored whether it would be reasonable to test other growth scenarios in the SA, to ensure that the evidence is 'future proofed' should evidence of needs change (which is often the case).

3.1.8 In determining what level of growth may be reasonable, it was concluded that a higher and lower level of growth should be tested. Reasonable alternatives need to be significantly different for discernible differences in effects to be identified and this guided the process somewhat in terms of establishing the levels of growth to test.

3.1.9 In addressing the potential for unmet need to increase, the authorities considered that a 25% uplift on identified unmet needs was a reasonable alternative (i.e. 20,000 dwellings). For the purposes of the SA, this is referred to as Growth Scenario B.

3.1.10 In addressing the potential for unmet needs to decrease, the authorities considered that a 50% reduction on unmet needs was a reasonable alternative (i.e. 7950 dwellings). For the purposes of the SA, this is referred to as Growth Scenario C.

3.1.11 It was considered unnecessary / unreasonable to test further growth scenarios as they would not necessarily be related to the evidence base. Furthermore, the alternatives tested provide a reasonable range within which the effects of different options could be tested.

3.1.12 The authorities established a range of options for the distribution of development. The starting point was to relate the potential locational strategies in the context of the geography of Leicester & Leicestershire. In-line with the approach taken in the SA for the Leicester and Leicestershire Strategic Growth Plan, various 'tiers' of settlement have been identified across the area that settlements fall into at a strategic level. These are described in the table below and illustrated on Figure 3.1 (which also shows the location of potential site options that could be involved under the different growth scenarios).

Table 3.1 Settlement Tiers for the SA appraisal

Settlement Tier	Definition
Near Leicester Area	This is the area within 10km from Leicester City Centre (the Clock Tower – See Figure 3.1 for a Map of the area). The Near Leicester Area (NLA) captures most of the areas close to Leicester which have a strong functional relationship with the city and reasonable access to it by public transport.
Market Towns	Coalville, Loughborough, Melton Mowbray, Market Harborough, Lutterworth, Hinckley.
Other Identified Settlements (excluding market towns)	These are settlements which are generally considered sustainable locations for some form of housing development.
Strategic Sites	Potential to accommodate 1000 or more homes.
Rest	Anything not included within the above categories

3.1.13 The alternatives have been structured by directing different amounts of growth to each of these settlement tiers for the constituent local authorities. To ensure that the options are realistic / deliverable, the distribution of growth has been sense checked against the potential supply of land, and all options were considered to be appropriate. The options identified as reasonable are described in turn below.

Distribution Option 1: Local Plan Roll Forward (Spread-Settlement Pattern)

3.1.14 Leicester's unmet need is distributed to the NLA, Market Towns and Other Identified Settlements on the following basis:

- 34% to NLA
- 33% to Market Towns
- 33% to Other Identified Settlements

3.1.15 It reflects a distribution that spreads Leicester's unmet need across Leicestershire based on the above settlement hierarchy and continues the existing pattern of development from existing Local Plans. The unmet need is shared first between the three settlement categories and then shared equally between LPAs with potential capacity in that settlement category.

Distribution Option 2: 2 Spread (Equal Share)

3.1.16 Leicester's unmet need is distributed 'equally' between the LPAs with potential capacity. The split is not based upon area size or population size.

3.1.17 It is similar to Option 1. However, this option reflects a distribution that spreads Leicester's unmet need across Leicestershire on an equal basis to Districts. This option directs more growth to Melton and North West Leicestershire than Option 1.

3.1.18 The unmet need is first shared equally between the LPAs with capacity and then distributed to the NLA, Market Towns and Other Identified Settlements taking account of capacity and settlement pattern.

Distribution Option 3: Focus on Strategic Sites

3.1.19 Leicester's unmet need is directed to Strategic Sites. The preference is to locate Leicester's unmet need to Strategic Sites within or close to the NLA in the first instance. This includes potential sites meeting the following criteria:

- Sites of at least 1000 homes. Priority may be given to sites able to create a standalone settlement with its own infrastructure (at least 3,500 dwellings).
- Within or adjoining the Near Leicester Area, or within close proximity to the Near Leicester Area (i.e. within 1 or 2km of NLA boundary)
- Potential to deliver homes up to 2036 - sites that can commence within the period of time covered by the SOCG and deliver a reasonable amount of housing growth and deliver strategic infrastructure (or at least lay the foundations) are preferable to those that would only be suitable in the longer term.

3.1.20 Where there is not sufficient capacity for strategic sites in the NLA, meeting the locational criteria, then strategic site options in the Market Towns and Other Settlements will be considered.

3.1.21 The unmet need is shared to those strategic sites adjoining or in close proximity to the Near Leicester Area. Where there is not sufficient capacity then other locations for strategic sites will be considered.

Distribution Option 4: Near Leicester Area

3.1.22 100% of Leicester's unmet need is distributed in the Near Leicester Area (NLA).

3.1.23 It reflects the principle that Leicester's unmet housing need should be located near to Leicester.

3.1.24 The unmet need is shared equally between LPAs with potential housing capacity in the NLA taking account of the scale of that potential capacity.

Distribution Option 5: HENA Distribution

3.1.25 The Housing and Employment Needs Assessment (HENA) looks at a range of evidence to identify the scale of future economic and housing growth across Leicester and Leicestershire.

3.1.26 The HENA identified a distribution where Leicester's unmet need is directed to:

- Locations where there is expected jobs growth;
- Authorities where there is a functional relationship with Leicester; and

- Where the growth is deliverable in terms of land supply and market capacity.

3.1.27 The HENA Report sets out an overall scale of growth for each District and this was the starting point for the distribution under this option. The HENA distribution options were fixed to the total unmet need (15,900 dwellings) to ensure a consistent comparison with each of the other options.

3.1.28 To facilitate the appraisal and allow for differentiation in effects, an apportionment of indicative housing levels is made for each local authority for different levels of the settlement tiers. Tables 3.2, 3.3 and 3.4 break this down for each of the spatial options at each scale of growth. To give an idea of the spatial implications of each option, Figures 3.2 to 3.6 present a concept map of development locations, accompanied by a pie chart for each growth scenario to demonstrate the amount of growth that would be involved.

3.1.29 The locations indicated for growth are not exact replications of the scale of growth at each of the settlements, rather a broad indication of the locations for housing (at each spatial level) based on the supply of site options. Likewise, the locations shown would not necessarily all be involved for each option, they are simply shown conceptually to demonstrate the range of locations that would be involved under different options for each local authority.

3.1.30 There are several 'other identified settlements' that fall within the NLA. These are not depicted on the concept maps, but it does not mean that development in those areas wouldn't occur, rather they would be picked up as part of the NLA apportionments.

Table 3.2 Scenario A: 100% of Current unmet housing needs (15,900)

	A1. Settlement Pattern Spread		**A2. Equal share dispersed**		**A3.Strategic site focus**	**A4. Near Leicester Area focus**		**A5. HENA Distribution**	
Near Leicester Area	5406 34%	*Blaby – 1081* *Charnwood – 1081* *Harborough – 1081* *Hinckley – 1081* *Oadby - 1081*	6110 38%	*Blaby - 1522* *Charnwood – 772* *Harborough – 772* *Hinckley – 772* *Oadby - 2271*	Blaby – 2770 Harborough – 3750 Hinckley – 450 Oadby - 1480	15900 dwellings 100%	*Blaby – 3330* *Charnwood – 3330* *Harborough – 3330* *Hinckley – 3330* *Oadby - 2582*	*6045* *38%*	*Blaby - 3492* *Charnwood – 354* *Harborough – 647* *Hinckley – 753* *Oadby - 800*
Market towns	5247 33%	*Charnwood – 1049* *Harborough – 1049* *Hinckley - 1049* *Melton – 1049* *NWL – 1049*	5292 33%	*Charnwood – 750* *Harborough – 750* *Hinckley – 750* *Melton - 1522* *NWL – 1522*	Charnwood – 890 Harborough – 1242 Hinckley - 1242 Melton - 1242 NWL - 1242	0%		5859 37%	*Charnwood – 343* *Harborough – 628* *Hinckley – 1846* *Melton - 884* *NWL – 2158*
Other Identified settlements	5247 33%	*Blaby – 874* *Charnwood – 874* *Harborough – 874* *Hinckley - 874* *Melton - 874* *NWL - 874*	4497 28%	*Blaby – 749* *Charnwood – 750* *Harborough – 750* *Hinckley – 750* *Melton – 750* *NWL - 750*	Blaby - 1242 Charnwood - 352	0%		3996 25%	*Blaby – 1282* *Charnwood – 343* *Harborough – 628* *Hinckley – 294* *Melton – 436* *NWL - 1014*
Strategic site focus	0%		0%		100%	0%		0%	

Table 3.3 Scenario B: 25% uplift on current unmet housing needs (20,000)

	B1. Settlement Pattern Spread		**B2. Equal share dispersed**		**B3.Strategic site focus**	**B4. Near Leicester Area focus**		**B5. HENA Distribution**	
Near Leicester Area	6800 34%	*Blaby – 1360* *Charnwood – 1360* *Harborough – 1360* *Hinckley – 1360* *Oadby - 1360*	7488 37%	*Blaby - 1945* *Charnwood – 987* *Harborough – 987* *Hinckley – 987* *Oadby - 2582*	Blaby – 2770 Harborough – 3750 Hinckley – 450 Oadby - 1480	*20000 dwellings 100%*	*Blaby – 4594* *Charnwood - 4594* *Harborough – 4594* *Hinckley – 3637* *Oadby - 2582*	*6879 34%*	*Blaby - 3589* *Charnwood – 445* *Harborough – 1086* *Hinckley – 753* *Oadby - 1006*
Market towns	6600 33%	*Charnwood – 1320* *Harborough – 1320* *Hinckley - 1320* *Melton – 1320* *NWL – 1320*	6764 34%	*Charnwood – 958* *Harborough – 958* *Hinckley – 958* *Melton - 1945* *NWL – 1945*	Charnwood – 890 Harborough – 1925 Hinckley - 1925 Melton - 1925 NWL - 1420	0%		7764 39%	*Charnwood – 432* *Harborough – 653* *Hinckley – 2591* *Melton - 1112* *NWL – 2976*
Other Identified settlements	6600 33%	*Blaby – 1100* *Charnwood – 1100* *Harborough – 1100* *Hinckley - 1100* *Melton - 1100* *NWL - 1100*	5748 29%	*Blaby – 958* *Charnwood – 958* *Harborough – 958* *Hinckley – 958* *Melton – 958* *NWL - 958*	Blaby - 1925 Charnwood – 1035 NWL - 505	0%		5356 27%	*Blaby – 2416* *Charnwood – 432* *Harborough – 653* *Hinckley – 294* *Melton – 548* *NWL - 1014*
Strategic site focus	0%		0%		100%	0%		0%	

Table 3.4 Scenario C: 50% of current unmet housing needs (7,950 dwellings)

	C1.Settlement Pattern Spread		**C2.Equal share dispersed**		**C4. Near Leicester Area focus**		**C3.Strategic site focus**
Near Leicester Area	2705 34%	*Blaby - 541* *Charnwood -541* *Harborough - 541* *Hinckley – 541* *Oadby - 541*	3029 38%	*Blaby - 757* *Charnwood – 379* *Harborough – 379* *Hinckley – 379* *Oadby - 1136*	7950 dwellings 100%	*Blaby – 1590* *Charnwood 1590* *Harborough – 1590* *Hinckley 1590* *Oadby – 1590*	Blaby – 2770 Harborough – 3250 Hinckley – 450 Oadby - 1480
Market towns	2625 33%	*Charnwood - 525* *Harborough -525* *Hinckley -525* *Melton - 525* *NWL – 525*	2650 33%	*Charnwood – 379* *Harborough -379* *Hinckley – 379* *Melton – 757* *NWL – 757*	0%		0%
Other Identified settlements	2625 33%	*Blaby – 437* *Charnwood - 437* *Harborough -437* *Hinckley -437* *Melton - 437* *NWL - 437*	2271 26%	*Blaby – 379* *Charnwood – 379* *Harborough -379* *Hinckley -379* *Melton – 379* *NWL – 379*	0%		0%
Strategic site focus	0%		0%		0%		7950 100%

Figure 3.1: Potential site options (housing, employment and mixed use)

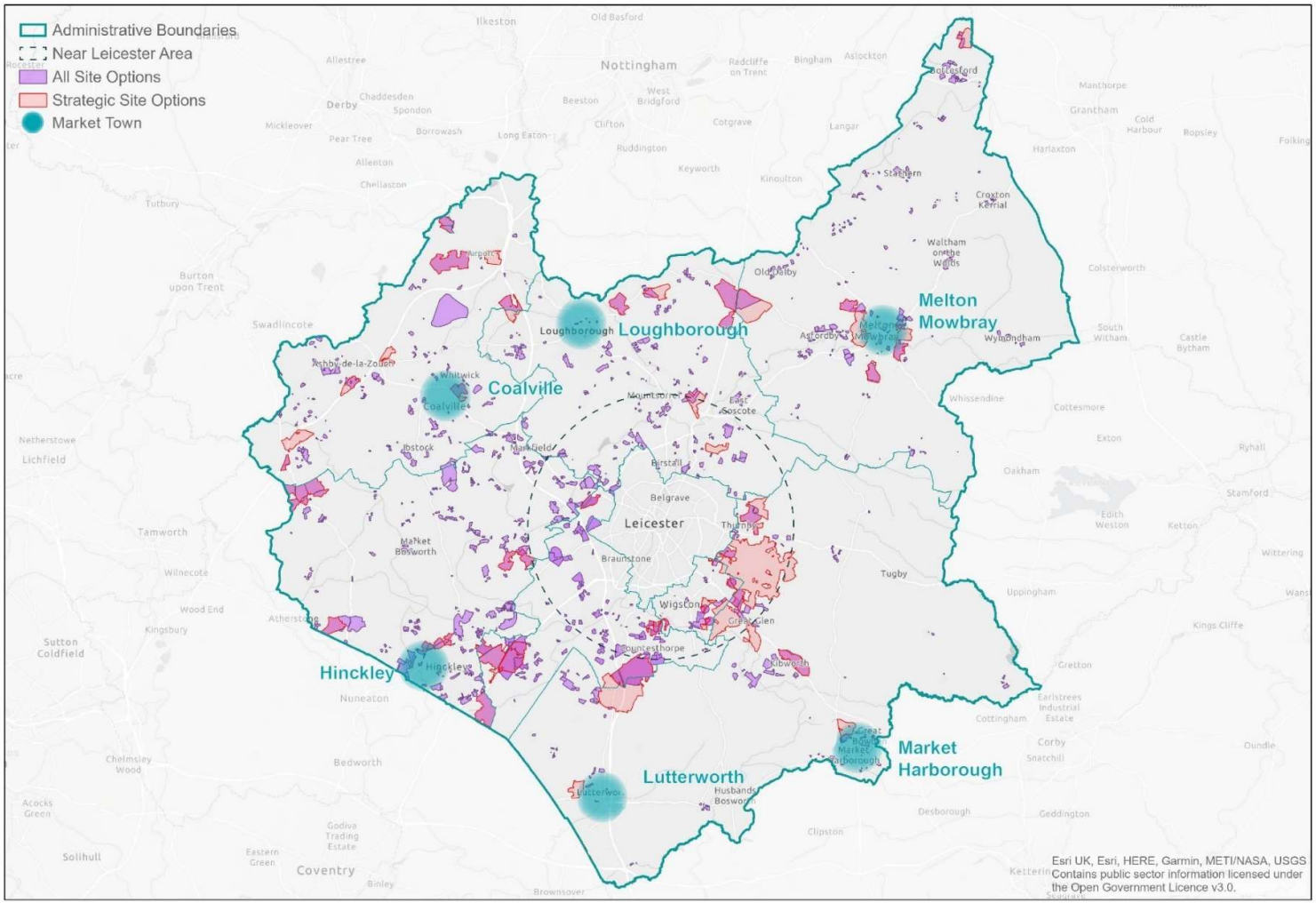
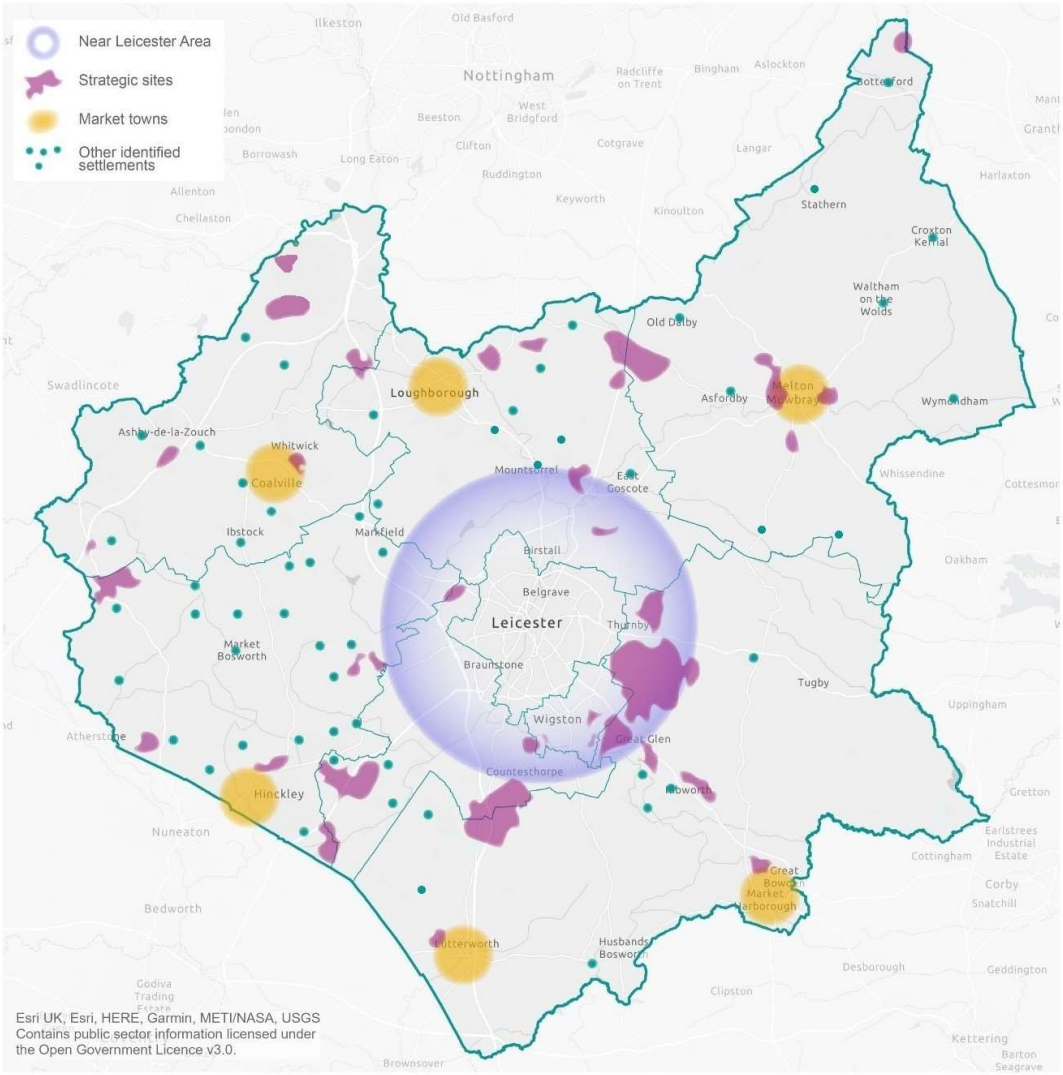
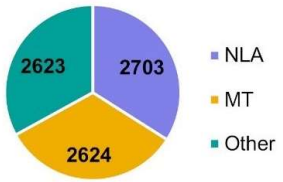


Figure 3.2: Distribution Option 1: Settlement Spread

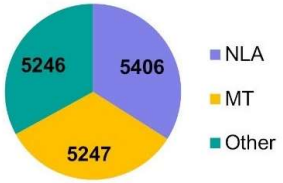


Distribution One Settlement Spread

Growth Scenario C
7,950 dwellings



Growth Scenario A
15,900 dwellings



Growth Scenario B
20,000 dwellings

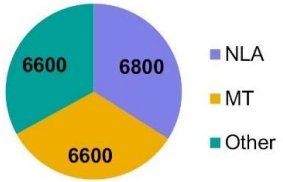
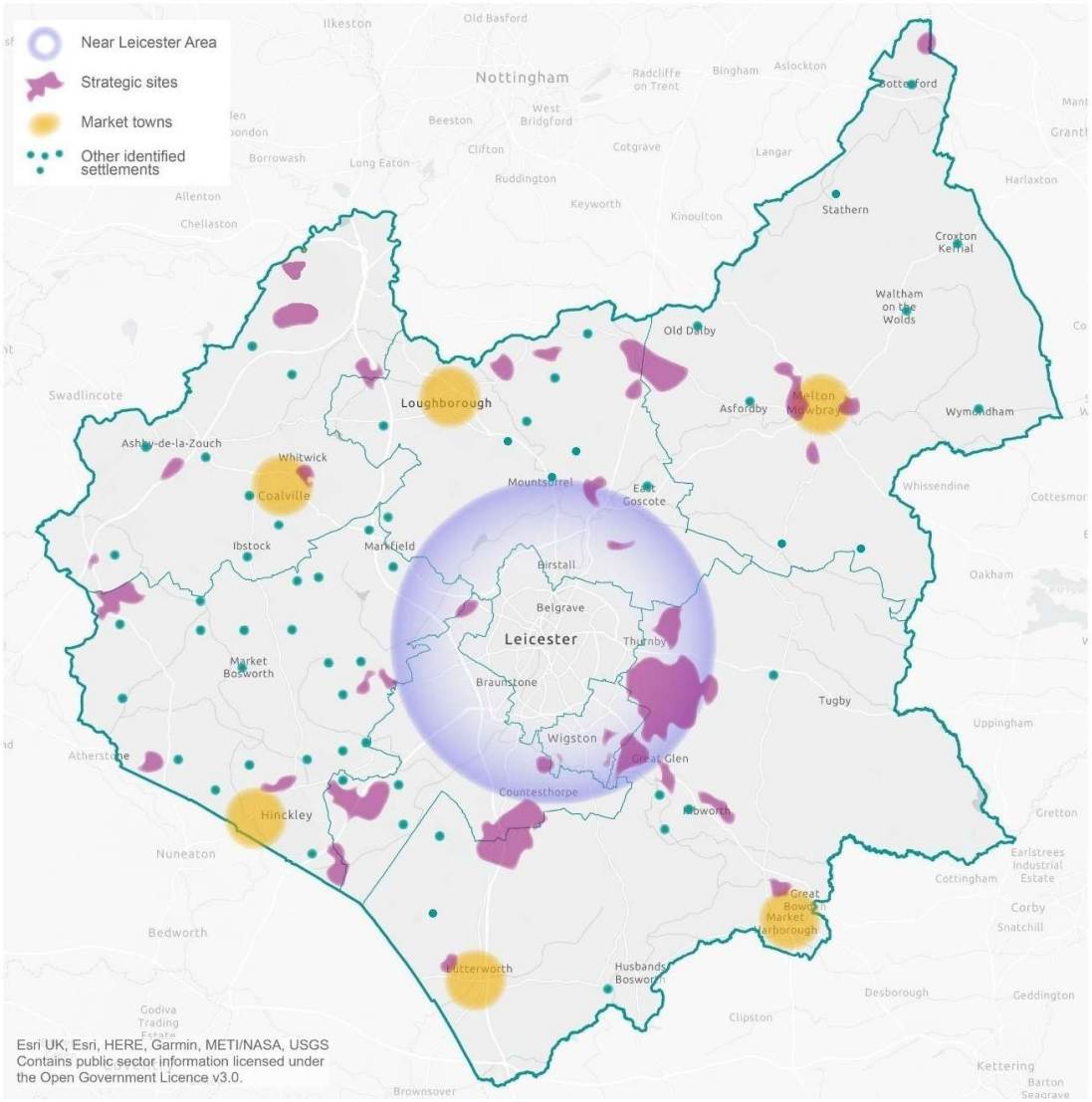
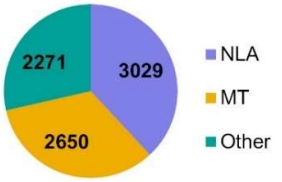


Figure 3.3: Distribution Option 2: Equal Share

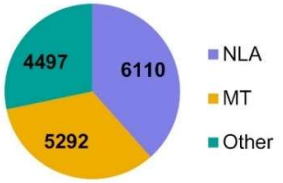


Distribution Two Equal Share

Growth Scenario C 7,950 dwellings



Growth Scenario A 15,900 dwellings



Growth Scenario B 20,000 dwellings

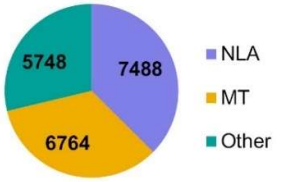


Figure 3.4: Distribution Option 3: Strategic site focus

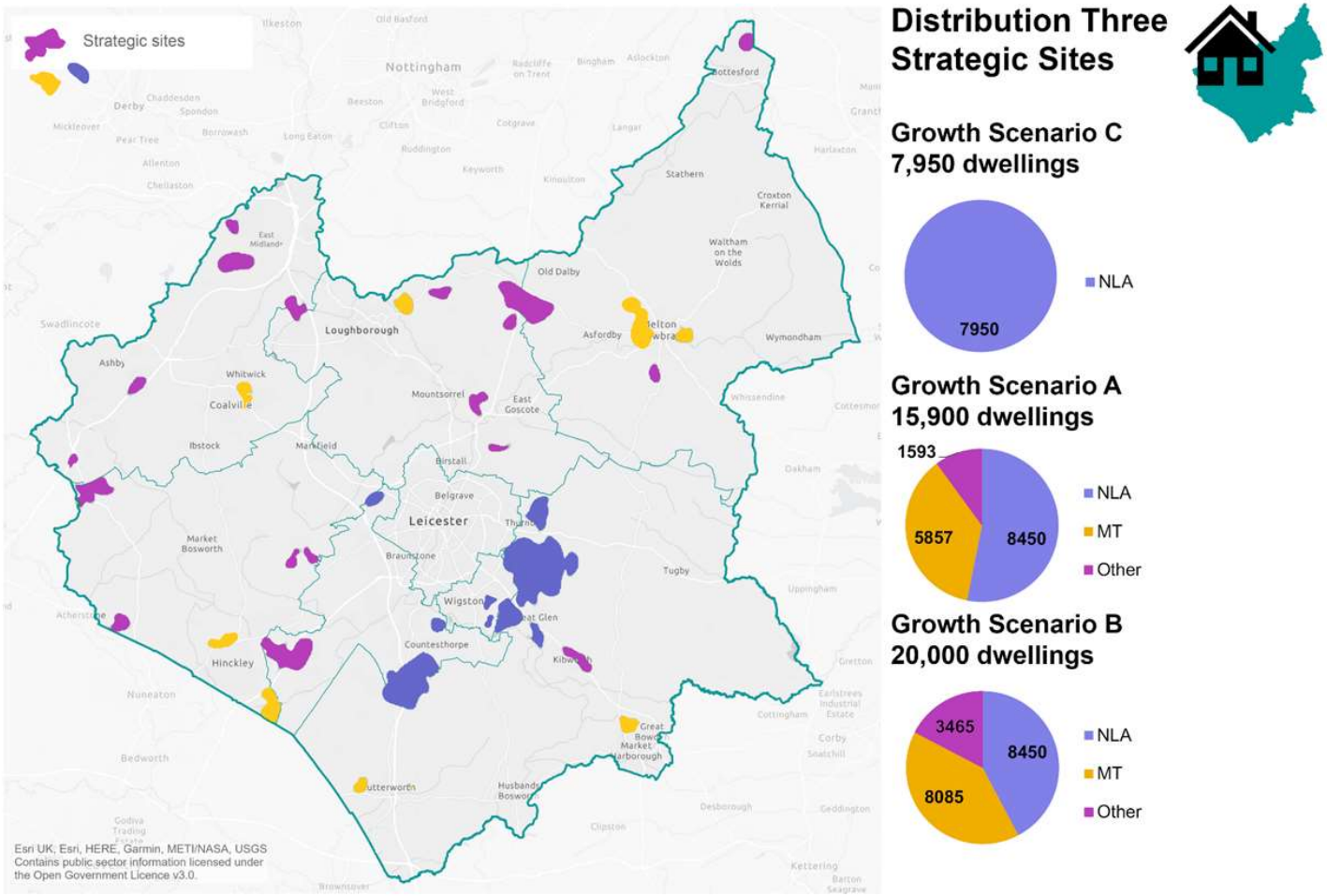
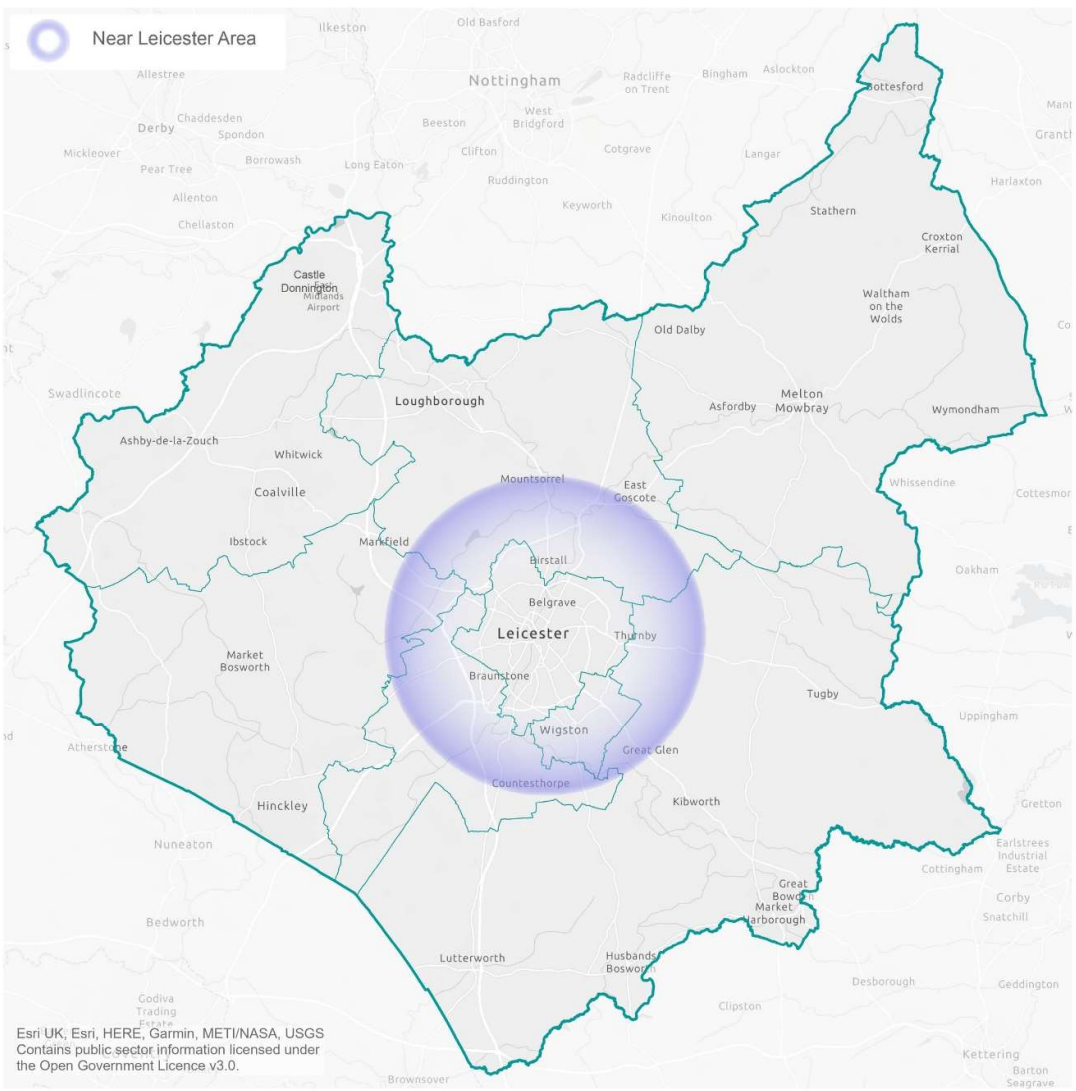
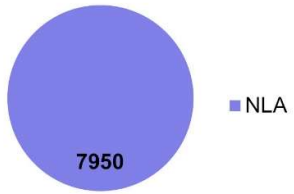


Figure 3.5: Distribution Option 4: Near Leicester Area focus

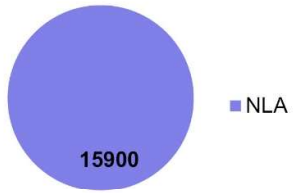


Distribution Four Near Leicester Area

Growth Scenario C 7,950 dwellings



Growth Scenario A 15,900 dwellings



Growth Scenario B 20,000 dwellings

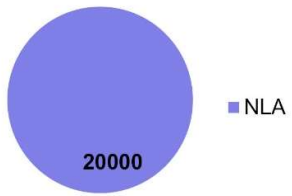
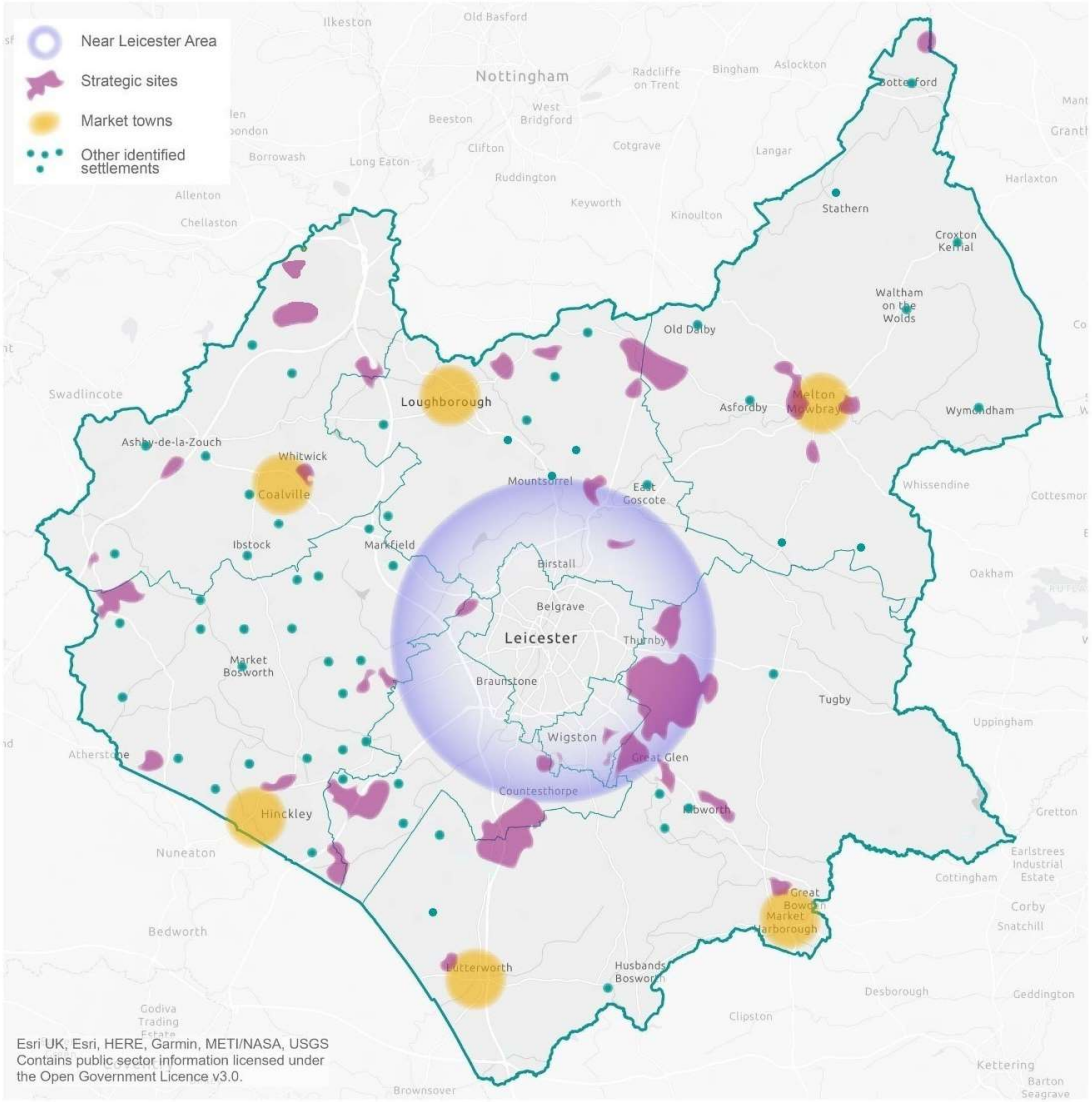
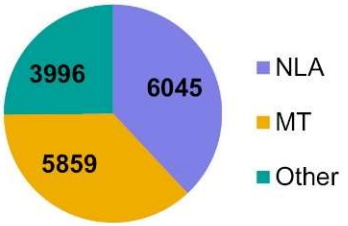


Figure 3.6: Distribution Option 5: HENA

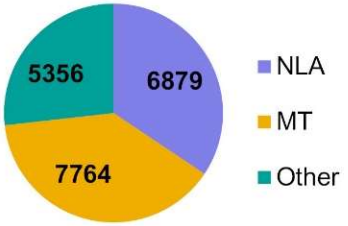


Distribution Five HENA Distribution

Growth Scenario A 15,900 dwellings



Growth Scenario B 20,000 dwellings



3.2 Employment Options

3.2.1 The draft City of Leicester Local Plan indicates that there is an unmet employment need (for general industrial and small warehousing (units less than 9,000 sq.m) of 23 hectares.

3.2.2 Details of employment land need and current employment land needs, supply and balance is set out below in table 3.5. This helps to identify the baseline position when exploring options for addressing Leicester City's unmet needs.

3.2.3 As illustrated in the table below, data for Leicester and Leicestershire shows a number of authorities in the Functional Economic Market Area have an oversupply of employment land. Leicester is the only authority with an unmet employment need. Other authorities with an undersupply intend to meet their 'local need' through the review of their Local Plan to cover this period.

3.2.4 The appraisal therefore focuses on the provision of additional employment land (beyond that identified in the existing supply position), and looks to address the type of employment land required (I.e. B2/B8) to meet Leicester's unmet needs.

Table 3.5: Employment land data *(Source: HENA Employment Distribution Paper, March 2022)*

	Need		Supply		Balance	
	B1	**B2/B8 (small)**	**B1**	**B2/B8 (small)**	**B1**	**B2/B8 (small)**
Blaby	9.1	21.5	10.5	13.3	1.4	-8.2
Charnwood	7.5	26.4	15.1	66.7	7.6	40.3
Harborough	6.8	29.1	18.0	41.69	11.2	12.6
H&B	4.2	39.6	4.2	38.9	0.0	-0.7
Leicester	46,000 sqm	67.3	42,900 sqm	44.0	-3,100 sqm	-23.3
Melton	2	28.2	2.6	34.4	0.6	6.2
NWL	8.9	23.5	17.1	36.5	8.2	13.0
O&W	1	2.3	2.8	5.7	1.8	3.4
L&L Total	39.5	224.1	70.3	287.2	30.8	43.3

3.2.5 In considering the current employment data outlined in Table 3.5, the three growth scenarios in Table 3.6 have been identified as reasonable for the purposes of the SA. In addition, four approaches to distribution are identified in Table 3.7.

Table 3.6: Employment land delivery scenarios

Option	Description	Rationale
A Current	Based on employment need identified in the Leicester and Leicestershire Housing and Economic Development Needs Assessment or Local Employment Studies. This results in a figure of 23 hectares of unmet need for Leicester and reflects the draft Local Plan.	Reflects current unidentified needs and separates this from supply positions in individual authorities.
B Higher Option	100% uplift in unmet need. This results in an unmet need of 46 hectares for Leicester.	To provide a buffer in supply / to drive higher levels of economic growth
C Lower Option	50% of unmet need. This results in a figure of 11.5 hectares of unmet need.	Recognises that the total undersupply across Leicestershire is only -5.78ha.

Table 3.7 Distribution options for Leicester's Unmet Employment Land Need

Option	Description
1. Local Plan Roll Forward (Spread)	Leicester's unmet need is distributed equally between the seven Local Planning Authorities. This option directs more growth to Melton and North West Leicestershire than other options.
2. Strategic Sites	Leicester's unmet need is directed to Strategic Sites. This option directs employment growth in line with the housing option for strategic sites with a preference to locate Leicester's unmet need to locations within or close to the NLA as part of strategic sites of at least 1000 dwellings (priority may be given to standalone settlements) and the potential to deliver homes up to 2036.
3. Near Leicester Focus	100% of Leicester's unmet is distributed in the Near Leicester Area (NLA). It reflects the principle that Leicester's unmet employment need should be located near to Leicester. The unmet need is shared equally between LPAs with capacity in the NLA.
4 HENA Distribution	Leicester's unmet need is distributed to the Near Leicester Area taking account of existing commitments.

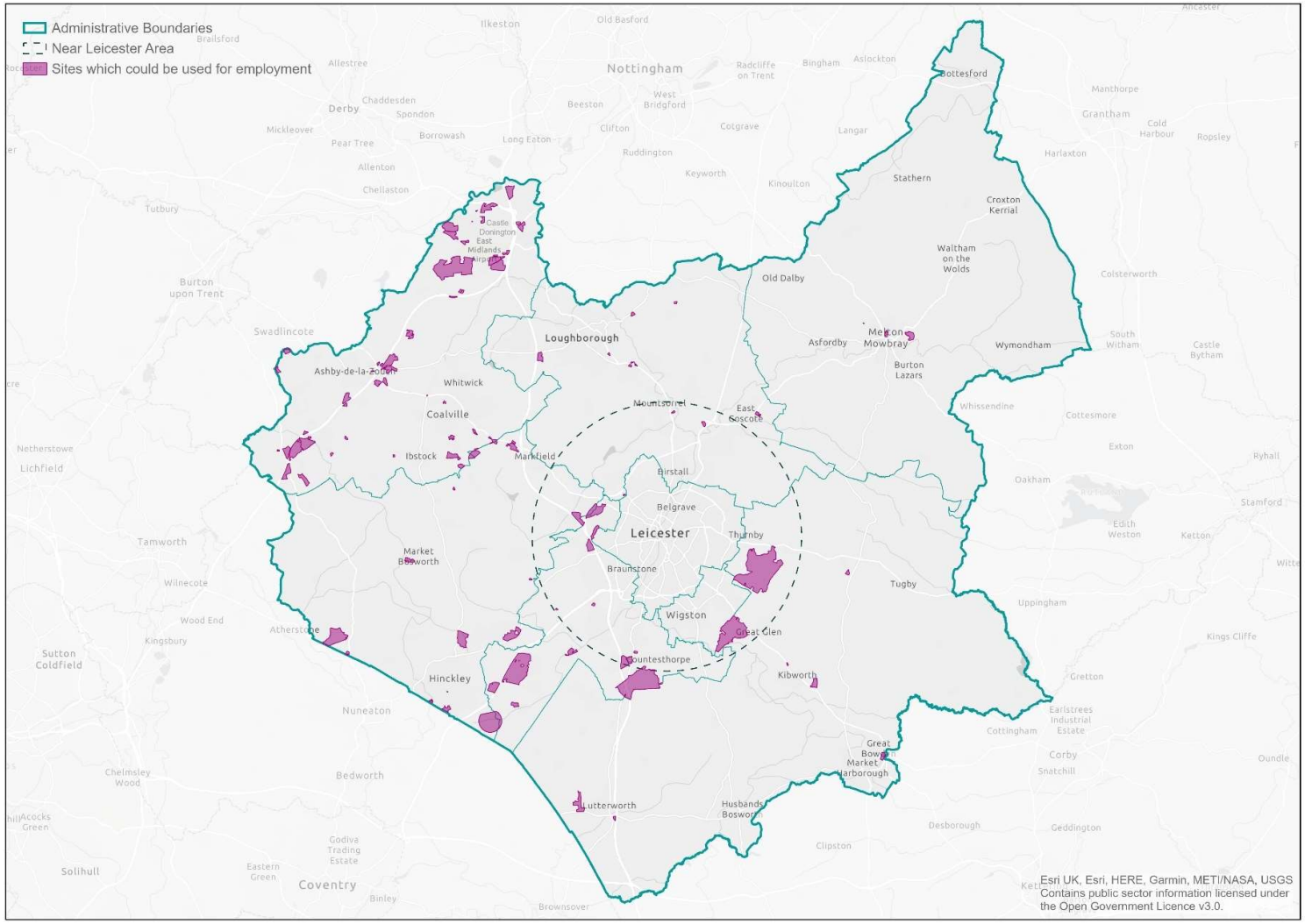
3.2.6 In combination the employment growth and distribution options give rise to the following reasonable alternatives.

Table 3.8 Reasonable alternatives for employment

	Scenario A Current	Scenario B Higher	Scenario C Lower
1. Local Plan Roll Forward	A1 3.3 ha for each local authority	B1 6.6ha foreach local authority	C1 1.7ha for each local authority
2. Strategic Sites	A2 11.5 ha for Blaby and Harborough only	B2 23ha for Blaby and Harborough only	C2 5.75ha for Blaby and Harborough only
3. Near Leicester Focus	A3 11.5 ha for Blaby and Charnwood only	B3 23 ha for Blaby and Charnwood only	C3 5.75 ha for Blaby and Charnwood only
4 HENA Distribution	A4 23ha for Charnwood only	B4 46 ha for Charnwood only	C4 11.5 ha for Charnwood only

3.2.7 Figure 3.7 below shows the potential site options where employment development could be located. Some of these would be entirely in employment use, whilst others (particularly the larger strategic sites) would only involve a small element of employment use (i.e. they would be mixed use, or the site boundaries do not reflect the total amount of area that would be involved). It is important to not that these sites are therefore not exact boundaries for employment land development, rather they enable the SA to explore the broad effects associated with these locations.

Figure 3.7 Site options that could potentially involve employment land



4 Methodology for appraising options

4.1.1 The appraisal has been undertaken and presented against each of the ten sustainability topics established through scoping. Each SA Topic includes one or more of the thirteen SA Objectives (see table 4.1 below), which have been taken into account as part of the appraisal for each topic. Where SA topics include more than one SA Objective, this is because there is a degree of overlap and close relationships between the objectives, and so the appraisal can be streamlined to avoid duplication. However, every SA Objective and the supporting criteria have been considered in the appraisal process, which is represented in the findings.

Table 4.1 The SA Framework

SA Topic	SA Objective(s)
Biodiversity	1. Create new, protect, maintain and enhance habitats, species and ecological networks.
Health and wellbeing	2. Maintain and improve levels of health, whilst reducing health inequalities 6. Minimise exposure to poor air quality, whilst managing contributing sources.
Housing	3. Secure the delivery of high quality, market and affordable homes, to meet Objectively Assessed Need.
Economy and employment	4. Support the continued growth and diversification of the economy.
Transport and travel	5. Improve accessibility to services, jobs and facilities by reducing the need to travel, promoting sustainable modes of transport and securing strategic infrastructure improvements.
Climate change	7. Contribute to a reduction in greenhouse gas emissions and an increase in the use of low carbon energy
Landscape and Land	8. Protect, maintain and enhance landscapes whilst promoting their value to sustainable growth. 9. Protect high quality agricultural land from permanent development.
Cultural Heritage	10. Conserve and enhance the historic environment, heritage assets and their settings.
Water	11. Steer development away from the areas at the greatest risk of flooding, whilst supporting schemes that reduce the risk and impacts of flooding. 12. Protect, maintain and enhance the quality of water resources.
Minerals	13. Protect mineral resources from sterilisation, and support their sustainable extraction.

4.1.2 For each of the SA topics (see the scoping report for the full SA Framework within the scoping report) an appraisal table has been completed which discusses the likely effects for each option (For all three growth projections).

4.1.3 An overall score for each option is derived from an appraisal and understanding of the effects across the SOCG / Plan areas in different spatial contexts. These 'building blocks' for each option are as follows (in-line with how the alternatives have been established):

- Effects on the City
- Effects on the Near Leicester Area
- Effects on Market Towns
- Effects on 'other identified settlements'

4.1.4 These individual elements are then considered together (cumulatively) to establish an overall score for each option against the SA Objectives.

4.1.5 Where helpful, selected baseline information has been reproduced in the appraisal tables for reference and to aid in the identification of effects.

4.1.6 When determining the significance of any effects, a detailed appraisal of factors has been undertaken to take account of:

- the nature and magnitude of development,
- the sensitivity of receptors, and
- the likelihood of effects occurring.

4.1.7 Taking these factors into account allowed 'significance scores' to be established using the system outlined below.

Major positive	✓✓✓	Minor negative	×	Neutral / negligible effects	-
Moderate positive	✓✓	Moderate negative	××	Uncertain effects	?
Minor positive	✓	Major negative	×××		

4.1.8 The assessment has been undertaken making-use of baseline information presented in the scoping report and mapping data. Whilst it has not been possible to identify exact effects due to sites not being firmly established at this stage, we have made assumptions on the potential locations of development by referring to SHELAA sites and potential opportunity areas identified by the authorities.

4.1.9 The appraisal has made assumptions about where development could take place based on identified supply of land (as illustrated on Figure 3.1), however, there is uncertainty around what sites would be selected for some of the options where a degree of choice exists. This is reflected in the appraisal findings. It should also be remembered that each local planning authority will determine an appropriate locational strategy as part of their Local Plan preparation taking account of the scale of growth, national and local policy documents including the Leicester and Leicestershire Strategic Growth Plan.

4.1.10 There is a focus on strategic impacts at a settlement-level and for the study area as a whole, rather than detailed local effects. Therefore, what might be 'significant' in the context of a particular settlement may not be significant when taken in the context of the entire study area.

4.1.11 In terms of assessing sites, it is presumed that the non-strategic sites can be delivered within the period of time covered by the SOCG (i.e. up to 2036). The effects are therefore predicted on the basis that they will arise in this timeframe. For the strategic sites, the phasing of development will influence when the effects are likely to arise. Though the full benefits of strategic sites might not be realised before 2036, there is an assumption that some ground work will be laid in terms of securing improvements to infrastructure and services. It is also important to recognise that strategic sites are often longer term prospects, but they give greater certainty that on-site facilities will eventually be secured. The effects are therefore predicted taking these factors into account.

4.1.12 Whilst every effort is made to make objective assessments, the findings are also based upon professional judgement and are therefore partly subjective.

4.1.13 When identifying 'overall effects' for the options, a subjective decision is taken based on the effects that are highlighted for different levels of the settlement tiers. This is not simply a 'totting up' process in terms of the number of positive and negative effects identified, rather it is a professional judgement based upon the identified effects in different locations. This allows for a comparison between the options from a Leicestershire-wide perspective, and is intended to aid the decision making process in terms of identifying which patterns of growth could bring about significant positive or negative effects. The intention is not to identify which option performs 'best' overall, as no weighting is applied to the different facets of sustainability.

5 Appraisal Findings: Housing Options

5.1 Introduction

5.1.1 Tables 5.1, 5.2 and 5.3 below present the overall scores recorded for all the reasonable alternatives (i.e. the different distribution options at three scales of growth)

5.1.2 These effects have been drawn together from the detailed assessments presented in **Appendix A**. The overall scores represent a summary of effects for the whole study area, which takes account of how the options could have different effects in different parts of the County.

5.1.3 First, a discussion of the distribution options is presented in the context of the currently identified unmet needs of 15,900 dwellings. This is followed by a discussion of the effects assuming a 25% uplift in housing supply, and then a 50% decrease (excluding the HENA distribution option).

5.2 Discussion of spatial options for Growth Scenario A (Current unmet housing needs: 15,900)

Table 5.1 Summary of appraisal scores for each option (Scenario A)

		Biodiversity	Health & wellbeing	Housing	Economy & employment	Transport & travel	Climate change	Landscape and land	Cultural heritage	Water	Minerals
Settlement tiers	A1	✗	✗✗? / ✓✓?	✓✓✓?	✓ ✓ ✓ ?	✓✓/✗✗	✓	✗✗✗?	✗✗?	-	✗
Equal Share	A2	✗	✗✗? / ✓✓	✓✓✓?	✓ ✓ ✓ ?	✓✓/✗✗	✓	✗✗✗?	✗✗?	✗?	✗
Strategic Sites	A3	✗ / ✓	✗/ ✓✓✓?	✓✓✓?	✓ ✓ ✓	✓✓/✗	✓✓	✗✗✗?	✗✗	✗?	✗
Near Leicester Area	A4	✗	✗ / ✓✓	✓✓✓	✓ ✓ ✓	✓✓✓?/✗ ✗✗?	✓	✗✗?	✗	✗?	✗?
HENA distribution	A5	✗	✗✗ / ✓✓	✓✓✓	✓ ✓ ✓	✓✓/✗✗	✓✓?	✗✗	✗✗	✗?	✗

5.2.1 For Biodiversity, each option is predicted to have minor negative effects overall. Though there could be some loss of locally important habitat in a range of locations (regardless of distribution), it ought to be possible to avoid the most sensitive locations and / or severance of important wildlife corridors. For strategic sites, the potential for minor positive effects is considered to be greater given the larger scale and enhancement opportunities.

5.2.2 In terms of health and wellbeing, the options perform similarly overall as each could bring some benefits to settlements through new housing (including affordable housing), open space, and community facilities. Each option also has the potential for negative effects in terms of pressure on public services, loss of greenspace and general amenity concerns. The differences are where the benefits would be felt, which is heavily dependent upon the dispersal to different locations. The strategic sites option performs marginally better than the others as large scale growth would be more likely to support onsite social infrastructure, green infrastructure and more comprehensive transport enhancements that encourage active travel. This is also less likely to put pressure on existing settlements, which a more widely dispersed approach could. Broadly speaking, it is difficult to differentiate the options in terms of this topic though as each is likely to bring benefits to different communities. The NLA approach is perhaps most appropriate in terms of addressing housing need (and bringing health benefits) in areas that require investment.

5.2.3 With regards to housing and economy, each option is identified as generating major positive effects overall. This is to be expected given that they respond to identified unmet needs for Leicester and would help to address these issues. Options that focus on the Near Leicester Area perform marginally better as they are better related to Leicester itself, which is where the housing needs arise.

5.2.4 There is little to separate the options in terms of minerals, as lots of site options overlap with Mineral Safeguarding Areas. However, broadly speaking the effects are likely to be minor from a Leicestershire perspective given that; many sites will not be suitable for mineral workings, the magnitude of overlap is low compared to overall resources across the County, and there is potential for avoidance and mitigation.

5.2.5 Likewise, the effects with regards to water are likely to be neutral or potentially a minor negative. Broadly speaking at this scale and for any of the distributions, flood risk should not be a major constraint, nor is there likely to be significant constraints with regards to water quality individually or cumulatively. Option A1 performs marginally better than the other options given that it disperses growth in a way that fully avoids sensitive locations.

5.2.6 The overall effects for each option are not significantly different from one another for health, transport, landscape, heritage, climate change and biodiversity, which makes it difficult to pick an option that performs clearly better than the others, both for individual SA factors and across the full SA framework. However, some of the options have some slightly enhanced benefits or increased potential for negatives that are discussed below.

5.2.7 A focus solely on strategic sites is predicted to have potentially major negative effects with regards to landscape and heritage. This is due to the large scale of growth in some locations that contain sensitive landscapes and designated heritage assets. However, uncertainties are recorded reflecting the potential for mitigation and enhancements to be made on these types of development. A dispersed approach as outlined under option A1 and A2 is also considered to be more negative for heritage and landscape compared to a greater focus on the NLA, which options A4 and A5 (to a lesser extent) do. This is mostly related to the potential for the character of a much wider range of settlements to be negatively affected. Given the rural character and nature of many settlements across the County, these are sensitive to change.

5.2.8 With regards to climate change it is considered that the strategic site options could offer better opportunities to incorporate adaptation measures such as green infrastructure and SUDs and to possibly minimise emissions through the co-location of services, and use of low carbon energy solutions. Likewise, a concentration on denser / concentrated development is likely to be beneficial, whilst those options that disperse more growth to lower order settlements perform less well.

5.2.9 With regards to transport, the most prominent effects (both positive and negative) are felt for Option A4, which directs all the growth to the NLA. The benefits here are related to delivering homes in accessible locations to the City and where needs are arising. The concentrated nature of growth could also bring benefits in terms of public transport infrastructure enhancements. Conversely, this approach could create increased trips on busy routes around and into Leicester (worsening traffic congestion), so is potentially the most negative in this respect. The dispersal approaches bring lower positive effects, but are also less likely to lead to major negative effects in terms of congestion in any particular location.

5.3 Discussion of housing options for Growth Scenario B (25% uplift on current unmet housing needs)

Table 5.2 Summary of overall effects for each option for Scenario B

		Biodiversity	Health & wellbeing	Housing	Economy & employment	Transport & travel	Climate change	Landscape and land	Cultural heritage	Water	Minerals
Settlement tiers	B1	-	-- / ++	+++	+++	++/--	+	---	--	-?	-
Equal Share	B2	--?	-- / ++	+++	+++	++/--	+	---	--	-	-
Strategic Sites	B3	--? / ++?	--?/ +++	+++	+++	++/--?	++	---	---?	-?	--?
Near Leicester Area	B4	--	--/ ++	+++	+++	+++/---	++?	--	-	-	-
HENA distribution	B5	--	--/ ++	+++	+++	++/--	++?	---	--	-?	--?

5.3.1 As one might expect, the overall effects for some SA topics are of an increased magnitude at a higher scale of growth, regardless of the distribution. However, for some SA topics the effects do not rise despite an increase in growth, which is because there is still potential to avoid and mitigate effects, and / or because the growth is spread thinly and not significantly greater in any particular location.

5.3.2 In the main, where uncertain effects have been identified for the options in Growth Scenario A, these become more certain for the corresponding options under Growth Scenario B. In the main this means that positive effects upon health and wellbeing, transport, housing and economy are predicted with more certainty.

5.3.3 There are, however, some options where the significance of effects increases due to an uplift in growth. For example, the effects upon mineral resources are likely to increase from minor to moderate for options B3 and B5, which reflects a reduced ability to avoid constraints at a higher scale of growth for these distributions. Likewise, the potential for negative effects in terms of transport could increase for concentrated growth at strategic sites.

5.4 Discussion of the options for Growth Scenario C (50% of current unmet housing needs)

5.4.1 Table 5.3 below sets out the effects for the four reasonable alternatives (at this scale of growth) that were appraised prior to the preferred approach being established. A HENA distribution option has not been tested at this scale of growth, as the figures for the HENA relate to a need of 15,900.

Table 5.3 Summary of overall effects for each option (Scenario C)

		Biodiversity	Health & wellbeing	Housing	Economy & employment	Transport & travel	Climate change	Landscape and land	Cultural heritage	Water	Minerals
Settlement tiers	C1	-	✗ / ✓	✓✓/✗✗✗?	✓/✗	✓/✗	✓?	✗✗?	✗	-	✗?
Equal Share	C2	-	✗ / ✓	✓✓/✗✗✗?	✓/✗	✓/✗	✓?	✗✗?	✗	-	✗?
Strategic Sites	C3	✗ / ✓	✗ / ✓✓?	✓✓/✗✗	✓✓/✗	✓✓/✗	✓✓?	✗✗?	✗	✗?	✗
Near Leicester Area	C4	-	✓	✓✓/✗✗	✓✓/✗	✓✓/✗✗	✓	✗	✗?	-	-

5.4.2 At half the amount of growth compared to Scenario A, the effects are markedly different. In terms of housing and economy, the positive effects are only moderate, reflecting fact that a proportion of the unmet housing needs would still be met.

5.4.3 However, potential major negative effects arise given that there could be a shortage of homes. This is offset to an extent by those options (C3 and C4) that focus more growth into the NLA (whether on strategic sites or otherwise).

5.4.4 The dispersal options still perform less well in terms of landscape and land, as they will involve agricultural land that is potentially best and most versatile, and some sensitive landscape locations may be unavoidable. For the NLA though, the effects are only minor as sensitive market towns and other settlements are fully avoided.

5.4.5 At this lower scale of growth, the effects on heritage are likely to be more manageable regardless of distribution, but particularly so for the dispersal options that could generate moderate negative effects at a higher volume of growth.

5.4.6 As one would expect, the effects on natural resources are also lower, and therefore it is more likely that neutral or only uncertain minor negative effects would arise for water and minerals.

5.4.7 With regards to climate change, one might expect a lower level of growth to be more favourable. However, the opportunities to support public transport enhancements, low carbon energy solutions and adaption measures would likely be lower. Therefore, the effects are not more positive, they are in fact less certain for each of the options. In principle though, strategic sites and concentrated growth ought to offer better opportunities in this respect.

5.4.8 The picture is similar for health and wellbeing and transport, which see negative effects of a lower significance for each option (due to less pressure on roads, services and facilities and a reduced likelihood of open space and amenity issues arising). Conversely, the benefits described for Scenarios A and B are also lower for the options under Scenario C. This is because the ability to secure infrastructure improvements would be lowered, and the level of affordable housing being provided would be less.

5.5 Mitigation and enhancement

5.5.1 Where appropriate, recommendations have been made as part of the appraisal of the SOCG options. These are summarised below.

5.5.2 It is important to remember that the SOCG is not a detailed policy document, rather it sets an agreement on housing and employment distribution of unmet needs. Therefore, it is expected that more detailed work would be undertaken through local plans.

5.5.3 At this stage, the focus of recommendations is on how negative effects could be avoided and positives maximised by influencing how unmet needs are distributed at a strategic level. These can be taken into consideration by individual authorities in due course, but can also be used to 'sense check' and tweak the preferred approach to the SOCG if deemed necessary.

Table 5.4: Summary of recommendations

SA Recommendations / observations
Under a dispersed approach, larger site options in less sensitive locations might be preferable (in terms of landscape and heritage impacts) to many smaller-medium sites in more sensitive settlements.
The potential for a 'net gain in biodiversity' should take into account strategic connectivity and resilience to climate change, rather than measuring improvements to habitats on a site-by-site basis (i.e., a strategic approach is recommended to planning biodiversity recovery).
It would be beneficial to focus some growth in the NLA given that it gives rise to the most positive effects in terms of housing. However, there are also clear benefits to strategic sites and dispersal to the market towns and other settlements. A hybrid approach could provide a suitable balance between effects.
There are sufficient sites that do not fall within flood zone 2/3 so as to ensure that no development is required in these locations under any approach. The final strategy should be influenced by a sequential approach to flood risk (which means large amounts of growth in Melton Mowbray might be inappropriate).
There are several benefits recorded with regards to the development of brownfield land. Given that these needs are presumed to be met in the later stages of the plan periods, it would be beneficial to maximise growth in these areas (beyond what is anticipated in each individual Local Plan, which has to be mindful of deliverability throughout the whole plan period). It is recognised that the local authorities have already sought to maximise brownfield site opportunities, but it is useful to continue to explore ways in which problematic sites can be brought forward. Given the potential for significant negative effects occurring in a range of settlements at higher levels of growth (for landscape and land in particular), it would be beneficial to continue to maximise the reuse and repurposing of land and buildings. Consideration of higher densities will also be important in this respect.
In order to help address climate change, there is a need to promote a pattern of growth that concentrates development into the urban areas at higher densities. Likewise, strategic sites could provide opportunities for comprehensive sustainability packages (particularly the larger sites).

5.6 Outline reasons for the selection of the preferred approach (Housing)

5.6.1 The authorities have come to a decision on a preferred approach to the apportionment of unmet housing needs from Leicester City. The approach is to rely upon the suggestions within the HENA, which distributes housing according to an understanding of the relationship between the local authorities across the HMA and the housing needs arising in Leicester.

5.6.2 Though not a legal requirement, the authorities considered it useful to identify and appraise a range of options to understand the sustainability implications of different approaches to the delivery of Leicester's unmet housing needs.

5.6.3 The findings in the SA demonstrate that the different distribution options perform fairly similarly, with each having strengths and weaknesses. However, relatively speaking, the HENA distribution option performs as well or better than the alternatives for most sustainability topics. The HENA option is supported by robust evidence taking into account the authority's functional relationship with Leicester, economic and commuting factors, and deliverability. This serves to provide confidence to the authorities that following the recommendations of the HENA would be an appropriate approach to take to meeting unmet housing needs from Leicester (and there are no clear indications that suggest a different approach should be taken in the SOCG).

5.6.4 It should also be remembered that the precise distribution of housing will be the responsibility of each individual authority, and different options in this respect will be tested through the appropriate local plan processes (which will each be accompanied by SA).

5.6.5 However, the SA has helped to provide the authorities with confidence at this stage that the HENA distribution of growth can be accommodated in a broadly sustainable way (i.e. the apportionment of growth to each individual authority would not lead to unavoidable significant negative effects).

5.6.6 At the time the appraisal was undertaken, the working assumption unmet housing need for Leicester was 15,900 dwellings (from 2020 to 2036). The options were therefore formulated using these figures as a starting point. It was acknowledged that the calculations for housing needs were fluid though, and so three different growth scenarios were tested. This provided a broad understanding of the effects for each option should unmet needs increase or decrease.

5.6.7 Though the HENA figure (18,704 dwellings) is different to the unmet need figure of 15,900 identified in the June 2021 SOCG (which was the basis of the options appraisal), it is sufficiently similar to allow the authorities to understand the implications of different distributions of housing (and it also falls between Scenario A and B tested in the SA). It is therefore considered unnecessary to undertake a further round of appraisal specifically comparing options that would deliver 18,704 dwellings. This would add limited value to the process and would not lead to significantly different outcomes.

6 Appraisal Findings: Employment Options

6.1.1 Table 6.1 below presents a summary of the appraisal findings for each of the employment options. At the current level of unmet need (Scenario A), the effects are similar for each distribution option in terms of positive effects, with each bringing benefits for health and wellbeing, housing and economy. The strategic site focus is most positive in these respects as it provides a greater amount of employment land overall and also would likely be part of a wider mixed use scheme. This approach is identified as potentially being most negative though in terms of environmental impacts (landscape and land, heritage, water, minerals and transport).

6.1.2 The dispersal option also (A1) gives rise to negative effects on environmental factors, but brings about only minor positive effects on socio-economic factors. This is due to pressure being put on existing services, without necessarily creating the economies of scale in different locations to support significant infrastructure improvements. The additional employment land delivered under this approach would also be lower compared to A3 when taking into account of commitments and completions.

6.1.3 The HENA distribution (Option A4) is predicted to have mainly neutral effects in terms of environmental and social factors. This is because of an assumption that existing oversupply in Charnwood could be counted upon to deliver unmet needs. Nevertheless, there could still be some minor benefits in relation to economy and housing.

6.1.4 A focus on the NLA (Option A3) brings about fewer negative effects compared to option A1, but these are still only minor across all of the SA topics.

6.1.5 When increasing the scale of unmet needs to be delivered (i.e. growth scenario B), the effects for each distribution option become slightly more heightened. This serves to mean that uncertainties are removed or that a wider range of SA topics would be affected. For example, for a dispersal approach (B1), the positive effects for health, housing and economy remain minor, but are more certain. However, minor negative effects arise for transport, climate change and heritage that were not identified under A1. Likewise, for the strategic site focus (B2), the potential for positive effects increases with regards to housing and economy, but the effects on landscape and land would be more prominent. For the HENA distribution (B4), the effects remain largely neutral, but there would be increased potential for health benefits at this higher scale of growth. Conversely minor negative effects could arise for landscape and land and biodiversity (that do not exist under A4).

6.1.6 At the lower level of development (Scenario C), the effects of dispersal (A1 and A5) are mostly neutral, given that the majority of growth could be met through existing commitments. There would be some more notable effects for the focus on strategic sites, given that this would involve new land provision. However, the effects would be minor and uncertain.

Table 6.1 Summary of overall effects for the employment options

		Biodiversity	Health & wellbeing	Housing	Economy & employment	Transport & travel	Climate change	Landscape and land	Cultural heritage	Water	Minerals
1. Dispersed	A1	-	✓?	✓?	✓?	-	-	✗?	-	✗?	✗?
	B1	✗?	✓	✓	✓	✗?	✗?	✗	✗?	✗?	✗
	C1	-	-	-	-	✗	-	-	-	-	-
2. Strategic sites	A2	-	✓✓?	✓✓	✓✓	✗✗? / ✓✓?	✓?	✗	✗	-?	✗?
	B2	✗?	✓✓	✓✓✓?	✓✓✓?	✗✗ / ✓✓	✓?	✗✗	✗	✗?	✗
	C2	-	✓	✓	✓	✗	-	✗?	✗?	-	-
3. Near Leicester Area	A3	-	✓?	✓	✓	✗ / ✓	-	✗	✗?	-	-
	B3	-	✓	✓✓	✓✓	✗✗ / ✓	-	✗	✗	-	-
	C3	-	✓?	✓?	✓?	-	-	✗?	-	-	-
4. HENA distribution	A4	-	-	✓?	✓?	-	-	-	-	-	-
	B4	✗?	✓?	✓	✓	-	-	✗?	-	-	-
	C4	-	-	-	-	-	-	-	-	-	-

6.2 Outline reasons for the selection of the preferred approach (employment)

6.2.1 The authorities have come to a decision on a preferred approach to the apportionment of unmet employment needs from Leicester City. The approach is to rely upon the suggestions within the HENA, which distributes employment according to evidence relating to; accessibility to the City, associated labour supply and connectivity to the strategic road network (amongst other things). The findings of the options appraisal are broadly supportive of this approach, demonstrating that there would be limited negative effects, whilst still bringing potential positive effects on the economy and housing topic areas.

7 Appraisal of the preferred approach

Housing

7.1.1 Following the appraisal of strategic options for housing and employment growth, the authorities have determined that the preferred approach to addressing unmet needs should follow the suggested distribution in the HENA. Table 7.1 below shows how housing need would be apportioned to each local authority. To aid in the appraisal process, assumptions are made about how housing would be distributed in terms of the different levels of the settlement hierarchy. It should be remembered that this is for comparative purposes though, and ultimately, each local authority would need to determine (as part of their Local Plan) an appropriate strategy for meeting their housing requirement, including any share of needs. Therefore, individual Local Plans may adopt a different approach to that assumed as part of this appraisal.

7.1.2 The appraisal of options helped to influence the preferred approach, namely by confirming that an approach to distribution based upon the HENA distribution of unmet need (at 15,900 dwellings) would be appropriate (and would be unlikely to bring about significant negative effects). The appraisal of options also helped to identify the benefits associated with strategic sites and a focus on the NLA. Therefore, the preferred approach presumed that housing will be delivered in the NLA in the first instance, followed by the market towns and other settlements. Where appropriate, the use of strategic sites would be supported to secure strategic benefits.

7.1.3 When determining the effects, consideration has been given to committed development, and therefore, for some of the housing apportionments, there is an assumption that no additional growth would be required on new sites. The appraisal of housing options assumed that unmet housing need from Leicester would be taken into account in addition to committed development.

Table 7.1 – Assumed distribution of HENA by settlement category

Authority	**Difference between HENA and Local Housing Need**	**Near Leicester Area** (commitments in brackets)	**Market Towns** (commitments in brackets)	**Other Settlements** (commitments in brackets)
Leicester	0	0	0	0
Blaby	5536	3364 (594)	0	2172 (292)
Charnwood	1248	424 (424)	412 (412)	412 (412)
Harborough	1968	851 (575)	558 (558)	558 (558)
H & B	2992	600 (150)	2246 (146)	146 (146)
Melton	1104	0	740 (740)	364 (364)
NWL	5024	0	3435 (2015)	1589 (993)

Authority	Difference between HENA and Local Housing Need	Near Leicester Area (commitments in brackets)	Market Towns (commitments in brackets)	Other Settlements (commitments in brackets)
O & W	832	832	0	0
HMA	**18704**	6071 (1743)	7392 (3872)	5241 (2765)

7.1.4 The full appraisal findings are presented in Appendix C, with a summary presented in table 7.2 below, followed by a discussion of the key effects.

Table 7.2 – Summary of effects for the preferred approach

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Biodiversity	-	✗	✗	✗	✗
Health and Wellbeing	✓?	✓✓ / ✗	✓✓? / ✗	✓/ ✗	✓✓ / ✗
Housing	✓	✓✓	✓	✓	✓✓✓?
Employment and Economy	✓	✓	✓	✓?	✓✓?
Transport and Travel	✓/ ✗?	✓/ ✗?	- / ✗?	✗?	✓/ ✗?
Climate Change mitigation	/	/	/	/	✓?
Landscape and Land	-	✗✗	✗✗?	✗✗?	✗✗?
Heritage	-	✗	✗	✗	✗
Water	-	✗?	✗?	-?	✗?
Minerals	-	✗?	✗?	✗?	✗?

Table 7.3 – Overall effects for the preferred approach

Biodiversity	Health & wellbeing	Housing	Economy	Transport	Climate change	Landscape and land	Heritage	Water	Minerals
✗	✓✓ / ✗	✓✓✓?	✓✓?	✓/ ✗?	✓?	✗✗?	✗	✗?	✗?

7.1.5 The proposed approach is predicted to have a range of effects. It is broadly positive from a socio-economic perspective, particularly with regards to the delivery of housing, much of which would be in close proximity to where needs are arising in Leicester. There are knock on benefits for the economy in terms of supporting local centres, providing accommodation for workers and increasing GVA.

7.1.6 New development is also likely to help support new services and infrastructure, which should help to improve health and wellbeing, and potentially sustainable transport infrastructure.

7.1.7 The distribution of housing should mean that most new homes are accessible to services and jobs and public transport, but there could possibly be increased congestion and traffic, especially in areas that are already busy and where substantial additional housing is proposed (for example in the NLA). These are only predicted to be potential minor `negative effects though.

7.1.8 In terms of environmental receptors, the choice of sites should mean that significant negative effects are avoidable. Therefore, only minor negative effects are predicted for biodiversity, heritage, water and minerals. For Landscape and land, the effects are potentially of greater significance, because there are lots of locations that are sensitive to change, whether this be a large scale development or the cumulative effects of multiple smaller scale developments in smaller settlements. There would also be loss of agricultural land regardless.

7.1.9 With mitigation and enhancement, the negative effects for most topics could perhaps be reduced or avoided, but this would need to be explored through individual local plans.

Employment

7.1.10 The preferred approach to meeting unmet employment needs is reflective of Option A4, which involves directing 23ha of employment land to Charnwood in line with the HENA recommendations.

7.1.11 Given that the SA has appraised the implications of this option, no further work is required to identify the effects of the preferred approach.

8 Monitoring

8.1.1 At this stage there is a requirement to outline the measures envisaged to monitor the predicted effects of a Plan. In particular, there is a need to focus on the significant effects that are identified. It is important to track predicted effects to ensure that positive effects are actually being realised and to identify any unforeseen negative effects that may occur.

8.1.2 These factors would typically be addressed through monitoring frameworks for each individual Local Authority. Given that the SOCG is not a statutory plan as such, the effects can be better monitored through a review of Local Plans and subsequent SA Reports. However, for completeness, some suggested monitoring measures are outlined below (these mirror those set out for the strategic growth plan as far as possible for consistency).

8.1.3 Table 8.1 below sets out monitoring measures under each SA topic which are intended to monitor any significant effects as well as tracking the baseline position more generally. At this stage the monitoring measures have not been finalised. This occurs once a Plan is approved, when an SA Statement needs to be prepared that explains how the SA has influenced the Plan's development. Appraisal of an SOCG is not a statutory requirement, but a similar statement will be prepared once the Local Authorities have finalised these matters in the SOCG (thereby discharging Duty to Cooperate requirements).

Table 8.1: Potential monitoring measures

SA Topic	Potential monitoring measures
Biodiversity	• Net loss/gain in designated habitats (ha). • Ecological enhancement schemes delivered at strategic sites. • Ecological water quality. • Establishment of a green infrastructure strategy.
Health and wellbeing	• Net change in open space provision. • Number of new health care facilities delivered. • Access to local green space. • Change in levels of deprivation in the top 20% areas. • Achievement of air quality objectives • Health impact assessments undertaken

SA Topic	Potential monitoring measures
Housing	• Rates of housing delivery. • Percentage of affordable housing delivered. • Availability of land for strategic development opportunities in the key locations.
Economy and employment	• Gross Added Value Leicester and Leicestershire. • Unemployment rate. • Retention of working age population. • Changes in the levels of deprivation. • Change in numbers of people employed by sector
Transport and travel	• Number and proportion of homes within walking distance of key public services, recreational opportunities and public transport services. • New / expanded public transport services secured through strategic development. • Average annual traffic flows. • Average trip length to access employment.
Climate change	• Change in the amount of carbon emissions generated from transport and the built environment (per capita).
Landscape and land	• Amount of best and most versatile agricultural land lost to development by grade. • Number of allotments established at strategic development sites. • Landscape character assessments undertaken to identify sensitive parcels of land at key growth areas.

SA Topic	Potential monitoring measures
Cultural heritage	• Loss of or change in the significance of designated heritage assets. • Townscape and landscape character assessments completed. • Amount of derelict land restored (ha). • Heritage assets removed or added from the 'at risk' register. • Net loss/gain of open space in Leicester City.
Water	• Percentage of new development within flood zones 2 and 3. • SUDs schemes incorporated into new developments. • Development in nutrient sensitive zones
Minerals	• Amount of development within Minerals Safeguarding Areas (ha). • Potential sterilisation of minerals at strategic development sites.

9 Next Steps

9.1.1 The Leicester and Leicestershire authorities have determined that the housing and employment figures proposed (for each authority) within the HENA (March 2022) will form the basis for the statement of common ground.

9.1.2 The next step will be to finalise a statement of common ground confirming this arrangement / agreement.

9.1.3 Following this, it will be the responsibility of each Local Authority to demonstrate how the unmet needs will be addressed (alongside local needs). The appropriate mechanism for exploring this issue differs for each authority depending upon the status of their Local Plan. For those with an Adopted Plan, additional unmet needs will most likely need to be addressed through a plan review. For emerging Local Plans, it may be possible to explore how unmet needs from Leicester can be met through forthcoming steps in the plan-making process.

9.1.4 It will be necessary to undertake SA alongside each individual Local Plan and the reasonable alternatives should take into account the unmet needs from Leicester that are set out for each authority in the Statement of Common Ground.

APPENDIX A: DETAILED APPRAISAL TABLES: HOUSING OPTIONS

This appendix presents the appraisal findings for each of the ten sustainability topics for the housing options.

For each topic a table is presented which discusses the effects at different spatial scales (City, Leicester Urban Periphery, Market Towns, Other Settlements, New / Expanded Settlements). The options are tested at three different levels of growth as illustrated in each table.

To introduce each topic and to provide context for the assessment of effect significance, baseline information has been summarised where appropriate.

Appraisal findings: Biodiversity

The findings relating to the Sustainability Topic 'Biodiversity' are presented in the following tables.

Biodiversity
There are a range of designated wildlife sites across the County that could be affected by development. The focus in this strategic assessment is on habitats that are designated at an international or national level (for example SSSIs, SCAs, SPAs). This is to identify which options could have the most prominent effect on the more important habitats. However, this is not to say that local wildlife sites are not important, or would not be affected. **City** Within the City of Leicester boundary there is 1 designated SSSI: Gypsy Lane Pit. Located approximately 2 miles to the north-west of the City centre, the SSSI was recorded as being in an 'unfavourable - declining' condition in 2016. There are also 7 LNR (Local Nature reserves) within the City of Leicester boundary, with the largest Aylestone Meadows located to the south of the city and Watermead Country Park on the northerly edge of the city boundary. The quality of the River Soar and the Grand Union Canal was previously threatened, however in 2011, it was designated as a Biodiversity Enhancement Site (BES), which could help to protect and enhance quality. The growth scenarios do not propose growth in the city area. However, a number of growth scenarios propose growth in the NLA. Under higher growth scenarios, such as levels proposed under A4 and B4 in particular, this would require the use of site options that fall adjacent to the built-up area that extends from the city. This is likely to result in the substantial loss of green space on the periphery of the city and to potentially undermine ecological connectivity, although some site options and scales are likely to support new green infrastructure which could mitigate these effects. These effects are likely to be more significant in Harborough, where higher levels of growth

Biodiversity

will encircle much of the built extent of Scraptoft, Bushby and Thurnby. Therefore, **minor negative effects** are predicted for growth scenarios A4 and B4. Lower levels of growth in the NLA and growth beyond the NLA is not likely to adversely affect biodiversity in the city, and thus **neutral effect** are predicted for other growth scenarios.

Near Leicester Area (NLA)

The urban periphery of Leicester City accommodates numerous SSSI's, but the majority of these sites are situated to the north-west of the city. Groby Pool and Woods lies to the north-west and is made up of 6 units; Groby Grassland, Groby Wood, Slate Wood West and Slate wood East all in a 'favourable' condition, Groby Pool is in an 'unfavourable – no change condition' and Groby Tail Pool in an 'unfavourable – declining' condition. Sheet Hedges Wood is made up of 5 woodland units; 1 in a favourable condition, 3 in an 'unfavourable – recovering' condition, and 1 in an unfavourable – declining' condition. Bradgate Park and Cropston is made up of 5 units; 3 in an 'unfavourable – recovering' condition and 2 in an 'unfavourable – declining' condition.

Two SSSI sites lie to the South West of the city. Enderby Warren Quarry is in a 'unfavourable no change' condition. Narborough Bog is split into 3 units; Willow Car in a 'favourable' condition, Fen (Swamp) in an 'unfavourable – recovering' position and the Meadow also in an unfavourable - recovering position. Most of the land directly to the north-west of the city of Leicester falls into SSSI impact risk zones due to the density of SSSIs in such close proximity to one another, which Leicester council seeks to maintain due to the region having a much lower biodiverse value than most other regions in England.

There are also numerous local nature reserves that are within close proximity to the City boundary. Reedbed and Birstall lie to the north of the city, Scraptoft to the east and Lucas Marsh and Glen Hills to the south. Around the periphery of the City (to the north-west) there are also a number of small forest clusters that form part of the National Forest Strategy, which aim to seek an increase overall forest cover throughout the region.

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1

In Charnwood, this scale of growth should be able to avoid sites around Cropston and Anstey that are in proximity to SSSIs in the south west of the borough. However, a higher number of greenfield sites including those that include important biodiversity habitats such as hedges and clusters of trees would likely have to be utilised. This scale of growth would result in a cumulative loss of green space in the NLA in Charnwood and will likely put some minor pressures around the built-up area of villages such as Rothley.

In Harborough, this scale of growth could be mostly delivered through the proportionate development of larger sites, avoiding some sensitive smaller sites in and around Scraptoft, Thurnby and Bushby that contain or provide important ecological connectivity to habitats of biodiversity value. However, cumulatively this would result in a loss of green space potentially including established hedgerows and trees in a small NLA area.

In Hinckley, this scale of growth would give flexibility to avoid and mitigate effects. Therefore, overall neutral to minor negative effects are recorded.

Biodiversity

In Blaby, this scale of growth would require the use of site options that fall within or adjacent to built-up areas. Site options that contain important habitats or ecological networks where development is likely to cause some harm could be avoided. Whilst there would be some cumulative loss of green space, this can likely be adequately dispersed to avoid significant effects.

In Oadby and Wigston the scale of growth involved could give rise to minor negative effects.

Cumulatively, a **minor negative effect** is predicted. The overall scale of growth in the NLA is 5406 dwellings, and this is distributed equally amongst the districts, meaning that pressures in any particular area are less intense.

Option A2

In Charnwood, this scale of growth can potentially be accommodated on brownfield and greenfield sites of lower biodiversity value mainly in and around Thurmaston, Birstall and north of Hamilton. Whilst the allocation of greenfield sites would be required, at this scale of growth sites with ecologically-rich habitats can be avoided. Furthermore, there is potential for minor positive effects on brownfield sites mainly in and around Thurmaston through potential enhancements to the biodiversity value of sites from development. However, this level of growth will still require the loss of a significant amount of green space mainly on the edges of villages across the NLA in Charnwood. Cumulatively, a neutral effect is predicted.

In Harborough, this scale of growth can be accommodated on less sensitive smaller sites in and adjacent to the built area and through the proportionate development of larger sites. Greenfield sites that contain habitats such as trees and hedgerows of potential biodiversity value or provide important ecological connectivity would need to be utilised. However, at this scale of growth sensitive ecologically-rich habitats can be protected. Cumulatively, there will be some loss of green space in the NLA area, but this is not predicted to be significant. A neutral effect is predicted.

In Hinckley, this scale of growth is predicted to have similar effects to that under option A1. However, growth on the more sensitive site options should be easier to avoid given the lower number of dwellings involved. Therefore, neutral to minor negative effects are predicted.

In Blaby, site options that contain important habitats or ecological networks where development is likely to cause some harm could be avoided. Whilst there would be some cumulative loss of green space, this can likely be adequately dispersed to avoid significant effects.

In Oadby and Wigston, a larger scale of growth is required that could give rise to minor to moderate negative effects in relation to connectivity and pressures on the Kilby Foxton Canal SSSI.

Cumulatively, this scale of growth is likely to have **minor negative effects**, mainly relating to a cumulative loss of greenfield land and increased pressures in Oadby and Wigston and Blaby. The potential for mitigation and enhancement could lead to positive effects though.

Option A3 involves strategic sites in the NLA within Blaby and Harborough. The sites are not constrained by any nationally designated habitats, but there would likely be a loss of some locally important habitats and disturbances to species. These are **minor negative effects.** Conversely, the strategic nature of the sites should give better opportunities to secure net gain / enhancements on site of a strategic nature, and these are **minor positive effects**.

For **Option A4**, this scale of growth would require a large amount of land in the Charnwood NLA area to be allocated including sites around Cropston and Anstey that are in closer proximity to SSSIs in the south west of the borough. These site allocations have potential to have negative effects on the SSSIs which are likely to be long-term from disturbances to ecological connectivity and from human impact such as through increased recreational use and domestic animals. This level of growth would also

Biodiversity
require sites that contain habitats with biodiversity value to be allocated and will result in the loss of significant green space around a number of villages across the NLA. Cumulatively, this level of growth could therefore have moderate negative effects on biodiversity without sufficient mitigation and enhancement. In Harborough, a number of smaller sites in and around Scraptoft, Thurnby and Bushby and large proportions of larger sites would need to be utilised to achieve this scale of growth. This is likely to result in some disturbances to ecological connectivity in the built up area. These sites also include habitats such as trees, hedgerows and watercourses that have potential to be of biodiversity value which could potentially be adversely effected by development. This scale of growth would also result in a cumulative significant loss of green space. Therefore, potential significant negative effects are predicted for biodiversity without sufficient mitigation and enhancement. In Hinckley, this scale of growth is likely to put greater pressure on sites with regards to ecological severance and disturbance to areas of ancient woodland. There is also greater potential that sites close to the Groby Pool and Wood SSSI. In Blaby, this scale of growth would require greenfield sites which are adjacent and outside built-up areas and sites which provide important green gaps between developed areas and habitats, such as the cluster of sites between the M1 and Kirby Muxloe. Under this growth scenario, cumulative pressures on the loss of green space will result in some loss of habitats and ecological connectivity in the NLA. In Oadby and Wigston the scale of growth would present potential for disturbance on the SSSI, there is also potential for connectivity between habitats to be negatively affected. Cumulatively, a **moderate negative effect** is predicted. There is potential for connectivity to be affected across the NLA, as well as localised pressures on habitats (including SSSIs). Mitigation and enhancement would be expected, and some sites are not of a high ecological value to start with, therefore, there is a degree of uncertainty as to the extent of negative effects. However, it cannot be assumed that negative effects in this area will be avoided just because policies seek a net gain in biodiversity. This might not be secured on all sites in this area, might not be a success in the long term and would not necessarily maintain connectivity between different areas. **Option A5** involves a lower level of growth in the NLA compared to Options A1 and A2, hence, the effects are likely to be of a lower magnitude. As such, neutral to minor negative effects are anticipated. For Blaby, this distribution would involve a substantial amount of growth in the NLA, and with this potential moderate negative effects with regards to biodiversity. For Charnwood, the level of growth involved could likely be accommodated without encroaching on areas that are sensitive for biodiversity, and the level of cumulative pressures would be fairly low. Hence, neutral effects are predicted. For Harborough neutral effects are predicted, as the scale of growth is such that effects should be possible to avoid and mitigate. For Hinckley and Bosworth , the scale of growth in the NLA is relatively low compared to the other options, and therefore a neutral effect is predicted. For Oadby and Wigston, the scale of growth could lead to minor negative effects, with the scale of growth being fairly similar to Option B1 (I.E. minor negative effects). Overall, this Option is predicted to have **minor negative effects**. For most districts, the effects in the NLA would either be minor or neutral. Though Blaby is an exception, the effects overall are considered to be minor negatives.

Biodiversity

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1

At the higher scale of growth, each of the districts receive an additional 279 dwellings to be spread across the NLA compared to scenario A1. In most instances, this could still be accommodated without needing to release more sensitive locations, and the cumulative pressure on environmental features would not be significantly greater. As such, the effects are still predicted to be **minor negative** overall.

Option B2

At this higher scale of growth, for Oadby and Wigston and Blaby in particular, there could be an increased likelihood of negative effects relating to a loss of connectivity and pressure on local wildlife sites. As such a potential **moderate negative effect** is predicted.

Option B3

This will involve the same sites discussed as for A3, so the effects in this respect are the same (I.e. **minor negative effects** and **minor positive effects**)

Option B4

The focus on the NLA would likely put significant pressure on more sensitive sites in Blaby, as well as affecting connectivity. In Charnwood, the picture would be similar, with effects on assets close to Anstey likely to be more prominent, as well as potential connectivity effects on urban edge sites. In Hinckley, pressures would be increased with regards to development surrounding areas of national forest / ancient woodland, whilst in Harborough, the likelihood of effects on local wildlife features and the Kilby Foxton SSSI would increase, with further cumulative pressures likely from the scale of growth involved at Oadby and Wigston. Overall, the potential for **major negative effects** exists.

Option B5

For Blaby, this distribution would involve a substantial amount of growth in the NLA, and with this potential moderate negative effects with regards to biodiversity.

For Charnwood, the level of growth involved could likely be accommodated without encroaching on areas that are most sensitive for biodiversity, but the pressure would be greater compared to Option B5 (the same distribution at a lower scale of growth).

For Harborough, Oadby and Wigston and Hinckley and Bosworth, the scale of growth is such that significant effects should be possible to avoid and mitigate. However, the potential for minor negative effects exists.

Biodiversity

Overall, potential **moderate negative effects** are recorded. This reflects the potential for minor negative effects in each of the districts, and an increased likelihood of effects for Blaby.

Growth Scenario C (50% of current unmet housing needs - 7950 dwellings)

Options C1 and C2 both involve less growth in the NLA, and so the potential for effects is reduced compared to Option A4 (discussed below).

In Charnwood, a significant proportion of this growth can potentially be accommodated on brownfield sites mainly in and around Thurmaston. These sites are likely to be of lower biodiversity value with development presenting opportunities for enhancements. These levels of growth would still require the use of greenfield sites, but this could be accommodated on sites of lower biodiversity value or with greater amounts of land set aside for green infrastructure.

In Harborough, this lower scale of growth can be accommodated on less sensitive smaller sites in and adjacent to the built area and through the proportionate development of larger sites, avoiding sensitive habitats and features of biodiversity value and sustaining ecological connectivity. Whilst the growth would be accommodated on mainly greenfield land, cumulatively this scale of growth should not result in the significant loss of green space in the NLA in Harborough.

In Hinckley, this scale of growth is predicted to have similar effects to that under growth scenario C4. However, growth on the most sensitive site options could possibly be easier to avoid. Growth at this scale also provides some opportunities for implementing new green infrastructure on the larger site options which can enhance the quality of existing habitats on these sites and ecological connectivity. Under growth scenario C1, new planting could be introduced to soften landscape impact on the larger site options which could have some positive effects through the creation of new habitats.

In Blaby, these growth scales could utilise brownfield and greenfield site options which relate well to the built-up area and where development can avoid site options or parts of site options which contain ecologically important habitats. However, under this approach opportunities for new green infrastructure is likely to be more limited.

In Oadby and Wigston this scale of growth would require the release of land at the urban periphery. For option C1, this could potentially be accommodated on one large site, whereas for Option C2, the higher scale of growth would need more widespread development. None of the potential sites are majorly constrained by designated biodiversity assets, though development could put pressures on the Kilby Foxton Canal SSSI at higher scales of growth.

Cumulatively, a **neutral effect** is predicted for both of these growth scenarios. Though there could be some minor negative effects on specific sites, it ought to be possible to limit severance to ecological corridors, and there may also be better opportunities to avoid the most sensitive sites. As a result, neutral effects are predicted overall.

Option C3 involves virtually the same scale of growth in the NLA as Option A3, and therefore the effects are the same (i.e. **minor negative** and **minor positive**).

Option C4 could involve sites along the NLA in Charnwood, Blaby, Harborough and Hinckley totalling 7950 dwellings.

In Charnwood, this scale of growth should be able to avoid sites around Cropston and Anstey that are in proximity to SSSIs in the south west of the borough. Even with growth nearby, it ought to be possible to mitigate effects. However, sites that include important local biodiversity habitats such as hedges and clusters of trees would likely have to be utilised. Although, adverse effects can be avoided through the protection of sensitive habitats and their ecological connectivity value can be sustained

Biodiversity

and potentially enhanced through buffering and additional planting. This scale of growth would require a significant proportion of sites around the built-up area of villages in the NLA in Charnwood which will result in a cumulative loss of green space and habitat.

In Harborough, this scale of growth could be mostly delivered through the proportionate development of larger sites, avoiding some sensitive smaller sites in and around Scraptoft, Thurnby and Bushby that contain or provide important ecological connectivity to habitats of biodiversity value. However, cumulatively this would result in a significant loss of green space potentially including established hedgerows and trees in a small NLA area.

In Hinckley, this scale of growth in the NLA could require the use of site options which contain established habitats including trees, hedges and grasses likely to be of ecological importance. A number of site options which also provide important ecological connectivity or form part of larger habitats may also need to be developed which could result in harm to ecologically-rich habitats and disturbances to ecological connectivity. There are some sites adjacent to and overlapping with ancient woodland where development could cause disturbances. There may be some flexibility at this scale of growth to avoid the most sensitive locations and / or for mitigation, but residual negative effects are possible.

In Blaby, this scale of growth in the NLA would require the use of numerous site options that fall within or adjacent to the built-up areas. Site options that contain important habitats or ecological networks where development is likely to cause some harm could likely be avoided, although cumulative pressures on green space is likely to cause minor adverse effects.

In Oadby and Wigston there is potential for minor negative effects related to growth near to Kilby Foxton Canal SSSI, but actual areas for development are not thought to be significantly constrained in terms of on-site biodiversity value.

Under this approach, no growth is proposed for Melton or North West Leicestershire.

Cumulatively, an uncertain **minor negative effect** is predicted. There is a presumption that net gain will need to be achieved, but whether this can be done on a site specific basis (or whether there would be strategic improvements elsewhere) is uncertain. There is also a question about ecological connectivity. Improving the biodiversity value of a site might not necessarily mean connections are maintained to wildlife corridors. Rather, sites could possibly become isolated havens for wildlife. It is important to ensure that this does not happen. Therefore, an approach that focuses growth in the NLA could potentially lead to negative effects on biodiversity in this area, particularly with regards to connectivity.

Market Towns

Hinckley

- Burbage Wood and Aston Firs SSSI is located 1.5 miles to the East of Hinckley Town centre. The SSSI is split up into 4 units, all of which are in an 'unfavourable – recovering' position. Burbage common and Woods (LNR) is also located 1.5miles to the east of Hinckley.

Coalville

- Coalville is surrounded by a number of SSSI's; Coalville Meadows SSSI located approx. 1.3miles north-east of the town in an 'unfavourable – recovering' condition, Bardon Hill Quarry approx. 1.7miles to east in a 'favourable' condition and Charnwood lodge SSSI 2.2miles to the north east. Parts of Charnwood lodge have also been designated as a National Nature reserve (NNR).
- There are small pockets of woodland included in the National Forest Inventory surrounding the market town.

Biodiversity

Loughborough

- Small pockets of woodland included in the National Forest Inventory to the West of the town. There is a woodland SSSI to the south of the town, as well as the Charnwood Forest, and to the north-east there are two SSSIs. Development in these locations has the potential for disturbance and / or recreational pressure.

Lutterworth

- There is a SSSI approx. 0.9 miles to the East of the town, Misterton Marshes. It is made up of 3 units all in an 'unfavourable- recovering' position. Small pockets of land forming the National Forest Inventory lies to the east of the village.

Melton Mowbray

- The River Eye runs through the town and is a designated SSSI. It is made up of six units, all of which are in an 'unfavourable – no change' condition.

Market Harborough

- There is 1 small SSSI site that lies approx. 1.6 miles to the north of the town centre and is in a 'favourable' condition and not considered likely to be the subject of recreational pressure.

There are also a range of local wildlife sites within and surrounding each of the Market Towns.

Growth Scenario A: 15,900 dwellings (Current unmet housing needs)

Options A1 and A2

In Coalville (NWL), the growth proposed under option A1 will require the use of several greenfield sites adjacent to the built-up area but growth can be adequately distributed to avoid adverse effects on existing habitats and on potential established ecological corridors. This growth scale would result in some loss of green space which cumulatively could undermine ecological connectivity to west of the town. However, development also presents opportunities for the integration of new green infrastructure which can equally enhance ecological connectivity. Under growth scenario A2, the effects are likely to be similar although the higher amount of growth would result in a greater cumulative loss of green space and avoiding site options most sensitive to landscape character is likely to put additional pressures on other site options and reduce the scope for new green infrastructure and the protection of important habitats on these sites.

In Charnwood the growth will be concentrated in Loughborough. The amount of growth proposed under options A1 and A2 could possibly be accommodated on brownfield sites across Loughborough. These sites are likely to be of low biodiversity value with development presenting opportunities for enhancements. Therefore, a positive or neutral effect is predicted. If development here is not deliverable or viable, then sites to the south of the town would be more likely to be involved and expanded towards the Charnwood Forest (this is more likely for option 1 which involves slightly higher levels of growth). This could potentially lead to negative effects on biodiversity as a result of disturbance, recreational pressure and loss of land.

Biodiversity

In Hinckley, Market Harborough and Lutterworth, both scales of growth would require the use of greenfield sites that contain habitats of biodiversity value. However, the most sensitive sites could possibly be avoided and growth can be somewhat dispersed to ensure effects are not as adverse. However, cumulatively a minor negative effect is predicted.

In Melton Mowbray (Melton), growth under option A1 would also require the use of greenfield sites, some of which contain important habitats. This scale of growth is also likely to require the use of some more ecologically-sensitive site options, which contain important habitats and where development is less likely to be able to avoid harm on habitats and ecological connectivity. Under growth scenario A2 these effects are likely to be intensified and to avoid site options that fall in flood zones, site options on the periphery (which do not fall within the pool of sites under this growth scenario) would be required. Development on these site options along with committed growth could encircle much of the built-up area to the north, east and west which will result in a cumulative loss of green space around the town and has potential to cause some disturbances to ecological connectivity between the built-up area and the countryside.

Cumulatively, these scales of growth are likely to result in minor negative effects, although effects vary between towns with effects in Loughborough possibly ranging from positive to minor negative, and effects in Melton ranging from minor to moderate negative.
Overall, a **minor negative effect** is predicted for both options from a Leicestershire-wide perspective. Whilst there will be potential for mitigation and enhancement on certain sites, it will not be possible in all situations, and therefore there may be a decline in biodiversity in certain parts of the Market Towns.

Option A3 involves growth at strategic sites, some of which are close by to Market Towns.

For Charnwood it is presumed the strategic site close to Loughborough would be an option. This site is intersected by a brook and contains some areas of woodland / trees. However, broadly speaking the site is arable and is not highly valuable in terms of biodiversity. The site is close to a small SSSI Cotes Grassland, which could also experience some increased disturbances. However, it ought to be possible to mitigate such effects by the provision of open space on site. Overall, mixed effects are likely.

For Harborough, there are two strategic sites for housing in the market towns (for the purposes of this SA), one at Market Harborough and one at Lutterworth. The site in Lutterworth is not designated for its biodiversity value, but is intersected by brooks and contains local features such as trees and hedgerows. The potential for negative effects therefore exists. In Market Harborough, the site is not designated in terms of biodiversity importance, but it does have a network of hedges and trees around field boundaries and is surrounded on three sides by the Grand Union Canal Conservation Area (which has wildlife value). The potential for minor negative effects therefore exits. As with other sites of this scale and nature, the potential to enhance biodiversity through net gain requirements should lead to longer term positive effects. It ought to be possible to avoid the more sensitive site at Lutterworth at this scale of growth, as not all strategic sites would be required to meet this scenario.

For Hinckley and Bosworth there are two strategic sites at the market towns that could be involved. With regards to biodiversity designations both sites are unconstrained. One of the sites contains mostly agricultural land, but there are features that could be of local value such as trees and hedgerows. Overall, the effects of development would likely be neutral. The other site is intersected by Soar Brook and contains pockets of woodland / trees. The biodiversity value here is therefore likely to be higher. Development would be expected to avoid such areas, but the potential for minor negative effects exists.

For Melton it would be necessary for one of two strategic sites to be developed. One of these is intersected by the River Eye SSSI, and is sensitive to development. Development here would likely bring about major negative effects. Though mitigation and compensation would be required, it is not a favourable site from a biodiversity protection perspective. The other strategic site is less sensitive, but does contain features likely to have local value such as hedgerows and trees.

Biodiversity

For North West Leicestershire sites in the market towns would likely be required. The site at Coalville is enclosed by residential development and perhaps less likely to encourage enhancement that is strategically connected to the wider green infrastructure network.

Despite the large scale nature of growth at the strategic sites near to market towns, for this growth scenario, there is still flexibility to avoid the most sensitive sites. As such only **minor negative effects** are predicted. However, the nature of such sites should also make it easier to achieve strategic improvements to biodiversity networks or significant new habitats, which are **minor positive effects**.

Option A4 involves no growth in the market towns and is unlikely to have indirect cumulative effects given the fairly distant location of most development from these locations. Therefore, **neutral effects** are predicted.

For **Option A5**, The level of growth involved in Loughborough could potentially be accommodated on brownfield sites mainly in and around Thurmaston. These sites are likely to be of lower biodiversity value with development presenting opportunities for enhancements. These levels of growth would still require the use of greenfield sites, but this could be accommodated on sites of lower biodiversity value or with greater amounts of land set aside for green infrastructure. Overall, neutral to minor negative effects are predicted.

The growth in Harborough could be split across Lutterworth and Market Harborough, and there is sufficient flexibility to avoid the more sensitive locations. As such, neutral effects are predicted as this high level.

In Hinckley, the scale of growth involved would require the use of larger site options on the periphery of the town. Broadly speaking, these are not significantly constrained by biodiversity designations, but there are some local features such as trees and hedgerows that could potentially be affected. As such only neutral to minor negative effects would be anticipated. If a strategic approach is taken to green infrastructure enhancement, there could be good opportunities in this location for biodiversity net gain on site, which would be positive.

The scale of growth in Melton could potentially require the use of sensitive land, and therefore possible moderate negative effects are identified.
In Coalville, the scale of growth involved would require substantial use of greenfield land, some of which is adjacent to areas of ecological importance. There is therefore potential for moderate negative effects in terms of disturbance and possible severance of ecological corridors / stepping stones. Conversely, there may be good opportunities to enhance biodiversity provision on larger sites should they be found to have a low ecological baseline.

For the majority of market towns, the effects would likely be neutral or minor. However, the skewed growth towards Coalville could potentially give rise to moderate negative effects in that location. The relatively minor effects elsewhere and the potential for benefits somewhat offset the negative effects though, and so only **minor negative effects** are predicted at this stage.

Growth scenario B: 20,000 dwellings (25% uplift on current unmet housing needs)

Biodiversity

Option B1

In Coalville (NWL), this scale of growth is likely to have similar effects to that proposed under growth scenario A1. However, to avoid coalescence effects, this growth scenario will result in the intensification of growth on some site options, potentially reducing the scope for new green infrastructure and cumulatively this scale would result in the substantial loss of green space around the periphery of the town. If coalescence occurred, this too could lead to effects in term of ecological connectivity. In Loughborough (Charnwood), this amount of growth would require the use of both brownfield and greenfield sites (or more intensive development). Whilst around half of this growth might be possible to accommodate on brownfield sites (that are likely of low biodiversity value), more ecologically sensitive greenfield sites along the periphery of Loughborough would have to be utilised including sites to the south east nearby the Beacon Hill SSSI. Therefore, at this scale of growth, sites that contain habitats likely to be of high biodiversity value would need to be allocated. There is also potential for long-term adverse effects on SSSI from disturbances to ecological connectivity and from human impact such as through increased recreational use. Cumulatively, this level of growth is likely to have moderate negative effects on biodiversity. Whilst the scale of sites should allow some mitigation, the intrusion into the Charnwood forest would be difficult to achieve without some residual negatives in terms of a loss of tranquillity, and a smaller buffer between the urban area and forested areas.

In Hinckley, this scale of growth would mostly require the use of greenfield site options adjacent to the town. Whilst this will result in some loss of green space in the periphery of the town, site options or parts of site options can be used which do not contain important habitats and are not likely to have adverse effects on habitats and ecological connectivity to the Burbage Wood and Aston Firs SSSI and Burbage Common and Woods LWS.

This scale of growth would require the utilisation of several site options in Market Harborough and Lutterworth. This would include sensitive greenfield sites that contain habitats including clusters of trees and hedgerows or play an important ecological connectivity role. This would also include sites to the north west of Market Harborough that would result in a substantial cumulative loss of green space in this area and could adversely affect habitats and ecological connectivity. Overall, a potential moderate negative effects on biodiversity is predicted.

In Melton Mowbray (Melton) the effects would be of a similar significance to those described for A2 above. There would be slightly less growth, and thus the effects are more likely to lean towards minor rather than moderate negatives.

Cumulatively, this scale of growth is predicted to have **moderate negative effects** on biodiversity. Growth in most towns including Coalville, Loughborough, Market Harborough, Melton and Lutterworth would require the use of site options that contain important habitats or where development would result in disturbances to ecological connectivity which in some cases could be difficult to fully mitigate. Though net gain will be required, there are uncertainties as to how this would be achieved and whether it might need to be outside of these locations.

Option B2

In Coalville (NWL), this scale of growth could require the use of site options in between settlements surrounding the town. This scale of growth will result in the significant loss of green space and substantial urbanisation around the town which is likely to significantly reduce ecological connectivity between built-up areas and in the potential loss of important habitats.

Biodiversity

In Loughborough (Charnwood), this amount of growth would require the use of both brownfield and greenfield sites. The majority of the growth can be accommodated on brownfield sites within the built-up area that are likely of lower biodiversity value. This scale of growth would require the loss of some greenfield land, but this can be accommodated on less sensitive sites to the east of Loughborough. Cumulatively, a neutral or potentially minor positive effect is predicted as significant growth can be accommodated on brownfield sites with potential for improvements to biodiversity.
In Hinckley, this scale of growth is likely to have similar effects to that under growth scenario B1, although the potential for major new green infrastructure is reduced and the scale of loss of green space is less severe.

Most of the site options would need to be utilised for this scale of growth in Market Harborough and Lutterworth. This would include sensitive greenfield sites that contain habitats including clusters of trees and hedgerows or play an important ecological connectivity role. However, the most sensitive sites could possibly be avoided. This would also likely require some growth in the north west of Market Harborough that would contribute towards a cumulative loss of green space in this area and could adversely affect habitats and ecological connectivity. Overall, a negative effect on biodiversity is predicted.
In Melton Mowbray (Melton), this scale of growth is higher than Option B2 and so the ability to avoid and mitigate effects could be reduced. Hence, moderate negative effects are more likely.

Cumulatively, this scale of growth is likely to have **moderate negative effects** mainly due to the significance of adverse effects in Coalville, Market Harborough, Melton and Lutterworth. The spread of growth is such that Coalville would be more significantly affected compared to Option B1, whilst the other market towns would see broadly similar effects.

Option B3

Involves growth at strategic sites, some of which are close by to Market Towns. For all authorities but Charnwood, the amount of additional growth required would increase substantially compared to Option A3.

Overall, the increased scale of growth means that the total amount of greenfield land loss is substantial. Most of the additional sites involved are not highly constrained, and so only minor negative effects would be anticipated. However, several sites are more sensitive, and should they be involved this would raise the overall effects from minor (for A3) to potential **moderate negative effects** overall. This is countered by the fact that a lot of growth would come forward on sites with good potential to deliver net gain on site, which in the longer term ought to lead to an overall improvement in biodiversity assets across Leicestershire. These are potential **moderate positive effects**.

Option B4

This approach involves no growth in the market towns themselves and is unlikely to have indirect cumulative effects given the fairly distant location of most development from these locations. Therefore, **neutral effects** are predicted.

Option B5

Biodiversity

The effects for Option B5 somewhat mirror those for A5. At Loughborough, Melton Mowbray, Lutterworth and Market Harborough, the additional growth involved is fairly minor and not expected to significantly different effects. Compared to A5. However, for Hinckley and Coalville, the level of growth is notably higher and would involve a more widespread use of site options. This could make it more difficult to avoid negative effects, and so a potential **moderate negative effect** is highlighted. As discussed for all other options, there will be a need for biodiversity net gain, but in principle, the effects can still be negative in the context of following the mitigation hierarchy and avoiding the loss and disturbance of habitats in the first instance. It is also considered less likely that substantial on-site improvements can be achieved on non-strategic greenfield sites.

Growth scenario C - 7,950 dwellings (50% of current unmet housing needs)

Options C1 and C2 involve much lower levels of growth at the Market towns compared to the corresponding options under growth scenario A and B. It is considered likely that effects could be more effectively avoided and / or mitigated for both options, but more so for C2, which involves the lowest distribution of growth to the Market Towns of these two options. Therefore, **neutral effects** are predicted for Option C2 and uncertain **minor negative effects** for C1.

Option C3 does not involve any growth at strategic sites related to the market towns, hence **neutral effects** are predicted.

Option C4 involves no growth in the market towns themselves and is unlikely to have indirect cumulative effects given the fairly distant location of most development from these locations. Therefore, **neutral effects** are predicted.

Other Identified settlements

Growth scenario A - 15, 900 dwellings (Current unmet housing needs)

Broadly speaking, for **Option A1** and to a greater extent **Option A2**, a higher scale of growth in these settlements is likely to reduce the flexibility of site choice, so it is more likely that development might occur in areas that have sensitivities. The overall increase in development could also lead to greater cumulative effects upon ecological networks. However, a dispersed approach should still allow for significant effects to be avoided.

In Charnwood, this higher scale of growth is likely to require the intensification of growth around large villages. In Rothley, this could have adverse effects on the nearby SSSI through increased recreational use. This is also likely to reduce the scope for the integration of new green infrastructure on site options around large villages, although it is envisaged that important habitats and existing ecological networks can likely be safeguarded through sensitive design. This growth scenario is also likely to either require some use of site options north and south of Ashby Road East or adjacent to small villages. Development on site options north and south of Ashby Road East could have uncertain positive and negative effects, as development could introduce new habitats and enhance ecological connectivity to the SSSI, but could also increase recreational pressures.

In Harborough and Hinckley, this scale of growth is likely to have similar effect to that proposed under the lower growth scenario C. The additional cumulative loss of green space is not likely to be significant and the sensitive distribution of growth can ensure site in proximity to ecologically significant designated sites and site options with habitats and ecological networks vulnerable to development can be avoided.

Biodiversity

In Blaby, this higher scale of growth is likely to require some growth in and around Huncote or east of Stoney Stanton which fall in close proximity to a number of SSSIs near Croft which could be adversely affected from recreational use. Growth could also undermine ecological connectivity to these important habitats, although it is likely that affects could be avoided through sensitive design. Some site options in these areas also fall within close proximity to waterbodies which may be of ecological importance and habitats could be adversely affected without adequate mitigation.

In NWL, these higher scales of growth are likely to require some use of site options to the north and east of the district which fall within fairly close proximity to SSSIs. It is likely that site options which contain important stepping stone habitats for these ecologically rich areas could potentially be avoided, but growth here poses some risk of adverse effects on these protected sites through the potential increase in recreational use, especially if involving animals such as dogs. This could result in some cumulative loss of habitats over the longer term. There will also be a need to consider the impacts of increased development on the ecological quality of the River Mease Catchment. The impacts are more pronounced for A2, which involves the higher scale of growth

In Melton, the scale of growth would require development across several villages, but there is sufficient capacity across site options to provide flexibility in the location of development. Furthermore, the majority of site options are not significantly constrained by biodiversity designations and a desktop analysis suggests that some sites are unlikely to have significant ecological value (I.e., they do not contain important habitat or features). As a result, a neutral effect is predicted.

Cumulatively, **minor negative effects** are predicted for both Options A1 and A2. Though some areas could see neutral effects, several settlements could see development on more sensitive land, whilst cumulative pressures could affect places such as North West Leicestershire (River Mease) and Charnwood (Several SSSIs associated with quarries) more prominently. There ought to be potential for mitigation and enhancement, but the small-scale nature of some sites could make this difficult to achieve in the areas that development occurs 100% of the time.

Option A3 involves growth at strategic sites. For Blaby additional development would likely be accommodated at strategic sites at Stoney Stanton and/or Hinckley NRFI, the latter of which is in close proximity to a SSSI and other local wildlife designations bringing the potential for negative effects in terms of disturbance. Given that both sites would not be required, the effects are uncertain, but potential moderate negative effects are highlighted.

For Charnwood strategic growth could be at number of locations and only a small part of the overall strategic site development would be required. Nevertheless, for strategic sites to work, there would of course be continued development beyond the plan period. In this respect it is important to assume that comprehensive development would be involved. There are several sites which could be involved, with a SSSI overlapping with one of the strategic sites at Six Hills.

Other strategic sites are overlapped with habitats such as trees, but appear to be less sensitive in respect of biodiversity (for example Wymswold airfield). There is potential for moderate negative effects, but considerable uncertainty given the choice in site options and potential for mitigation. Similar to the other strategic sites, the large-scale nature of development sites could also bring good potential for on-site enhancement, which are positive effects.

Overall, potential **moderate negative effects** are predicted alongside potential **moderate positive effects.**

Biodiversity

Option A4 will have **neutral effects** with regards to biodiversity in identified / other settlements

Option A5 involves relatively low levels of growth at the other settlements in Charnwood, Hinckley and Bosworth, Melton and Harborough. Therefore, the effects are anticipated to be neutral or minor negative at worst. For North West Leicestershire and Blaby, minor negative effects are possible as per Options A1 and A2. Therefore, overall, uncertain **minor negative effects** are predicted.

Growth Scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 and Option B2 involve additional growth across other settlements for all of the authorities. At the scale involved, it could potentially lead to increased negative effects, but this is dependent upon the choice of sites. Even at this higher scale of growth, there should remain flexibility so as to avoid significant negative effects. As such, **minor negative effects** are still predicted.

Option B3 involves the same strategic sites as mentioned for A3, but at a higher capacity. For Charnwood, this does not make a difference to the effects, because growth would still be lower than is required to support strategic growth. For Blaby, it would require a more comprehensive development at Stoney Stanton within the plan period, or the release of both sites. This could potentially bring greater potential for negative effects. Therefore, overall **moderate negative effects** are predicted with greater certainty, and potential **moderate positive effects** are predicted.

Option B4 will have **neutral effects** with regards to biodiversity in identified / other settlements as no growth is involved.

Option B5 is predicted to have the same or very similar effects as Option A5 for all authorities except for Blaby (which sees almost a doubling of growth). This increase could make it more difficult to avoid development in settlements that are close to designated habitats, and / or could have cumulative effects in terms of disturbance. As a result, potential **moderate negative effects** are predicted overall reflecting the concentration of growth into Blaby in particular.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing needs)

For **Options C1 and C2**, the scale of growth proposed is the same for each authority (437 dwellings spread across the identified settlements for A1 and 379 dwellings spread across the identified settlements in each authority for C2).

In Charnwood, these scales of growth can be accommodated across a number of additional site options in towns and larger villages. There are sufficient sites in these areas to avoid significant negative effects upon biodiversity (but this might be more limited by other constraints such as landscape and heritage, which reduces the flexibility in site choice if trying to avoid environmental effects across a range of SA factors. Additional growth in Shepshed beyond the planned growth could perhaps be accommodated. But the majority of sites lie to the south of the settlement, and are in close proximity to the Newhurst Quarry SSSI. Development on these sites could provide new habitats and enhance ecological connectivity to the SSSI. However, the change of use to housing could also cause harm to the SSSI.

Biodiversity

There is some risk for further growth at Rothley to have some adverse effects on the Buddon Wood and Swithland Reservoir SSSI due to impacts associated with increased recreation. Otherwise, this scale of growth could probably be met through the use of less sensitive smaller site options around settlements including Queniborough, Barrow-upon-Soar, Sileby and Rearsby. A small allowance for further growth in the smaller villages might also be feasible.

In Harborough, these scales of growth can either be distributed on a number of smaller site options or parts of sites adjacent to most or all settlements or by focusing growth on a smaller number of large sites at settlements such as Kibworth and Broughton Astley. At this scale, growth can be accommodated on site options where development is unlikely to cause any significant harm to existing habitats and is unlikely to undermine ecological connectivity. Growth on a small number of larger site options is more likely to support additional new green infrastructure, landscaping and planting, with potential to provide new habitats and enhance local ecological connectivity.

In Hinckley and Blaby, these scales of growth can broadly be accommodated on site options with habitats broadly consisting of trees and hedges along site boundaries, with potential for development to avoid adverse effects on existing habitats from development through adequate mitigation. Subject to the distribution of growth, this scale also provides opportunities for the introduction of new green infrastructure which could provide important habitats and enhance ecological connectivity.

In Melton, these scales of growth distributed across a number of site options across settlements could likely avoid sensitive habitats and adverse effects on ecological connectivity. This growth scale also provides some opportunities for the introduction of new green infrastructure which could provide new habitats.

In NWL, these scales of growth should be able to avoid site options in proximity to a number of SSSIs to the north and east of the district. However, growth would require the use of numerous site options adjacent to settlements. This could undermine some ecological connectivity around the periphery of settlements, although where growth utilises site options which fall adjacent or include small areas of land at risk of fluvial flooding, the wider development of these site options could support new green infrastructure and natural drainage systems providing important new habitats and potentially supporting enhanced ecological connectivity along waterbodies.

Cumulatively, **neutral effects** are predicted. Some sites could lead to enhancement opportunities, whilst others are unlikely to have significant negative effects if chosen so as to avoid environmental constraints. However, there are some locations that are of greater sensitivity that might be involved, and here it might be possible for negative effects to arise. The overall picture is neutral, as the effects counterbalance one another, and the dispersed nature of development means that severance of ecological corridors is less likely to be severe in any particular location. Uncertainties exist as effects will be ultimately dependent upon the sites that are chosen, mitigation and enhancement that is secured. Given that there is such a wide range of options, some of which contain sensitivities, then negative effects cannot be entirely ruled out.

Options C3 and C4 involve no growth in the other identified settlements themselves. As such **neutral effects** are predicted in this respect.

Overall effects

Biodiversity

For all of the options, it should be acknowledged that mitigation and enhancement could potentially be secured to offset negative effects. Indeed, there will be a need to ensure that biodiversity net gain occurs. However, this does not negate the fact that effects could occur in the short term, on a temporary basis or on a permanent basis in some locations if net gain is delivered offsite. There are no strategic plans in place that show were biodiversity net gain opportunities would be focused, and so a precautionary approach is taken in this respect. The negative effects identified should be understood in this context.

Growth Scenario A – 15,900 dwellings (Current unmet housing needs)

At this scale of growth, for the dispersed options, **minor negative effects** are recorded overall for Option A1, A2 and A5. The effects are somewhat diluted, and though there could be certain locations more negatively affected than others, the overall picture is minor negative effects in each tier of the settlement hierarchy and overall.

For Option A3, which involves strategic sites, the potential for effects is greater in particular locations, but means that many other locations would see neutral effects. The use of strategic sites is also considered more likely to allow for avoidance of negative effects and securing strategic enhancements These are **minor positive effects** across the County. The loss of greenfield land and the sensitive nature of some of the strategic sites means that **minor negative effects** are also recorded overall.

A focus on the NLA is more likely to bring about concentrated negative effects in the periphery of Leicester and these effects would be more likely to spill over into Leicester itself. However, other locations across the County would see neutral effects and so overall only a **minor negative effect** is predicted.

Growth scenario B - 20, 000 dwellings (25% uplift on current unmet housing needs)

At a higher scale of growth, the potential effects for market towns increases for Option 1, but the overall effects are still considered to be minor from a county wide perspective. For Option B2, potential **moderate negative effects** are recorded, as the significance of effects could increase in both the NLA and the market towns.

A greater range of strategic sites would be involved at this scale of growth, and thus the cumulative effects are more likely to arise, which are recorded as potential **moderate positive** and potential **moderate negative effects**.

Option B4 involves significant growth in the NLA, and this could push the effects into potential major negatives in this location, with spill over effects for the City. Though no effects would be likely elsewhere, this is considered to be a **moderate negative effect** from a county-wide perspective.

Option B5 is also likely to bring about more pronounced negative effects across the County in a range of settlements, which are **moderate negative effects**.

Growth scenario C – 7,950 dwellings (50% of current unmet housing needs)

For the dispersed growth options, there are mostly neutral effects across the County. Therefore, despite there being minor negative effects in some locations, the overall picture is considered to be neutral. For Option C3, which involves strategic sites, the effects are similar to Option A3 (i.e. minor positive / minor negative).

Biodiversity						
		City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Option 1 *Settlement tiers*	A1 HENA	-	✗	✗	✗	✗
	B1 *Higher*	-	✗	✗✗	✗	✗
	C1 *Lower*	-	-	✗?	-?	-
Option 2 *Equal Share*	A2 HENA	-	✗	✗	✗	✗
	B2 *Higher*	-	✗✗?	✗✗	✗	✗✗?
	C2 *Lower*	-	-	-	-?	-
Option 3 *Strategic Site focus*	A3 HENA	-	✗ / ✓	✗ / ✓	✗✗? / ✓✓?	✗ / ✓
	B3 *Higher*	-	✗ / ✓	✗✗? / ✓✓?	✗✗/ ✓✓?	✗✗? / ✓✓?
	C3 *Lower*	-	✗ / ✓	-	-	✗ / ✓
Option 4 *Near Leicester Area focus*	A4 HENA	✗	✗✗	-	-	✗
	B4 *Higher*	✗	✗✗✗?	-	-	✗✗
	C4 *Lower*	-	✗?	-	-	-
Option 5 *HENA Distribution*	A5 HENA	-	✗	✗	✗?	✗
	B5 *Higher*	-	✗✗	✗✗?	✗✗	✗✗

Appraisal findings: Health and Wellbeing

The findings relating to the Sustainability Topic 'Health and Wellbeing' are presented in the following tables.

Health and Wellbeing
City High levels of growth in the NLA, particularly to the extent proposed under growth scenarios B4, A4, and to a lesser extent under scenarios A3, B3, C3, C4, B2, B5 and B1, is likely to result in urban intensification along the fringe of the city. These scales of growth could reduce access for people in the city to open countryside / greenspace (especially those without a car) which could have some adverse effects on health and wellbeing. Whilst these scales of growth, particularly the higher amounts proposed under scenarios B4 and A4, should make the delivery of some health and social infrastructure viable. It is also possible that this level of growth in the NLA would add pressures to existing infrastructure in the city such as leisure centres and comparison retail which is unlikely to be delivered in the NLA. Furthermore, growth in most areas in the NLA is likely to rely on employment opportunities in the city and any new provision in health, employment or other services would not be centric and necessarily nearby all new communities spread across the NLA area. The increase in movement between the NLA and the city could exacerbate congestion at existing hotspots (including Melton Road and A47/Uppingham Road which also fall in an AQMA) and have adverse effects on air quality. Cumulatively, a **minor negative effect** is predicted for growth scenarios that involve higher levels of growth in the NLA (A4 and B4 to a greater extent). Other growth scenarios also propose substantial levels of growth in the NLA or further afield. However, the pressures and impacts are not considered to be as significant and thus **neutral effects** are predicted in this respect for the City. Conversely, those options that provide increased housing near to the city are more likely to have benefits for residents in that area that wish to move, including the provision of affordable housing. There should also be possible benefits with regards to investment in social infrastructure / open space on larger strategic sites, the potential for benefits ought to be higher. This is likely to derive **minor positive effects** for options involving higher levels of growth in the NLA (A4/B4) and potential **minor positive effects** or **neutral effects** for those with a lower focus on the NLA. **Near Leicester Area (NLA)** ***Growth scenario A - 15,900 dwellings (Local Housing Need)*** **Option A1** This scale and distribution of growth will likely support affordable housing delivery across the NLA area. Growth at this scale in most locations is likely to use smaller site options, particularly in Charnwood and Blaby. Pooled financial contributions provide opportunities for enhancements to existing provision in urban areas which would then benefit both existing and new residents. However, this scale of growth is unlikely to support any substantial new improvements in social infrastructure and opportunities for new infrastructure are further undermined as sites are too small for new on-site provision (which can often be more efficiently delivered). In the contrary, growth in Hinckley will require the use of larger sites and the distribution could allow for more self-sustained development.

Health and Wellbeing

In Charnwood, similar to option A4, this scale of growth will add some pressures to the local road network particularly where growth is concentrated in and around urban areas. However, this scale of growth can likely be accommodated in the Charnwood NLA area without causing substantial impacts on air quality hotspots.

In Harborough, growth would require use of site options within and immediately adjacent to Bushby, Thurnby and Scraptoft and some parts of larger sites. This will result in some loss of access to green space and countryside for residents, although the scale is not considered to be significant. This scale of growth will add some pressures along main roads which go onto fall within Leicester AQMA areas, but significant effects are not envisaged.

Cumulatively, mixed effects are predicted including **minor positive effects** from the delivery of affordable housing and social infrastructure and **minor negative effects** through the loss of access to green open space and impacts on amenity, noise and air quality.

Option A2

Cumulative effects for option A2 are similar to option A1, though there is approximately 700 additional dwellings involved in the NLA. This increases the cumulative magnitude of effects, although effects are lower in Charnwood, Harborough and Hinckley due the lower quantum of growth proposed in these locations. In Blaby, the higher scale of growth proposed under option A2 could lead to a greater loss of green space in this area, but areas sensitive to poor air quality and noise can likely be avoided. The greater local quantum of housing can further support the delivery of some community infrastructure, although potential financial contributions are likely to support the expansion of existing services rather than new ones.

In Oadby and Wigston, this scale of growth would require the comprehensive use of most site options adjacent to the main urban area to avoid strategic sites and areas within Flood Zones 2 and 3. This will limit opportunities to introduce new green space and could substantially reduce access for existing communities to the countryside. There are opportunities for this scale of growth to support substantial new community infrastructure including a small location centre and primary school. This scale of growth would also support a significant amount of affordable housing and potential mix of housing types and sizes, which could serve the needs of certain social groups in Oadby and Wigston and further afield. However, development is likely to rely on existing provision for secondary education, health and other services. Development would also rely on the wider towns and Leicester for employment and wider services, which could increase movement from the periphery location into urban centres, potentially having substantial adverse effects on AQMAs.

Cumulatively, this option would lead to some **minor positive** and **minor negative effects**.

Option A3

This option involves growth on strategic sites in the NLA. This scale of growth will involve the use of all site options in Blaby, Hinkley and Oadby and Wigston, and more comprehensive use of strategic sites in Harborough. The large scale nature of these sites means that they would likely be self-sufficient to an extent and in some locations be able to deliver new schools, health services and local shops (particularly at larger sites which can support growth beyond the plan period and where sites are in close proximity to one another). This is positive for those that would be living in these locations and reduces pressures on existing communities.

Health and Wellbeing

The exception to this includes the growth proposed in Oadby and Wigston, where individual strategic sites are smaller in size, which could undermine the potential to deliver new onsite social and health infrastructure.

There is potential for the growth proposed on strategic sites to result in a substantial loss of green space and reduce access for existing communities to open countryside in Harborough, a lesser but significant extent in Oadby and Wigston, and to some extent in Blaby. This scale of growth will increase demand for car trips in the NLA which is likely to put pressures on main thoroughfares into Leicester which also partly fall within the Leicester AQMA. Such effects are particularly likely to put pressures on Uppingham Road (A47), Leicester Road/Glen Road/ Gartree Road (A6), Bull Head Street/ Newton Road (A5199) and Saffron Lane (B5366), as a result of growth in Blaby, Harborough and Oadby and Wigston. With land north of Glenfield being bounded by the M1 to the east and A50 to the north, there is potential for adverse effects for future residents through poor air quality and noise, and for this to potentially have adverse effects on the health.

Conversely, the amount of housing proposed should have positive effects on health and wellbeing for some communities, particularly across Leicester and the southern Leicestershire area, by providing substantial affordable housing.

Cumulatively, mixed effects are predicted including **moderate positive effects** from the delivery of affordable housing and social infrastructure and **minor negative effects** through the loss of access to green open space and impacts on amenity, noise and air quality for Blaby and Oadby and Wigston. The adverse effects are considered to be more significant in Harborough and positive effects are less significant in Hinkley.

For **Option A4**, this higher scale of housing growth for all local authority areas should have positive effects of greater significance on health and wellbeing for some communities by providing affordable housing and the quantum of growth that might support upgrades to social infrastructure. However, this scale of growth would require the utilisation of almost all site options in Harborough and Hinckley, and most site options in Oadby and Wigston resulting in increased pressures on natural green space, particularly around villages in the NLA where access to open space would likely be adversely affected.

In Charnwood, higher growth in this area would increase demand for car trips, especially in and around Anstey, Thurcaston and Thurmaston where growth is already planned, which has potential for negative effects on health due to air quality and amenity issues. This is particularly a concern in Thurmaston where growth at this scale would substantially increase the demand for travel along Melton Road which is the main thoroughfare between Leicester and Thurmaston and broadly falls within the Leicester AQMA. Similar effects are also likely as a result of high levels of growth in Harborough which is likely to substantially increase the demand for travel along Uppingham Road (A47) which also falls within the Leicester AQMA. In Oadby and Wigston, the scale of growth proposed under option A4 is predicted to have similar effects to those under growth scenario A2. However, adverse effects on amenity and on air quality including the Leicester AQMA are likely to be exacerbated.

The potential dispersal of growth across a wide NLA area should reduce such effects to some extent in Blaby but growth along the M1 (which will likely be required under this growth scenario) is likely to not just worsen local air quality through increased demand for car trips and the urbanisation of green space, but also poses a risk on the health of future users from the poor existing air quality in and around these site options.

In Hinckley, growth at this scale would require substantial use of site options adjacent to settlements which is likely to substantially reduce access for communities in some locations to the countryside.

Health and Wellbeing

Opportunities to integrate new green space and leisure facilities are likely to be limited due to the higher density of development required in this area. Growth is also predicted to be distributed in a less centric form and therefore development in most locations would add pressures to existing community provision.

Cumulatively, a potential **major positive effect** is predicted due to improved housing provision including affordable housing and at this increased scale of growth, the possibility to introduce new social infrastructure and other local facilities ought to be heightened. However, the substantial loss of greenspace round the NLA could have a **moderate negative effect** for certain communities by affecting amenity, access to green space, reducing the sense of tranquillity and openness, and possibly worsening air quality on routes into the City (some of which could affect communities that suffer from multiple deprivation).

Option A5

In Harborough, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A1, though where the effects are felt would vary slightly. In Blaby, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A4, as a high level of housing is involved. In Hinckley, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A2.

In Oadby and Wigston, the lower scale of growth would reduce the potential to deliver more significant social infrastructure such as a primary school. However, this scale of growth should further allow the integration of a higher amount of green space and sustain better access for existing communities to the countryside.

Cumulatively, the lower scale of growth in most locations would add pressures but is unlikely to support any substantial improvements to existing community infrastructure. These locations are also unlikely to deliver any substantial affordable housing provision. On the contrary, growth in Blaby should be able to support new community infrastructure and a significant amount of affordable housing, but growth would likely have to utilise some site options which fall in areas with potential to have adverse effects on the amenity of new residents (from noise and air pollution).

Cumulatively, this option would lead to some **minor positive** and **minor negative effects**.

Growth scenario B - 20,000 dwellings (Higher Housing Need)

Option B1

Compared to Option A1, there is an additional 289 dwellings for each of the authorities receiving growth in the NLA. This is likely to increase the magnitude of effects discussed for A1, but in terms of significance, an additional 289 dwellings is unlikely to make a substantial difference in relation to negative effects (amenity / traffic / air quality / pressures on services) or positive effects (i.e. provision of new facilities). As such, **minor positive** and **minor negative effects** are predicted.

Option B2

Health and Wellbeing

In Charnwood, Harborough and Hinckley the scale of growth proposed under option B2 is predicted to have similar effects to those under growth scenario A2. Whilst positive effects are predicted from new affordable housing provision, opportunities for new community infrastructure are still unlikely to be significantly different. Development in these locations would result in some loss of green space and access to the countryside, but this is also not considered to be significant.

In Blaby, at a localised scale this option would deliver a substantial amount of affordable housing and support new community infrastructure. This should also likely be possible whilst avoiding the most sensitive areas to the amenity of new residents, which is considered to be an improvement to other options with higher levels of growth planned in this local authority area.

In Oadby and Wigston, the scale of growth proposed under option B2 is predicted to have similar effects to those under growth option A2. However, adverse effects on amenity and on air quality are likely to be exacerbated.

Cumulatively, this option would lead to some **minor positive effects** mainly due to affordable housing provision and **minor negative effects** from likely additional pressures to existing community infrastructure.

Option B3

The effects for option B3 are similar to that under option A3, but there is additional growth. This is likely to increase the magnitude of effects in the south east part of the NLA, but nevertheless, the scale of growth is likely to still lead to a cumulative mixture of **moderate positive** and **minor negative effects**.

For **Option B4,** this higher scale of growth should have positive effects of greater significance on health and wellbeing for some communities by providing affordable housing and the quantum of growth that should support upgrades to social infrastructure. This scale should also be able to deliver a mix of housing types and sizes to support different social and demographic groups.

In Harborough, Hinckley and Oadby and Wigston, the scale of growth proposed under option B4 is predicted to have similar effects to those under growth scenario A4. In these areas all sites or almost all sites would need to be utilised. This high level of density would reduce the potential to incorporate green space and social infrastructure, whilst this scale of growth will result in a significant cumulative loss of green space and could exacerbate air pollution (particularly along key road routes into Leicester).

In Charnwood, this higher scale of growth will require the further use of site options and could increase pressures for the use of sites adjacent to areas at risk of fluvial flooding. Whilst this should not increase flood risk, it could have long-term adverse effects for new residents through increase insurance premiums and lower increases in house values. In Blaby, this higher scale of growth will likely require further use of sites nearby main road including the M1 which could have adverse effects on the health and amenity of new residents.

Where this options brings greater growth, the potential for development gains through new open space, transport and community facilities ought to be increased.

Health and Wellbeing

Overall, a potential **major positive effect** and potential **major negative effect** is predicted.

Option B5

In Charnwood and Oadby and Wigston, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario C2.

In Harborough, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A1.

In Blaby, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A4. The increase in the scale of growth is likely to exacerbate adverse effects, particularly in relation to air quality.

In Hinckley, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenarios A2 and A5.

In Oadby and Wigston, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario C2.

Overall, a potential **moderate negative effect** is predicted mainly due to the significant harm from high level of growth in Blaby. A potential **moderate positive effect** is also predicted for the delivery of affordable housing and community facilities.

Growth Scenario C – 7950 dwellings (Lower Housing Need)

Options C1 and C2

At these scales of growth, housing options within or adjacent to the built-up area of Charnwood and Blaby can be utilised. Site options within the built-up area in these areas are unlikely to substantially reduce access to publicly accessible green space, as most site options are not of this nature. This scale of growth should also avoid a substantial loss of access for existing people in Charnwood and Blaby to open countryside. In Harborough, these scales of growth can avoid the use comprehensive use of strategic sites and therefore avoid the loss of access of existing communities to open countryside. Growth could also avoid site options in Scraptoft, Bushby and Thurnby that fall on publicly accessible green spaces.

In all areas of the NLA, these scales of growth is likely to put some pressures on existing health and social infrastructure. These scales of growth is likely to deliver some infrastructure but this is likely to be limited and subjective to the planned distribution of growth, especially in Blaby. Similarly, these levels of growth are unlikely to add substantial pressures to existing local health and social infrastructure. Significant adverse effects on air quality as a result of an increase in car trips at these scales of growth is also not likely.

In Hinckley, these scales of growth can avoid site options in highly sensitive locations to noise and poor air quality. However, this would require the concentration of much of the growth to site options west of Ratby or lower densities on other site options such as those north of Markfield Road.

Health and Wellbeing

In comparison to higher levels of growth proposed under some other growth scenarios, the reduction of growth under these growth scales provide opportunities for development on these site options to incorporate new green infrastructure and recreational spaces. Under growth scenario C1, additional growth is likely to increase demand for local services and infrastructure but growth at this scale is unlikely to deliver substantial enhancements, which could overall reduce provision for existing residents. Under scenario C2, the lower growth is unlikely to add substantial pressures to existing services and infrastructure and thus adverse effects on provision is not predicted.

In Oadby and Wigston, under both scenarios growth can be dispersed across sites to reduce the localised loss of substantial green space and access to countryside. Under option C1, adverse effects on nearby AQMAs can likely be avoided, however this scale of growth is unlikely to deliver any substantial social infrastructure and is likely to add pressure on existing services and facilities in the towns. Growth scenario C2 should allow for greater provision of social infrastructure including a primary school, although development is still likely to rely substantially on existing provision in the towns.

Cumulatively, mixed effects are predicted including **minor positive effects** from the delivery of affordable housing and social infrastructure and **minor negative effects** through the loss of access to green open space and impacts on amenity, noise and air quality.

Option C3

This option involves growth on strategic sites in the NLA, with a similar approach to growth as option A3, but 500 fewer dwellings. Despite this decrease in housing, the effects are considered likely to be the same as for A3. Cumulatively, mixed effects are predicted including **moderate positive effects** from the delivery of affordable housing and social infrastructure and **minor negative effects** through the loss of access to green open space and impacts on amenity, noise and air quality for Blaby and Oadby and Wigston. The adverse effects are considered to be more significant in Harborough and positive effects are less significant in Hinkley.

Option C4

In Charnwood, this scale of growth would require a small proportion of sites around the built-up area of the NLA in Charnwood which will result in some cumulative loss of green space and potential community opposition where amenity issues arise. Development could present some opportunities to introduce social infrastructure, but at the scale of growth involved it may not be of a strategic scale. The level of growth is also likely to increase demand for car trips in the area which is likely to have some adverse effects on air quality. Conversely, the amount of housing proposed should have minor positive effects on health and wellbeing for some communities by providing affordable housing. This is also likely in Harborough, Blaby and Oadby and Wigston where the same scale of housing growth is also proposed.

In Hinckley, this scale of growth in the NLA would require the use of site options including a number of site options which fall within close proximity to major roads where development could have adverse noise and air quality effects on future occupants. This scale of growth would require the use of site options either to the east of Ratby or on larger sites that do not relate to existing communities and public transport links. In the absence of good public transport connectivity, cumulative growth is likely to increase local demand for car use which could exacerbate congestion and likely cause a minor deterioration in local air quality. This scale of growth also has potential to increase local affordable housing provision and some viability of services such as shops and public transport. This could result in improvements to local provision for new and potentially some existing residents but equally if growth is delivered without improvements to the provision and capacity of existing local infrastructure, this could cause adverse effects on local access to existing services.

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Similar to the other authorities, amenity issues are also likely to arise for communities that are directly affected by new development (for example, with a loss of open space nearby, loss of views, severance of public rights of way. However, such effects could mostly be avoided where development is proposed on site options that are separate from existing communities (such as site options to the north of Markfield Road and south of Sacheverell Way).

In Harborough, this scale of growth in the NLA would require the substantial use of non-strategic site options including sizable parts of the large sites. There is potential for this to result in a substantial loss of green space around Scraptoft, Bushby and Thurnby and reduce access for these areas to natural open space. However, the orientation of PROWs to the south of Oadby and gaps between the site options in relation to other settlements should continue to provide good access from the existing built-up area to open space and wider countryside. This scale of growth will increase demand for car trips in the area which could put pressures on Uppingham Road (A47) and Leicester Road/Glen Road (A6) which are the main thoroughfare from the area into Leicester and partly falls within the Leicester AQMA.

In Blaby, this scale of growth in the NLA would require the use of numerous site options that fall within or adjacent to the built-up areas but those outside can be avoided. Growth at this scale could also avoid site options to the east of Narborough and between Kirby Muxloe and Leicester which fall adjacent or nearby to an area of the M1 which fall within an AQMA and is known to be of poor air quality. This should avoid potential exacerbation of effects on air quality as a result of development in this area and also avoid development in an area known to have poor air quality and with potential to have adverse effects on the health of future occupiers. The potential dispersal of growth across the wide NLA area in Blaby and growth at this scale should also be able to avoid significant adverse effects on the Leicester AQMA and on air quality on main thoroughfares between the NLA area and Leicester. However, this scale of growth is likely to result in a loss of green space on the periphery of existing built-up areas, which could somewhat undermine access to countryside for some existing communities. The likely dispersal of growth under this scenario to avoid the effects mentioned above would also result in growth being encouraged on smaller site options which may not individually increase the capacity and provision of community services and infrastructure, but could cumulatively cause adverse effects on provision.

In Oadby and Wigston, this scale of growth in the NLA would require the use of larger site options with some potential to partially enclose areas to the south of Oadby and south east of Wigston. Such effects could be exacerbated to the south of Oadby where development is also proposed on adjacent sites in the Harborough NLA. However, growth at this scale should allow for lower densities and could avoid a substantial loss of green space and access to the countryside for existing communities at a single location. This scale of growth will increase demand for car trips in the area which could put pressures on Leicester Road/Glen Road (A6) and Leicester Road/Welford Road/Newton Lane (part A5199) which are the main thoroughfare from the area into Leicester and partly falls within the Leicester AQMA. This scale should also allow for some new social infrastructure provision including a new primary school.

Cumulatively, mixed effects are predicted including potential **moderate positive effects** from the delivery of affordable housing and social infrastructure and **minor negative effects** through the loss of access to green open space and impacts on amenity, noise and air quality.

Market Towns

Growth scenario A - 15,900 dwellings (Current unmet housing need)

Health and Wellbeing

Option A1 and A2

These scales of housing growth are likely to have positive effects on the health and wellbeing for some communities through the potential delivery of affordable housing in the market towns. If larger sites are brought into the mix, this could also bring potential for onsite new community facilities and improvements to infrastructure.

In most market towns, growth at these scales would require the use of most site options. The higher scales of growth in Market Harborough, Lutterworth and Loughborough would require the use of numerous site options adjacent to built-up areas which is likely to affect amenity and access for existing communities to open countryside (unless significant enhancements to recreation and open space facilities are secured). In these market towns, these effects are likely to be exacerbated under Option A1, although still could be significant under Option A2.

Such effects are likely to be prevalent in Market Harborough where both growth scenarios are likely to require some growth to the north west of the town where substantial cumulative growth is likely to significantly reduce access for existing communities to open countryside, although under growth scenario A2 the lower intensification of growth can accommodate new green infrastructure to help mitigate these effects. In Coalville, similar effects are likely, but growth proposed under Option A1 presents some opportunities for the introduction of new green infrastructure and recreational space at a strategic scale, which can enhance provision for existing communities in addition to access for new communities. However, the scale of growth proposed in Coalville under Option A2 would require the intensive development of site options reducing the scope for new green infrastructure. In Hinckley, growth at both scales could be adequately dispersed to avoid such adverse effects.

Higher levels of growth in market towns is likely to require the use of some large site options in Coalville, Market Harborough, Melton Mowbray and to a lesser extent in Loughborough which have some potential to support onsite health and social infrastructure. However, most growth is likely to involve smaller site options where improvements to local provision is unlikely to be feasible on site, but growth could increase demand for local services and facilities. Higher levels of growth particularly on the periphery of settlements is further likely to increase demand for travel within towns including to town centres which include a number of services, employment opportunities and rail connectivity. In Loughborough, this scale of growth could have adverse effects on the AQMAs from potential increase in car use in the town centre. Increased demand for car use from the substantial increase in housing growth under both scenarios is further likely to increase congestion on main road in the market towns.

Cumulatively, a potential **moderate negative effect** is predicted as these growth scenarios could increase amenity impacts on urban fringe sites, reduce access for existing communities to open countryside, increase pressures on health, social and transport infrastructures in some locations and has potential to have adverse effects on noise and air quality. Conversely, a larger amount of affordable housing would be delivered, there would be increased inwards investment, and depending upon the nature of sites, it could be possible to introduce new primary schools, recreational space and other benefits. These are potential **moderate positive effects.**

Option A3

This option involves growth on strategic sites at market towns. Growth at the scale proposed is likely to have significant positive effects on the health and wellbeing for some communities through the potential substantial delivery of affordable housing in the market towns, with effects less significant in Loughborough (due to lower

Health and Wellbeing

apportionment of growth). The strategic scale of these sites should further be able to support new on-site social and health infrastructure potentially including new schools, health services and local shops. This should help reduce potential reliance on existing provision, although the new provision might not substantially improve provision and access for existing communities. Therefore, positive effects are predicted for all market towns in this respect.

In Coalville, the scale of growth proposed could have adverse effects on the adjacent AQMA along Stephenson Way. Whilst development at the strategic sites could sustain and potentially enhance PROWs, development would result in the loss of access for existing communities to open countryside. Therefore, negative effects are also predicted, with potential for major negative effects should development result in the loss of playing fields.

Whilst the scale of growth proposed in Loughborough would add pressures to the local road network and potentially deteriorate air quality, such effects are not likely to be significant. Similarly, in Market Harborough and Lutterworth, this scale of growth can be distributed between site options to avoid a significant localised adverse effect on air quality. Development on strategic sites in Loughborough, Market Harborough and Lutterworth is also not likely to result in the significant loss of green space and reduce access to open countryside for existing communities.

In Melton Mowbray, growth at this scale can be accommodated on a single strategic site or dispersed over two strategic sites. Both approaches should avoid significantly exacerbating congestion and thus poor air quality along a thoroughfare into the town centre (including the train station). This should avoid significant adverse effects. The strategic locations are further likely to reduce the access of existing communities to open countryside, although some effects can likely be mitigated through good design (with possible enhancements if large amounts of strategic green/blue infrastructure is secured.

In Hinckley, the strategic site options are adjacent to main roads including the A47, M69 and A5, with some potential for development at these locations to cause adverse effects on the health of new residents from poor air quality and noise, but the scale of growth involved should allow for development to be set back to minimise potential effects. These site options could further accommodate growth without substantially undermining access of existing residents to open countryside.

Cumulatively, a mixture of **moderate positive** and **minor negative effects** are predicted.

Option A4 involves no growth in the market towns themselves and are unlikely to have indirect cumulative effects given the distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Option A5

In Loughborough, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario C2 (i.e. mixed minor positive and negative effects)

In Coalville, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A2. However, effects will be more significant due to the higher scale of growth. There is also potential for the urbanisation of land off Stephenson Way to exacerbate surface water flood risk which would need to be addressed to mitigate adverse effects. Development on this site would also reduce access to countryside for existing communities, although the Rugby playing fields can be safeguarded.

Health and Wellbeing

In Market Harborough and Lutterworth, the scale of growth proposed under option A5 is predicted to have similar effects to those under option A2. The slightly lower scale of growth on larger sites should allow for increased provision of green space links for existing communities to the countryside. However, this may also further reduce the viability for the larger sites to incorporate social infrastructure such as a primary school.

In Hinckley, this scale of growth would require more substantial use of larger site options to the north of the town. This provides some opportunities for new social infrastructure including a primary school and other services. Growth at this location would also benefit from good access to the local secondary school (although improvements to provision would likely be required) and other nearby services. However, new communities would be distant to public transport connections.

In Melton Mowbray, the scale of growth proposed under option A5 is predicted to have similar effects to those under option C2.

Overall, the effects across the market towns are mixed. Cumulatively, potential **moderate positive effects** are likely to arise as a result of affordable housing provision and contributions to social infrastructure. However, **minor negative effects** are also recorded given that there would be amenity issues, and a loss of green space (particularly in Coalville).

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

Options B1 and B2

The scale of growth proposed under options B1 and B2 is predicted to have similar effects to those under growth scenario A1. However, the higher scale of growth involved at each market town increases the potential / certainty of the predicted effects. Therefore **moderate negative** and potential **moderate positive effects** are predicted.

Option B3

The effects for option B3 are similar to that under option A3, though there is approximately 200 additional dwellings involved in Coalville and 700 additional dwellings at Melton Mowbray, Market Harborough/Lutterworth and Hinckley. This is likely to increase the magnitude of both positive and negative effects.

In Coalville, this would require the comprehensive use of both strategic site options which has potential to result in the loss of playing fields.

In Melton Mowbray and Hinckley, the scale of growth under this option would require the use of both strategic site options. This presents a greater opportunity to distribute growth between both site options in these locations and encourage a lower density of growth, which could reduce the significance of adverse effects on air quality and access of existing communities to green space and open countryside.

Cumulatively, a mixture of potential **major positive** and **moderate negative effects** are predicted.

Health and Wellbeing

Option B4 involves no growth at the market towns and hence **neutral effects** are predicted.

Option B5

In Loughborough, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario C2. In Market Harborough and Lutterworth, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A5.

In Coalville, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A5. However, the higher growth would require the comprehensive use of site options. This is likely to reduce opportunities to integrate new social infrastructure and green space. This could also exacerbate pressures on existing services, particularly as most site options are not large in scale and would rely somewhat regardless on existing provision.

In Hinckley, this high scale of growth would likely require the additional use of site options to the north of Hinckley. This presents opportunities to introduce a wider array of social infrastructure and potential improvements to public transport provision (such as through the extension on an existing bus route). This would also add pressures to some existing social and health infrastructure in the town, such as secondary education where improvements to capacity may be required.

In Melton Mowbray, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A1.

Cumulatively, a mixture of moderate **positive** and **negative** effects are predicted, although at a localised scale significant adverse effects are predicted for Coalville.

Growth Scenario C – 7950 dwellings (50% of current unmet housing need)

Options C1 and C2

In the market towns, these scales of housing growth are likely to have positive effects on health and wellbeing for some communities by providing affordable housing, which is predicted to be more significant in Coalville and Melton Mowbray under growth scenario C2 (due to higher scales of growth). However, in most market towns other than Loughborough, these scales of growth would need to utilise some greenfield sites on the edge of built-up areas, which could negatively affect experiences with the countryside for some communities.

These scales of growth are likely to utilise a number of brownfield site options in Loughborough, Melton Mowbray and to a lesser extent in Coalville and Market Harborough. The redevelopment of these site options has potential to have positive effects through improvements in local amenity from enhancements to the built character.

Concentrating growth in market towns could broadly be considered as a sustainable approach with good local access to employment opportunities, health and social facilities and transport infrastructure. These scales of growth are likely to result in the use of smaller site options where the scale and distribution of development is

Health and Wellbeing

unlikely to deliver substantial on site enhancements to local provision but could add some pressures to existing provision where it is not possible to physically expand facilities. Although these effects are not predicted to be significant at these levels of growth.

In Loughborough, a number of site options fall within close proximity to a number of AQMAs within and in proximity to the town centre. Whilst development is likely to increase some demand for car use, it is unlikely that the use of these site options would have significant adverse effects on air quality as these site options are likely to deliver developments which may either be car-free or suited for people unlikely to use a car due to good local public transport provision and access to services. Should there be a need to expand into the urban fringes, there could be negative effects on amenity for nearby existing residents.

Overall, the effects across the market towns are mixed. Broadly speaking, **minor positive effects** are likely to arise as a result of affordable housing provision and contributions to social infrastructure. The redevelopment of brownfield sites could also improve the public realm. However, potential **minor negative effects** are also recorded given that there would be amenity issues, and a loss of green space.

Options C3 and C4 involve no growth in the market towns themselves and are unlikely to have indirect cumulative effects given the distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Other settlements

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1 and A2

In Charnwood, this scale of growth is likely to have similar effects to the growth proposed under scenario C1. However, this level of growth would require the intensification of growth around villages which is could affect access /experiences for the existing community in terms of open countryside. These effects are likely to be exacerbated in Rothley where site options somewhat enclose the built-up area. This higher level of growth is also likely to add greater pressures onto services and infrastructure in large villages, although some pressures such as for green infrastructure and potentially for primary education could likely be addressed through development subject to the distribution of growth. This scale of growth is further likely to increase demand for car use which can increase congestion, noise and other amenity issues.

In Harborough, this scale of growth is likely to have similar effects to those under growth scenario C1. Whilst the level of growth would increase between settlements this is not predicted to cause any significant effects in individual settlements, and this can be ensured by proportionately distributing growth across the settlement hierarchy. This would not be at a level to provide economies of scale for new infrastructure, and could therefore lead to pressures in school and healthcare provision locally. The provision of affordable housing is beneficial to certain people though.

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In Hinckley and Melton, this level of growth can be accommodated across a number of site options with similar effects to those set out in growth scenario C1. However, the substantial concentration of growth across a small number of settlements could have adverse effects on the health and wellbeing of existing communities in those areas through the loss of green space and pressures on local services and infrastructure.

In Blaby, this scale of growth is likely to require some growth on site options which fall in proximity to sources of amenity concern (for example major roads and quarries) which could have adverse effects on the health and wellbeing of future occupants. These may include site options in and around Huncote and east of Stoney Stanton which fall in close proximity to a working quarry in Croft and site options north and south of the M69. However, some effects can likely be mitigated through adequate landscaping and screening. This level of growth is also likely to add pressures onto services and infrastructure in existing settlements, although some pressures could likely be addressed at this scale if the distribution of growth is placed in areas that can accommodate growth through enhancements to existing facilities. This might not be possible in all locations though, and would be negative.

In North West Leicestershire, this scale of growth is likely to have similar effects to that under growth scenario C1. However, the higher levels proposed would likely result in a loss of green space at individual settlements such as Ravenstone, Ibstock and Measham. This would also add pressures to existing services and infrastructure in these areas, although some new provision could potentially be made viable or delivered through development. Growth at these scales is predicted to also increase coalescence effects which can affect amenity and access to open space.

Cumulatively, potential **minor negative effects** are predicted with regards to an increase in pressure on public services in some settlements that may not be able to accommodate expansion to services, and where the economies of scale are not large enough to support new facilities. There is also likely to be a loss of open space and localised impacts in terms of amenity for specific communities. As per other growth options, other people will experience positive effects as they could have better access to affordable housing and the higher scale of growth should also allow for increased investment in social infrastructure improvements. These are **minor positive effects**, which can be predicted with greater certainty compared to the same options at C1/C2.

Option A3

This option involves growth on strategic sites close to 'other settlements' in Blaby and Charnwood. Growth at the scale proposed in Blaby is likely to have positive effects on the health and wellbeing for some communities through the potential substantial delivery of affordable housing in proximity to Hinckley and other existing settlements. Positive effects are also predicted for Charnwood, especially where growth can relate to existing settlements such as Sileby and Shepshed. In Blaby. the strategic scale of sites should further be able to support a new school on-site and potential other social and health infrastructure. However, growth in Charnwood is likely to rely to a great extent on existing provision in a nearby settlement(s). This could reduce access and add pressures to social and health infrastructure for existing communities. In this regard, a mixture of **minor positive** and **minor negative effects** are predicted. The scale of growth and locations involved is likely to fall in proximity to main roads and rail infrastructure, but adverse effects on amenity and health can likely be mitigated through sensitive design. This option should also be able to avoid adverse pressures on existing AQMAs and sustain access for existing communities to green space and open countryside.

Option A4 will have **neutral effects** with regards to health and wellbeing in identified / other settlements as no development is proposed for 'other settlements'.

Option A5

Health and Wellbeing

In Charnwood and Hinckley, this scale of growth proposed for 'other settlements' under option A5 is predicted to have similar effects to those under growth scenario C2. In Melton, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario C1. In Harborough, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A2. However, a lower density of growth can be supported particularly to the north west of Market Harborough.

In Blaby and NWL, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A1. In NWL, effects will be more significant, as this scale would likely require the further intensification of growth around existing settlements and potential release of land in settlements close to Coalville such as Ravenstone, Whitwick or Hugglescote, reducing access to the countryside for existing residents, adding pressures to local services and congestion. This scale and distribution is not likely to deliver any substantial improvements in social infrastructure, but could help sustain existing services or have minor improvements in service provision (such as bus). In Blaby, this scale will require the use of site options in more sensitive locations (for example near to main roads and other uses that create noise and disturbance) which have potential to cause harm to the amenity of new residents.

Overall, a **minor negative effect** is predicted mainly due to the higher scale of growth in Blaby and NWL and the potential for these to have impacts on amenity and service provision for existing and new residents. **Minor positive effects** are also predicted mainly due to significant new provision of affordable housing for some groups.

Growth scenario B - 20,000 dwellings (Higher Housing Need)

Option B1 and B2

Overall, a combination of uncertain minor negative effects and minor positive effects are predicted. Whilst this scale and distribution would unlock affordable housing provision and provide a greater mix of housing types across smaller settlements, the scale and distribution of growth is unlikely to allow for any substantial infrastructure delivery at a local scale and this would therefore add pressures to existing services and community infrastructure across settlements.

Option B3

This option involves higher levels of growth on strategic sites close to 'other settlements' in Blaby and Charnwood, and growth in NWL. For Blaby, the effects are similar to those under Option A3, but positive effects on health and wellbeing through the delivery of affordable housing and on-site infrastructure is more significant. In Charnwood, the higher level of growth would either require the use of the Six Hills strategic site options or use of two of three urban extensions between Sileby, Shepshed and around Prestwold. This would intensify growth around settlements which is likely to undermine some access for existing community to open countryside. A concentration of growth at Six Hills should avoid such effects and should also be able to support the delivery of new on-site social and health infrastructure potentially including new schools, health services and local shops. Although, new residents would be distant to wider facilities, employment opportunities and public transport connections. On the contrary, the dispersed approach would add pressures to existing infrastructure in adjacent settlements, although the scale of growth should also allow for either some on-site provision or improvements to existing provision (such as the expansion of schools).

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In NWL, this scale of growth should be able to avoid the strategic site options next to East Midlands Airport, which have the greatest potential for adverse effects on health and wellbeing of new residents. Other site options relate well with Ashby-de-la-Zouch, and thus have potential for positive effects through the provision of affordable housing, although these are likely to reduce some access to open countryside for existing residents. This approach further encourages growth along the A42, but adverse effects on health from noise and poor air quality can likely be mitigated through sensitive design. The scale of growth involved in NWL would mean that future residents would rely on health and most social infrastructure off-site, which can add pressures onto existing provision and reduce access for nearby communities.

Cumulatively, this option is predicted to have a mixture of **moderate positive** and **minor negative** effects.

Option B5

In Blaby, this higher scale of growth will require the substantial use of site options in locations with potential to have adverse effects on the amenity of new residents. This include site options in and around Huncote and east of Stoney Stanton which fall in close proximity to a working quarry in Croft and site options north and south of the M69. However, some adverse effects can likely be mitigated through incorporating safeguarding measures. This scale of growth will also result in the substantial loss of green space at a localised scale around small settlements. This scale of growth will add substantial pressures on existing community infrastructure, although at some locations improvements to existing provision (such as increase in school places) or limited new provision where growth is consolidated may be possible.

In Charnwood and Melton, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario C1. In Harborough and NWL, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A5. In Hinckley, effects are predicted to be similar to those under option C2, although the lower scale of growth should allow further flexibility to accommodate growth on site options which cause the least adverse effects on amenity of new and existing residents.

Overall, a combination of potential moderate negative effects and minor positive effects are predicted. This scale and distribution of growth would unlock affordable housing provision across some smaller settlements across local authority areas, other than Blaby and NWL where these positive effects will be more widespread. The distribution of growth is unlikely to allow for any substantial infrastructure delivery at a local scale and this would therefore add pressures to existing services and community infrastructure across settlements, particularly in Blaby and NWL. At some locations, development would also likely be required in proximity to areas at risk of fluvial flooding, which could indirectly adversely affect the wellbeing of new or existing residents.

Growth Scenario C – 7950 dwellings (50% of current unmet housing need)

Option C1 and C2 will involve dispersed growth in each of the authorities across identified settlements and smaller villages. There is a presumption that following a settlement hierarchy approach, the larger, better served settlements would be the first port of call, followed by the smaller villages.

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In Charnwood, this scale of growth can be accommodated across a number of site options in small towns and large villages such as Shepshed, Barrow upon Soar, Rothley and Sileby. Concentrating growth in Shepshed provides opportunities for the redevelopment of site options that contain derelict or commercial/ industrial uses which are considered to likely have adverse effects on amenity of existing communities. Outstanding growth can further be distributed adequately across site options that relate to numerous large villages. Whilst the levels of growth in service centres and other larger villages would not be significant, there could be pressures relating to the provision of school places and health care. Without substantial growth, additional development is therefore likely to lead to pressures, which are potential negative effects. Growth villages such as Barrow upon Soar and Sileby further benefit from good rail connectivity to Leicester and Loughborough which form important employment areas for the Leicestershire area and growth here could reduce some demand for car use (offsetting potential amenity issues relating to growth) and ensure good access to jobs and services.

In Harborough, this scale of growth can either be distributed on a number of smaller site options or parts of sites adjacent to most or all settlements or by focusing growth on a smaller number of large sites at settlements such as Kibworth and Broughton Astley. Distributing this scale of growth across a number of smaller site options is not predicted to have any significant effects on health and wellbeing, as the localised loss of green space would be negligible and access to countryside for existing residents is not likely to be adversely affected. This distribution approach is unlikely to deliver any significant improvements in health and social facilities and infrastructure, but equally this scale of growth is unlikely to cause any substantial adverse effects on existing provision. Opportunities for integrating new green infrastructure on smaller site options is also predicted to be limited. Focusing growth on a smaller number of large sites could increase potential for the integration of green infrastructure. This approach could also increase the viability of certainly services such as public transport and local shops, which could help safeguard the existing provision and potentially deliver enhancements.

In Hinckley, this scale of growth can be accommodated across a number of larger villages with have good existing health and social infrastructures and some public transport provision such as Stoke Golding and Barlestone. Distributing growth between settlements should avoid significant pressures on existing services and infrastructure in a single area and avoid the significant loss of green space on the periphery of these villages. Alternatively, this growth could be accommodated on a number of larger site options in larger villages which have good existing services and infrastructure. In such case, development could unlock some enhancements to existing provision such as green infrastructure, contributions towards the expansion of primary education provision and play areas. This approach should also be able to help safeguard existing services at these villages, although it could add pressures onto the local road network which could have a minor adverse effect on local air quality.

In Melton, this growth can be distributed across a number of site options that relate to numerous settlements. Under this growth scenario and distribution site options that relate to villages with some services and infrastructure such as Long Clawson, Hose and Somerby would be required which could add some pressures to existing services and infrastructure in settlements. However, these pressures are unlikely to be significant and some growth in these areas could support enhancements in provision. Alternatively, growth can be focused on one or more of the larger sites in specific identified settlements. This growth distribution could deliver new health and social facilities and infrastructure such as a school, shops and green infrastructure (though this would depend upon the ability to expand facilities). Although site options in proximity to Melton Mowbray might not be available within the current plan period, development on these site options are unlikely to add pressures on services and infrastructure in nearby communities. The spatial distribution of these large site options should also avoid excessive pressures from movement to and from these sites and Melton Mowbray which could otherwise cause adverse effects on air quality. This scale of growth is also not likely to have cumulative adverse effects on the loss of green space or undermine access for existing communities to open countryside.

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In Blaby, the effects of growth are somewhat dependent on the likely distribution. Growth on site options close to the NLA such as those near Narborough could add some pressures on existing health, social and transport infrastructure in these areas. However, at this scale distributing growth could avoid significant pressures on an individual settlement and support existing facilities. The cumulative loss of green space under this growth scenario is not predicted to be significant and growth is unlikely to significantly undermine access of existing communities to open countryside. Growth at this scale could also likely either implement adequate mitigation or avoid site options in close proximity to infrastructure and development such as major roads and quarries which could have adverse effects on health and amenity.

In North West Leicestershire, this scale of growth whilst avoiding more sensitive site options to the north and east would likely need to be concentrated in and around a number of settlements including Ashby-de-la-Zouch, near Coalville such as Ravenstone, Ibstock and Measham among potential others. Concentrating growth in these areas could add pressures to existing local services and infrastructure, although effects in Ashby and near Coalville are less likely to be as significant due to the proximity of site options to these towns and the wider range of services they provide. In some locations such as Ashby-de-la-Zouch, further growth could reduce access for existing communities to open countryside which could have adverse effects on a localised scale. This scale of growth is also likely to cause some coalescence effects between settlements such as with Coalville and surrounding built-up areas. The substantial change in the character of the built environment could have adverse effects on the wellbeing of existing communities which are likely to not be as receptive to change.

Cumulatively, this scale of growth is predicted to have potential **minor positive effects**, as it is likely that growth could be accommodated without putting major pressures on new facilities, but could support the viability of existing services. At the relatively low, dispersed levels of growth involved it ought to be possible to manage potential negative effects in terms of amenity and access to green spaces ought to remain good.

Option C3 and C4 involve no growth in the other identified settlements themselves. As such **neutral effects** are predicted in this respect.

Overall effects

Growth scenario A - 15,900 dwellings (Current unmet housing need)

The dispersed options (A1, A2 and A5) at this scale of growth generate mixed effects and these are spread across a wider area of the County. In particular, there could be moderate positive and moderate negative effects at the market towns, due to additional growth supporting new facilities and infrastructure in accessible locations. Though only minor positive effects are recorded for the NLA and the other settlements, a range of locations would benefit and cumulatively, these are considered to be potential moderate positive and moderate negative effects (in terms of effects on amenity, greenspace and public services). For option A3, which focuses on strategic sites, the overall positive effects are potentially major given that the types of development involved are more likely to bring comprehensive provision of services and facilities on site. A focus on the NLA could have potentially major positive effects for communities in these locations by virtue of access to jobs, affordable homes and infrastructure improvements. However, few other locations would benefit, and so the overall effect is considered to be moderately positive.

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Growth scenario B - 20,000 dwellings (25% uplift of current unmet housing need)

At a higher scale of growth the effects of corresponding options under Growth Scenario A would be heightened, which gives greater certainty that effects will arise, and / or that the significance of effects (particularly negative effects) will increase.

Growth Scenario C – 7950 dwellings (50% of current unmet housing need)

At a lower level of housing delivery, the effects are of a lower significance regardless of the distribution involved. A focus on strategic sites is still found to have the biggest potential for positive effects in terms of health, given that comprehensive development with supporting services ought to be achieved.

		City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Option 1 *Settlement tiers*	A1 HENA	-	x / ✓	xx? / ✓✓?	x? / ✓	xx? / ✓✓?
	B1 *Higher*	-	x / ✓	xx / ✓✓	x/ ✓	xx / ✓✓
	C1 *Lower*	-	x / ✓	x? / ✓	✓?	x / ✓
Option 2 *Equal Share*	A2 HENA	-	x / ✓	xx? / ✓✓?	x? / ✓	xx? / ✓✓
	B2 *Higher*	-	x / ✓	xx/ ✓✓	x/ ✓	xx / ✓✓
	C2 *Lower*	-	x / ✓	x? / ✓	✓?	x / ✓
Option 3 *Strategic Site focus*	A3 HENA	✓?	x / ✓✓	x / ✓✓	x / ✓	x/ ✓✓✓?
	B3 *Higher*	✓?	x / ✓✓	xx / ✓✓✓?	x / ✓✓	xx?/ ✓✓✓
	C3 *Lower*	✓?	x / ✓✓	-	-	x / ✓✓?
Option 4 *Near Leicester Area focus*	A4 HENA	x / ✓	xx / ✓✓✓?	-	-	x / ✓✓
	B4 *Higher*	x / ✓	xxx ?/ ✓✓✓?	-	-	xx/ ✓✓
	C4 *Lower*	-	x / ✓✓?	-	-	✓
Option 5 *HENA Distribution*	A5 HENA	x / ✓	x / ✓	x / ✓✓?	x? / ✓	xx / ✓✓
	B5 *Higher*	x / ✓	xx? / ✓✓?	xx / ✓✓	x? / ✓✓	xx / ✓✓

Appraisal findings: Housing

The findings relating to the Sustainability Topic 'Housing' are presented in the following tables.

Housing

Leicester City and the Near Leicester Area (NLA)

Growth scenario A - 15,900 dwellings (HENA)

Option A1 would involve 5,406 dwellings within 10km of Leicester's centre, which would be likely to lead to **minor positive effects** where housing would be located near to where needs are arising. The delivery would be expected to be broadly even across the five Local Authorities which border Leicester, helping to ensure that the positive effects are distributed across areas of Leicester in close proximity to proposed growth.

Option A2 would involve a higher amount of growth in areas surrounding Leicester, with 6,110 dwellings being delivered. Charnwood, Harborough and Hinckley and Bosworth would receive 772 dwellings in this area each, Blaby would receive 1522 and Oadby and Wigston 2271. Whilst the scale of growth in these areas would be higher than Option A1, the broad magnitude of effects may be likely to remain broadly aligned for the NLA as a whole; however, the distribution of effects would follow the spread of growth, with Blaby and Oadby and Wigston being expected to see more pronounced benefits relating to the delivery of housing. **Minor positive effects** are expected.

Option A3 would be expected to involve the intended growth of 15,900 being distributed across large, new strategic sites. Sites in close proximity to Leicester would be maximised, with 8,450 dwellings spread across strategic sites in Blaby (2770), Harborough (3750), Hinckley (450) and Oadby and Wigston (1,480) providing strategic growth and the remaining growth being provided elsewhere in the County. The growth and associated effects for the NLA would be expected to be aligned with that set out under Option C3, aside from 500 additional dwellings within Harborough. The large amount of growth (8,450) would help to meet the Leicester's identified housing need in some areas of growth which would be broadly accessible from the city. Areas in the east and south east would be expected to benefit from the effects of the large growth at the Stoughton site; the benefits would be expected to be related to improved housing affordability and an appropriate mix of new housing types and tenures. **Moderate positive effects** are likely.

Option A4 would see a large amount of growth (15900 dwellings) within the Leicester Urban periphery; Blaby, Charnwood, Harborough and Hinckley and Bosworth would receive 3330 dwellings each with Oadby and Wigston receiving 2582. This higher level of growth would be expected to provide additional beneficial effects which magnify those outlined under growth scenario C for the NLA. This approach would deliver the identified housing need in areas in close proximity to where the need is required. It is noted that this scale of growth would be likely to involve some strategic growth sites within the areas which surround Leicester; these may deliver additional benefits relating to improved infrastructure to make housing more desirable. Overall, **major positive effects** are predicted for the NLA, with spill over effects in the City.

Option A5 would focus on delivering growth according to individually assesses local housing needs across Leicestershire. Growth in the NLA would be largely aligned in scale to that set out under Option A2, however the distribution would be different. Blaby would see 3,492 dwellings, Charnwood 354, Harborough 647, Hinckley 753 and Oadby and Wigston 800 dwellings. As such, positive effects associated with housing delivery are likely to be aligned to the distribution of growth; Blaby would be

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expected to see the greatest delivery of housing and as such may see the most pronounced positive effects. The clustering of growth in such a way may also give rise to some increased potential for strategic benefits, leading to positive outcomes in terms of providing housing which is broadly well connected to identified need and an attractive range of properties for future residents. Whilst the spread of effects and housing would differ from Option B2, the general thrust of housing delivery would be likely to lead to effects of a similar magnitude. Overall, **moderately positive effects** are expected.

Growth scenario B -20,000 dwellings (High growth)

Option B1 would equally distribute growth across Blaby, Charnwood, Harborough, Hinckley and Oadby and Wigston (1,360 dwelling allocated to each) within the NLA; the remaining growth would be spread across other areas in Leicestershire. This approach would result in 6,800 dwellings being delivered in areas which are considered to be broadly well connected to the established housing need. The more distributed spread may hold back the potential for higher level strategic benefits (though this scale would be likely to offer some strategic benefits) and it would still deliver a large amount of housing in the NLA, potentially helping to improve affordability and availability of housing in these areas. **Moderately positive effects** are expected in the NLA.

Option B2 would be expected to deliver slightly more growth within areas close to Leicester than seen in Option B1. This would be through a less even distribution, with Blaby and Oadby and Wigston seeing an increase in dwellings (1,945 and 2,582 respectively) and the remaining areas seeing a reduction (987). This may permit some strategic benefits in Oadby and Wigston and Blaby, potentially better connecting growth with Leicester, however effects may be less pronounced in areas of the NLA. On balance, **moderately positive effects** are expected for Leicester and the NLA.

Option B3 would involve growth of 20,000 dwellings on strategic sites ; in order to meet this, all strategic sites nearby to, or within the near Leicester area would be allocated, resulting in growth of 8450 dwellings within 10km of Leicester's centres. Blaby would see 2770 dwellings, Harborough 3,750, Hinckley 450 and Oadby and Wigston 1,480. This growth would be the same for this area as seen under Option A3 and effects would be likely to mimic those set out under that option. There may be some increase positive effects associated with the general uplift in housing delivery beyond the identified need, helping to improve affordability and offer an appropriate range of housing types and tenures. **Moderately positive effects** are expected for the NLA and Leicester itself.

Option B4 would see growth surrounding Leicester within the peripheral locations around Leicester being maximised according to the capacity of each authority within these areas. Leicester's peripheral areas within Blaby (4,594), Charnwood (4,594), Harborough (4,594), Hinckley (3,637) and Oadby and Wigston (2,582) would see growth. These areas would be likely to see some improvements to affordability of housing, as well as a better suited mix of housing types and tenures. This option would maximise the opportunities for growth in areas as close as possible to Leicester and the scale would be expected to permit some strategic benefits including transport links which would better connect the identified housing need with the new housing delivery. The uplift in housing delivery beyond that which has been determined to be required in also positive and would enhance effects relating to housing affordability as well as providing an appropriate mix of housing types and tenures in the NLA. **Major positive effects** are likely, with some knock on benefits for the City itself due to a reduced pressure for homes.

Option B5 would deliver growth of 6,879 within 10km of Leicester's centre with the most growth being allocated in Blaby (3,589), the rest of the growth would be distributed to Charnwood (445), Harborough (1,086), Hinckley (753) and Oadby and Wigston (1,006). The overall scale of growth in the NLA would be broadly aligned with that seen under Option B1, hence being likely to deliver similar effects for the NLA. That said, the different distribution should mean that effects are more pronounced in those areas seeing the higher growth (most significantly in Blaby). **Moderately positive effects** are expected overall.

Housing

Growth Scenario C - 7950 dwellings (low growth)

Option C1 would be expected to deliver 2703 dwellings within 10km of Leicester's centre, distributed between Blaby, Charnwood, Harborough and Hinckley and Oadby and Wigston (541 dwellings each). This lower growth would be expected to mimic those effects outlined in Option A1, but to a reduced magnitude. Therefore, only **minor positive effects** are likely for the NLA and the City. Considering the lower growth around this area (NLA) and the overall shortfall in housing delivery under this growth scenario, more pronounced negative effects would be likely, potentially placing greater pressure on housing delivery in this area and the City. Alongside the aforementioned positive effects, potential **major negative effects** are highlighted for the City, as the overall amount of shortfall would be lower, and some of this would be delivered in locations outside of the NLA.

Option C2 would involve some slightly inflated growth within 10km of Leicester's centre in Blaby (757) when compared to Option C1, however less growth (379) would be allocated to areas in Charnwood, Harborough and Hinckley which also contain areas within the NLA. Further to this, 1,136 would be delivered nearby to Leicester in Oadby and Wigston. Overall, the level of growth directed to the NLA would be slightly higher than seen under Option C1. Whilst this may to some extent reduce the magnitude of negative effects and increase the magnitude of positive effects, the anticipated effects for Leicester would be considered to be largely aligned with those set out under Option C1. The level of growth in different areas would be likely to relate to the magnitude of effects in each area, though the overall effects would be similar. As such, **minor positive effects** and potential **major negative effects** are predicted.

Option C3 would involve 7950 dwellings, which could be distributed across strategic sites in Blaby (2770), Harborough (3250), Hinckley and Bosworth (450) and Oadby and Wigston (1480), nearly maximising the strategic potential within the NLA. This would not require any other strategic releases of land to meet this option's proposed quantity of growth. As such, ensuring that all housing is functionally connected to Leicester itself should have some positive effects in terms of delivering large areas housing in areas relevant to the identified need, whilst benefitting the peripheral areas by offering a locally relevant mix of housing types and tenures. The strategic nature of the sites would be expected to ensure improved connectivity to these areas from Leicester, helping to make these areas more attractive for prospective residents. **Moderate positive effects** are predicted. Some **moderate negative effects** may be seen linked to the fact that this scale of growth would not deliver sufficient housing to meet the identified need, and hence pressures on housing may be seen in the City.

Option C4 would be expected to meet some of the identified housing need for Leicester on sites which fall within 10km of Leicester's centre. 7,950 dwellings would be allocated within Blaby, Charnwood, Harborough, Hinckley and Bosworth and Oadby and Wigston. Where the sites would be within a relatively close proximity to Leicester's identified need, positive effects are expected where this delivery will provide houses to match employment needs, some boosts to localised affordability as well as an increased likelihood that the homes would be of appropriate types and tenures to match the local need where it arises to an extent. There are likely to be **moderate positive effects**, which are also likely to spill over into Leicester City to an extent. There would be no further housing delivery across the HMA under this approach, and there would be an overall shortfall in the amount of housing delivered, which is a **moderate negative effect** for the City.

Market Towns

Growth scenario A - 15, 900 dwellings (Current unmet housing need)

Housing

Option A1 would lead to 5,247 dwellings being split between Leicestershire's market towns; Charnwood, Harborough, Hinckley, North West Leicestershire and Melton would receive 1,049 dwellings. Loughborough, Hinckley, Melton Mowbray and Coalville are likely to see significantly higher levels of growth than outlined under Option C1, amplifying the anticipated effects outlined for the lower growth scenario below (Option C1). Market Harborough and Lutterworth would be expected to see similar effects, though potentially to a lesser extent as the 1,049 dwellings would be likely to be split between the areas. Overall, the market towns of Leicestershire would be likely to see **moderate positive effects**.

Option A2 would involve the largest amount of growth directed to Coalville and Melton Mowbray (1,522), the next highest to Loughborough and Hinckley (750), and Lutterworth and Market Harborough would split a share of 750 dwellings. Market towns seeing growth are likely to see positive effects, with increased housing provision helping to increase local affordability as well as there being a high likelihood of locally appropriate mixtures of housing types and tenures. The scale of growth is likely to link to the magnitude of effects. Hence, Coalville and Melton Mowbray are likely to see the most significant positive effects, with the high growth (albeit lower than Coalville) in Loughborough and Hinckley likely to promote more substantive positive effects. Melton Mowbray, Lutterworth and Market Harborough would be likely to see lower growth levels, hence, these areas are likely to see minor positive effects. Overall, the high levels of housing growth in Leicestershire's market towns under this approach is expected to lead to **moderate positive effects**.

Option A3 would involve growth of 5,857 dwellings on strategic sites in Market Towns; 1,242 would go to each of Harborough, Hinckley, Melton and North West Leicestershire, with 890 going to Charnwood. The overall scale of growth across Market Towns would be slightly higher, but not significantly dissimilar from Options A1 and A2, resulting in the same broad effects. That said, where the distribution differs, those areas seeing higher growth (Hinckley, Melton Mowbray and Coalville) would see more pronounced effects, and other areas slightly reduced effects. Further benefits may be seen through strategic delivery of growth leading to some increased desirability of new dwellings. On balance, **moderate positive effects** are predicted.

Option A4 would not involve any growth in Market Towns, and hence effects are **neutral**.

Option A5 would deliver growth of 5,859 in Market Towns across Leicestershire; Loughborough would see 343 dwellings, Market Harborough and Lutterworth 628 between them, Hinckley 1,846, Melton Mowbray 884 and Coalville 2,158. The overall scale of growth across Market Towns would be slightly higher, but not significantly dissimilar from Options A1 and A2, resulting in the same broad effects. That said, where the distribution differs, those areas seeing higher growth (Hinckley and Coalville) would see more pronounced effects, and other areas slightly reduced effects. On balance, **moderate positive effects** are predicted.

Growth scenario B – 20,000 dwellings (25% uplift in unmet needs)

Option B1 would involve growth of 6,600 dwellings across the county's market towns, with 1,320 dwellings allocated in each market town, aside from Market Harborough and Lutterworth, where that quantity would be expected to be split. This should mimic the effects set out under Option A1, though with slightly more pronounced effects seen in each market town, aligned with the higher growth. On balance, **moderate positive effects** are predicted.

Option B2 would see growth of a broadly similar scale allocated to market towns as seen under Option B1. The difference would be seen through distribution, Melton Mowbray and Coalville would see increased housing and Loughborough, Hinckley, Lutterworth and Market Harborough would see a reduction. The magnitude of effects in each town would align to the scale of growth allocated to it. Overall, **moderate positive effects** are predicted.

Housing

Option B3 would see growth of 8,085 dwellings allocated to strategic sites in or around market towns, making this the highest growth scenario for market towns. Hinckley and Melton Mowbray would see the highest growth (1,925 dwellings), Coalville would see the next highest (1,420), Loughborough would see 890 dwellings and Lutterworth and Market Harborough would share an allocation of 1925 dwellings. The previously outlined positive implications of housing delivery would be expected in each of these towns, with the magnitude associated with the scale of growth. The strategic nature of the growth under this option may further benefit housing related outcomes, including by making developments more attractive through the delivery of supporting infrastructure. Overall, **major positive effects** are predicted.

Option B4 would not involve any growth in Market Towns, and hence effects are **neutral**.

Option B5 would allocate 7,764 dwellings to market towns across the county. The distribution of growth would align with that set out under Option A5, though with a greater quantity at each town. This would be likely to produce effects of a similar nature to those seen under Option A5, though at an increased magnitude in line with the higher growth. **Major positive effects** are therefore predicted.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing need)

Option C1 would lead to 2,624 dwellings being split between market towns within Charnwood, Harborough, Hinckley, Melton and North West Leicestershire; each Local Authority would be allocated 525 dwellings to be delivered within their Market Towns. Whilst this would deliver some of Leicester's unmet housing need, the locations are a relatively long way from Leicester itself. The market towns of Coalville, Loughborough, Hinckley and Melton Mowbray would be likely to see positive effects as a result of additional housing provision. This would be expected to improve local affordability, whilst increasing the likelihood of appropriate housing types and tenures. Market Harborough and Lutterworth would be expected to see similar effects, though potentially to a lesser extent as the 525 dwellings would be likely to be split between the areas. Overall, the market towns of Leicestershire would be likely to see **minor positive effects.**

Option C2 would direct housing growth to the market towns within the county, lower growth (379) would go to Loughborough and Hinckley, even lower growth (379 split between them) would go to Market Harborough and Lutterworth, whilst higher growth would be directed towards Melton Mowbray and Coalville (757 dwellings each). The larger amount of growth in the later mentioned market towns would be expected to result in some positive effects related to increased housing affordability and an appropriate mix of types and tenures. Market Harborough and Lutterworth would be likely to see some minor positive effects. Overall, the growth is likely to be more skewed than outlined under Option C1. Hence, whilst positive effects are predicted for areas with higher growth, other towns would not see as much growth and benefits would be minor. Hence, when looking at the overall effects on market towns on balance, **minor positive effects** are predicted.

Option C3 would not involve any growth in Market Towns, and hence effects are **neutral**.

Option C4 would not involve any growth in Market Towns, and hence effects are **neutral**.

Other settlements

Growth scenario A - 15,900 dwellings (Current unmet housing need)

Housing

Options A1 and A2 would involve equal levels of growth across other identified and sustainable settlements throughout Leicestershire, with 874 additional dwellings allocated within Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire under Option A1 and 750 under Option A2 (749 for Blaby). The growth would be expected to be more distributed across the county on smaller sites.

The higher growth also makes it likely that housing would be delivered on an increasing number of sites, further distributing the beneficial impacts. Several locations may be brought forward that are not well related to Leicester, and this offsets the positive effects somewhat. Overall, a **minor positive effect** is predicted for the NLA, with positive effects in the City too.

Option A3 would see 1,242 dwellings on strategic sites across other identified and sustainable settlements in Blaby and 352 in Charnwood. This would offer fairly localised effects around the specific areas of strategic growth. In these areas, especially in Blaby, it would be likely that benefits would be seen including improved housing affordability and locally relevant mix of housing types and tenures. That said, considering the overall effects across the whole county, these effects would only be likely to promote **minor positive effects.**

Option A4 would not involve any growth in Other Settlements, and hence effects are **neutral.**

Option A5 would result in the delivery of 3,996 dwellings across other identified and sustainable settlements. Blaby and North West Leicestershire would see the highest allocation of dwellings with 1,282 and 1,014 respectively. Harborough would see 628, Melton 436, Charnwood 343 and Hinckley 294. Those seeing lower growth would see negligible positive effects as the growth would be likely to be distributed thinly across the authorities. Blaby and North West Leicestershire would see more pronounced effects, with some increased affordability and housing types and tenures to suit local needs being seen across other areas across the authorities, potentially benefitting rural communities. Overall, this is likely to result in **moderate positive effects,** though these are likely to be focused in the two authorities seeing higher growth.

Growth scenario B – 20,000 dwellings (25% uplift of unmet housing need)

Option B1 would involve growth of 1,100 dwellings within each of Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire across other identified and sustainable settlements. This would be likely to mimic those effects set out under Option A1, though with the effects being seen across a greater number of places, in line with the increased growth. **Minor positive effects** are likely.

Option B2 would see growth of 958 dwellings across other identified and sustainable settlements in each of Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire. This scale and potential effects would be of a magnitude between that seen under Option A1 and Option C1. As such, it is likely to promote **minor positive effects.**

Option B3 would see strategic growth in other identified and sustainable settlements in Blaby (1,925), Charnwood (1,035) and North West Leicestershire (505). This increased growth would see benefits in Blaby, Charnwood and to a lesser extent North West Leicestershire, including improved affordability and a more locally relevant mix of housing types and tenures. Whilst this is positive in these areas, the effects would be very isolated. Elsewhere there would be no growth in this type of area and hence, mixed **neutral** and **minor positive effects** are expected.

Option B4 would not involve any growth in Other Settlements, and hence effects are **neutral.**

Housing

Option B5 would see 5,356 dwellings being delivered across other identified and sustainable settlements in Blaby (2,416), Charnwood (432), Harborough (653), Hinckley (294), Melton (548) and North West Leicestershire (1,014). This should lead to effects which are aligned with those set out under Option A5, though with some more thoroughly distributed and hence more pronounced effects in line with increased growth. Overall, this is likely to result in **moderate to major positive effects**, these are likely to be more focused in the two authorities seeing higher growth and less so elsewhere.

Growth Scenario C - 7746 dwellings (50% of unmet housing need)

Options C1 and C2 would involve similar levels of growth across other identified and sustainable settlements throughout Leicestershire, with 437 additional dwellings allocated within Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire under Option C1 and 379 under Option C2. The growth would be expected to be more distributed across the county on smaller sites. Hence, the aforementioned positive effects associated with housing growth would be expected to be less localised and more widely spread than options which focus growth on more specific localities. One benefit of this approach is to allow for delivery in multiple areas at the same time and to enhance housing choice. This is positive, but it is probable that a large proportion of housing would not be well linked to Leicester, and would not necessarily be delivering the type of housing need arising in the City. Therefore, overall, only **minor positive effects** are predicted with regards to housing objectives.

Option C3 would not involve any growth in Other Settlements, and hence direct effects are expected to be neutral. That said, smaller settlements in close proximity to the large-scale strategic growth would be expected to experience some improvements to affordability, as well as improved provisions of locally determined housing types and tenures. However, when looking at other identified settlements as a whole and across the county, effects are predicted to be **neutral**.

Option C4 would not involve any growth in Other Settlements, and hence effects are **neutral**.

Overall effects

Growth scenario A - 15,900 dwellings (HENA Local Housing Need)

Each of the options are predicted to have **major positive effects**, as they each will plan for the identified level of housing need for Leicester. The options that direct the most growth away from the NLA (A1 and A2) involve some uncertainty in terms of whether the major positive effects would be realised. Conversely, the options that focus growth into the NLA are more likely to bring benefits closest to where the need for housing arises (and therefore the effects are more certain in this respect).

Growth scenario B - 20,000 dwellings (25% uplift on current housing needs)

With the identification of a higher level of housing delivery, each of the options is predicted to have **major positive effects.** Each option will provide a buffer in supply, and though some of this may not have a direct relationship with Leicester (for each option other than Option B4), it would help to relieve pressure for local housing in the constituent authorities.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing need)

Housing

Each of the options at this lower scale of growth are predicted to have negative effects with regards to housing in Leicester City. This is because the identified level of need would not be planned for. The effects are more pronounced for the options that distribute growth away from the Near Leicester Area, and therefore Options C1 and C2 are identified as having uncertain **major negative effects**. Options C3 and C4 will provide a higher amount of growth in the NLA, and this means that the negative effects are only recorded as **moderate negative effects**. Despite there being negative effects overall as discussed above, there would also be benefits in those locations were new housing is directed. For options C1 and C2, where there is a spread of benefits across the NLA, market towns and other settlements, whilst for Options C3 and C4 the benefits are concentrated towards the NLA and Leicester. Overall, each option is predicted to have **moderate positive effects**.

		City	*Near Leicester Area*	*Market towns*	*Other settlements*	Overall effects
Option 1 *Settlement tiers*	A1 *HENA*	✓	✓	✓✓	✓	✓✓✓?
	B1 *High*	✓	✓✓	✓✓	✓	✓✓✓
	C1 *Low*	✓/××× ?	✓	✓	✓	✓✓/××× ?
Option 2 *Equal Share*	A2 *HENA*	✓	✓	✓✓	✓	✓✓✓?
	B2 *High*	✓	✓✓	✓✓	✓	✓✓✓
	C2 *Low*	✓/××× ?	✓	✓	✓	✓✓/××× ?
Option 3 *Strategic Site focus*	A3 *HENA*	✓	✓✓	✓✓	✓	✓✓✓?
	B3 High	✓	✓✓	✓✓✓	✓	✓✓✓
	C3 *Low*	✓/××	✓✓	-	-	✓✓/××
Option 4 *Near Leicester Area focus*	A4 *HENA*	✓	✓✓✓	-	-	✓✓✓
	B4 *High*	✓✓	✓✓✓	-	-	✓✓✓
	C4 *Low*	✓/××	✓✓	-	-	✓✓/××
Option 5: *HENA Distribution*	A5 HENA	✓	✓✓	✓✓	✓✓	✓✓✓
	B5 *High*	✓	✓✓	✓✓✓	✓✓	✓✓✓

Appraisal findings: Employment and Economy

The findings relating to the Sustainability Topic 'Employment and Economy' are presented in the following tables.

Employment and Economy
City ***Growth scenario A - 15,900 dwellings (Current unmet housing need)*** **Option A1** would be expected to meet the identified housing need for Leicester on some sites which fall within 10km of Leicester's periphery. 1,081 dwellings would be allocated within each of Blaby, Charnwood, Harborough, Hinkley and Oadby and Wigston. The housing growth in this area which is well connected to Leicester would be likely to support economic growth within the city for the reasons discussed above. This constitutes potential **moderate positive effects** for the City. **Option A2** would involve growth of 6,110 dwellings within the NLA; though the city would not see direct housing growth, this would be expected to bring some positive effects to Leicester, especially in areas nearby to its boundaries with other authorities. Blaby would see a greater amount of growth at 1,522 dwellings, with Charnwood, Harborough and Hinckley receiving 772 and Oadby and Wigston receiving 2,271. When comparing to Option A1, increased growth in Blaby and Oadby and Wigston is expected to lead to inflated positive effects in Leicester's west, south west and south eastern outskirts, nearby to growth. Effects in areas of Leicester closer to the other three districts which would be expected to see lower levels of growth, would be less significant in line with a reduction in proposed growth when compared to Option A1. Overall growth in the NLA would be slightly less than under Option A1, however this approach would still be expected to deliver potential **moderate positive effects**. **Option A3** would be involve the intended growth of 15,900 being distributed across large, new strategic sites across Leicestershire, with 8,450 dwellings maximising the capacity of available strategic sites within 10km of Leicester's centre. Whilst none of this growth would be within Leicester, the large amount of growth (8,450) nearby to the city would be expected to deliver improved connectivity from these areas into Leicester, boosted by the strategic nature of growth. This would have some beneficial effects of delivering housing to meet the city's identified need, which would support economic growth in the City. It would be likely that the increase in population would provide an increase in footfall within the city centre, as well as within the service centres nearby to growth, especially nearby to larger strategic growth on the eastern and southern outskirts of Leicester. This increased footfall is likely to boost local shops, services and the leisure industry. Consequential impacts of this growth are likely to lead to increased employment within the sectors which have benefited, serving to alleviate unemployment pressures identified within Leicester. Construction related employment and economic activity is likely to be beneficial for contractors and suppliers within Leicester. Whilst this option is likely to have positive impacts for Leicester, the lack of growth within the city means that the effects are diluted somewhat and some of the new populations could use other service centres and urban areas elsewhere in the county. The large strategic sites would be expected to deliver onsite shops and services, reducing the need for residents to spend money elsewhere. But, conversely, the strategic growth is likely to provide increased benefits of better connecting the sites to Leicester's identified need. Overall, **moderately positive effects** are predicted for Leicester. **Option A4** would be expected to meet the identified housing need for Leicester on sites which fall within 10km of Leicester's centre. Areas within the NLA would receive the following growth: 3,330 dwellings would be allocated within Blaby, Charnwood, Harborough and Hinckley, with 2,582 allocated in Oadby and Wigston. The large amount of growth in this area would be expected to magnify the effects outlined in Option A4 in line with the additional proposed growth. However, this increase in significance of the effects would be aligned with the additional growth assigned to each district. Therefore, the effects relating to growth in the NLA which benefits

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Leicester's outskirts would be skewed, with slightly less pronounced effects being seen in Oadby and Wigston compared to the other areas receiving growth. The additional housing being well connected to Leicester and its associated employment would help to match the identified housing need with employment and economic growth in the city. There would likely be increased footfall related boosts to the city centre of Leicester itself, potentially helping to address the city's unemployment pressures. These pressures could be further alleviated in the shorter term due to the employment which would be associated with the construction process within areas near Leicester. For Leicester as a whole, these effects are likely to be **moderate positive effects**.

Option A5 would distribute growth in a pattern which reflects local Housing and Economic Needs Assessment findings. A total of 6,045 dwellings would be allocated within the NLA, with Blaby receiving the higher growth at 3,492 dwellings, Oadby and Wigston 800, Hinckley 753, Harborough 647 and Charnwood 354. As such, the effects would be most likely to be more pronounced for areas of Leicester which are in close proximity to Blaby, where the majority of growth would be allocated which may also include strategic growth leading to improved connectivity into Leicester. Elsewhere, effects may be expected to be more distributed and localised in the vicinity of peripheral areas of Leicester which are nearby to growth. For Leicester itself, considering the entire area, potential **moderate positive effects** are predicted.

Growth Scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 would be likely to broadly mimic those effects outlined under Option A1, though in line with the additional 279 dwellings in each authority receiving growth, effects would be expected to be marginally greater. Whilst some peripheral areas of Leicester may see more pronounced effects where they are nearby to allocations, for Leicester as a whole, **moderate positive effects** are predicted.

Option B2 would identify land for 7,488 dwellings within 10km of Leicester's centre. Blaby would receive 1,945 dwellings, Oadby and Wigston 2,582 and Charnwood, Harborough and Hinkley 987; some of this may be delivered on strategic sites where capacity permits and land is required (most likely in Blaby and Oadby and Wigston, though also possible in Harborough and Hinckley). Effects would be broadly expected to be aligned with those see under Option A2, though to a slightly increased significance in line with the higher growth. Whilst some peripheral areas of Leicester may see more pronounced effects where they are nearby to allocations, for Leicester as a whole, **moderate positive effects** are predicted.

Option B3 would see the same growth and distribution of 8,450 dwellings in the NLA as outlined under Option A3. As such, the effects would be aligned both in terms of significance and spread. Overall, **moderately positive effects** are predicted for Leicester.

Option B4 would provide 20,000 dwellings within the NLA, within 10km of Leicester's city centre. 4,594 dwellings would be delivered in each of Blaby, Charnwood and Harborough, Hinckley would see 3,637 and Oadby and Wigston would see 2,582 dwellings. Where there is capacity for strategic growth in Blaby, Harborough, Hinckley and Oadby and Wigston, some of this growth may be strategic. The nature of effects would be broadly linked to themes discussed above, including increased footfall in service centres nearby to growth as well as Leicester's city centre, short-term construction related economic growth, increased employment and local GVA due to shops and services associated with the growth (especially for strategic sites). The magnitude of these effects would be boldened in line with the additional growth, with the scale of these increases in line with the additional growth when compared to Option A4. Whilst the scale of growth under this option would be expected to lead to some significant positive effects, the fact that the growth is outside of Leicester itself means that these effects may be realised more strongly in areas to the edges of Leicester, nearby to growth. However, considering the high growth under this option in areas functionally linked to the identified housing need, for the city as a whole, **major positive effects** are predicted.

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Option B5 would see growth being allocated with a similar distribution to that set out under Option A5, though the scale of growth in each authority within 10km of Leicester's city centre would be slightly increased to deliver the increased housing delivery under this approach. As such, the magnitude of effects may be expected to increase somewhat, though only to a small degree in areas nearby to growth. For Leicester itself, considering the entire area, **moderate positive effects** are predicted.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing need)

Option C1 would involve an equal spread of growth across the NLA, with growth of 541 dwellings within each of Blaby, Charnwood, Harborough, Hinckley and Oadby and Wigston. Growth in Hinckley which is further from Leicester would have some very minor potential increases in footfall and associated effects within the north western periphery of the city's outskirts. More pronounced effects would be related to the outskirts of Leicester which are nearby to the housing growth, the effects of which have been described previously. Hence, where it would be likely that a reduced number of sites (compared to Option C4) would need to be allocated within the NLA, the benefits would not be as distributed the same. Likewise, the likely footfall increase in Leicester's built-up centre would still provide positive effects, but due to the growth being lower than under the NLA focused approach, effects would not be as significant. Less development would also lead to a reduction in construction related employment, this will still be expected to deliver positive effects for the city, but less prominently than under options which would see higher NLA growth. Overall, a **minor positive effect** is predicted directly for the City as a whole, given the dispersed nature of growth. This might be alongside some **minor negative effects** relating to a shortfall in housing delivery.

Option C2 would involve growth of 3029 dwellings within the NLA; though the city would see not direct housing growth, this would be expected to bring some positive effects to Leicester. Blaby and Oadby and Wigston would see a greater amount of growth at 757 dwellings and 1,136 respectively, with Charnwood, Harborough and Hinckley receiving 379. Positive effects associated with this growth have been outlined above and their magnitude are dependent upon the scale of growth. When comparing to Option C1, growth in Blaby is expected to lead to slightly greater positive effects in Leicester's west, south western and south eastern outskirts. Effects in areas of Leicester closer to the other three districts which would be expected to see lower levels of growth, would be less significant. Overall, a **minor positive effect** is predicted directly for the City as a whole, given the dispersed nature of growth. This might be alongside some **minor negative effects** relating to a shortfall in housing delivery.

Option C3 would be expected to involve the growth of 7950 dwellings distributed across strategic in close proximity to Leicester. This would maximise capacity in Blaby (2,770), Hinckley (450) and Oadby and Wigston (1,480), with Harborough allocating 3,250 out of a total capacity of 3,750. The large concentration of growth within relatively close proximity to Leicester would be likely to lead to an improved level of connectivity from the area into Leicester. This would have some beneficial effects of delivering housing to meet the city's identified need, which would support economic growth in the City. It would be likely that the increase in population would provide an increase in footfall within the city centre, as well as within the service centres on the south eastern, southern and western outskirts of Leicester and on the new sites themselves. This increased footfall is likely to boost local shops, services and the leisure industry. Consequential impacts of this growth are likely to lead to increased employment within the sectors which have benefited, serving to alleviate unemployment pressures identified within Leicester. Construction related employment and economic activity is likely to be beneficial for contractors and suppliers within Leicester. Whilst this option is likely to have positive impacts for Leicester, the lack of growth within the city means that the effects may be somewhat diluted and some of the new populations could use other service centres and urban areas elsewhere in the county. The large strategic sites would also be expected to deliver onsite shops and services, reducing the need for residents to spend money elsewhere. There could also be scope for employment land to be delivered as part of strategic development opportunities given that they are large scale and could support a mixed use (with some having the potential to link to strategic transport networks). This could help to further growth and diversification in the economy, with benefits to nearby settlements such as Leicester. Where this option would limit housing delivery to a scale which would not meet the identified housing need, this could lead to economic

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growth being stifled by a shortfall of housing to support jobs growth. Overall, **moderate positive effects** alongside some **minor negative effects** are predicted for Leicester.

Option C4 would be expected to meet the identified housing need for Leicester on sites which fall within 10km of Leicester's centre. 1,590 dwellings would be allocated within each of Blaby, Charnwood, Harborough, Hinkley and Oadby and Wigston. The housing growth in this area, which is well connected to Leicester would be likely to support economic growth within the city by providing accommodation to support an increase in employment. It would be likely that the increase in population would provide an increase in footfall within the city centre, as well as within the service centres on the outskirts of much of Leicester. This increased footfall is likely to boost local shops, services and the leisure industry. Consequential impacts of this growth are likely to lead to a slight increase in employment within the sectors which have benefited, serving to alleviate unemployment pressures identified within Leicester. Construction related employment and economic activity is likely to be beneficial for contractors and suppliers within Leicester. Whilst this option is likely to have positive impacts for Leicester, meeting some unmet needs outside of the City itself means that some of the new populations could use other service centres and urban areas elsewhere in the county. The fact that this approach seeks to allocate growth at a scale below the identified need may also stifle economic development where employees may see pressure on housing and affordability as a push factor. It can therefore be said that this approach would be expected to lead to uncertain **moderate positive effects** for the city of Leicester with regards to economy, alongside some **minor negative effects** relating to a shortfall in housing delivery.

Near Leicester Area (NLA)

Growth Scenario A - 15,900 dwellings (Current unmet housing need)

Option A1 would involve housing development on some sites which fall within 10km of Leicester's periphery. 1,081 dwellings would be allocated within each of Blaby, Charnwood, Harborough, Hinkley and Oadby and Wigston. The housing growth in this area which is well related to Leicester would be likely to support economic growth within the city for the reasons discussed above, as such **moderate positive effects** are predicted for the NLA.

Option A2 would involve growth of 6,110 dwellings within the NLA. Blaby would see a greater amount of growth at 1,522 dwellings, with Charnwood, Harborough and Hinckley receiving 772 and Oadby and Wigston receiving 2,271. Positive effects associated with this growth have been outlined above and their magnitude are dependent upon the scale of growth. When comparing to Option A1, increased growth in Blaby and Oadby and Wigston is expected to lead to inflated positive effects in Leicester's west, south west and south eastern outskirts, nearby to growth. Overall, **moderate positive effects** are predicted for the NLA.

Option A3 would be expected to involve the intended growth of 15,900 being distributed across large, new strategic sites across Leicestershire, with 8,450 dwellings maximising the capacity of available strategic sites within 10km of Leicester's centre. Whilst none of this growth would be within Leicester, the large amount of growth (8,450) nearby to the city would be expected to deliver improved connectivity from these areas into Leicester, boosted by the strategic nature of growth. This would have some beneficial effects of delivering housing to meet the city's identified need, which would support economic growth in the City. It would be likely that the increase in population would provide an increase in footfall within the service centres nearby to growth, especially nearby to larger strategic growth on the eastern and southern outskirts of Leicester. This increased footfall is likely to boost local shops, services and the leisure industry. Construction related employment and economic activity is likely to be beneficial for contractors and suppliers within the NLA.

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The large strategic sites would be expected to deliver onsite shops and services, reducing the need for residents to spend money elsewhere. But, conversely, the strategic growth is likely to provide increased benefits of better connecting the sites to Leicester's identified need. Overall, **moderately positive effects** are predicted for the NLA.

Option A4 would be expected to meet the identified housing need for Leicester on sites which fall within 10km of Leicester's centre. Areas within the NLA would receive the following growth: 3,330 dwellings would be allocated within Blaby, Charnwood, Harborough and Hinckley, with 2,582 allocated in Oadby and Wigston. Therefore, the effects relating to growth in the NLA which benefits Leicester's outskirts would be skewed, with slightly less pronounced effects being seen in Oadby and Wigston compared to the other areas receiving growth. The additional housing being well connected to Leicester and its associated employment would help to match the identified housing need with employment and economic growth in the city. There would likely be increased footfall related boosts to the city centre of Leicester itself, potentially helping to address the city's unemployment pressures. These pressures could be further alleviated in the shorter term due to the employment which would be associated with the construction process within areas near Leicester. For the NLA these effects are likely to be **major positive effects**.

Option A5 would distribute growth in a pattern which reflects local Housing and Economic Needs Assessment findings. A total of 6,045 dwellings would be allocated within the NLA, with Blaby receiving the higher growth at 3,492 dwellings, Oadby and Wigston 800, Hinckley 753, Harborough 647 and Charnwood 354. As such, the effects would be most likely to be more pronounced for areas of Leicester / the NLA which are in close proximity to Blaby, where the majority of growth would be allocated which may also include strategic growth leading to improved connectivity into Leicester. Elsewhere, effects may be expected to be more dispersed and localised in the vicinity of peripheral areas of Leicester which are nearby to growth. Overall, **moderate positive effects** are predicted for the NLA.

Growth scenario B – 20,000 dwellings (25% uplift on current housing needs)

Option B1 would be likely to broadly mimic those effects outlined under Option A1, though in line with the additional 279 dwellings in each authority receiving growth, effects would be expected to be marginally higher. **Moderate positive effects** are recorded.

Option B2 would deliver 7,488 dwellings within 10km of Leicester's centre. Blaby would receive 1,945 dwellings, Oadby and Wigston 2,582 and Charnwood, Harborough and Hinkley 987; some of this may be delivered on strategic sites where capacity permits and land is required (most likely in Blaby and Oadby and Wigston, though also possible in Harborough and Hinckley). Effects would be broadly expected to be aligned with those under Option A2, though to a slightly increased significance in line with the higher growth. **Moderate positive effects** are recorded.

Option B3 would see the same growth and distribution of 8,450 dwellings in the NLA as outlined under Option A3. As such, the effects would be aligned both in terms of significance and spread. Overall, **moderately positive effects** are predicted.

Option B4 would deliver 20,000 dwellings within the NLA, within 10km of Leicester's city centre. 4,594 dwellings would be delivered in each of Blaby, Charnwood and Harborough, Hinckley would see 3,637 and Oadby and Wigston would see 2,582 dwellings. Where there is capacity for strategic growth in Blaby, Harborough, Hinckley and Oadby and Wigston, some of this growth may be strategic. The nature of effects would be broadly linked to themes discussed above, including increased footfall in service centres nearby to growth as well as Leicester's city centre, short-term construction related economic growth, increased employment and local GVA due to shops and services associated with the growth (especially for strategic sites).

Employment and Economy

Whilst the scale of growth under this option would be expected to lead to some significant positive effects, the fact that the growth is outside of Leicester itself means that these effects may be realised more strongly in areas to the edges of Leicester, nearby to growth. Overall, **major positive effects** are predicted for the NLA.

Option B5 would see growth being allocated with a similar distribution to that set out under Option A5, though the scale of growth in each authority within 10km of Leicester's city centre would be somewhat increased to deliver the increased housing delivery under this approach. As such, the magnitude of effects may be expected to increase somewhat, though only to a small degree in areas nearby to growth. Overall, **moderately positive effects** are predicted.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing need)

Option C1 would involve an equal spread of growth across the NLA, with growth of 541 dwellings within each of Blaby, Charnwood, Harborough, Hinckley and Oadby and Wigston. The nature of effects relating to this growth would be expected to mimic that previously set out, with the scale of development influencing the magnitude of effects. Hence, where it would be likely that a reduced number of sites (compared to Option A4) would need to be allocated within the NLA, the benefits would not be as dispersed or significant for the area as a whole. The likely footfall increase in the built-up and service centres of the NLA would still provide positive effects, but due to the growth being lower than under the NLA focused approach, effects would not be as significant. Less development would also lead to a reduction in construction related employment, this will still be expected to deliver positive effects for the city, but less prominently than under options which would see higher NLA growth. Overall a **minor positive effect** is predicted directly for the NLA, given the dispersed nature of growth.

Option C2 would involve growth of 3029 dwellings within the NLA. Blaby and Oadby and Wigston would see a greater amount of growth at 757 dwellings and 1,136 respectively, with Charnwood, Harborough and Hinckley receiving 379. Positive effects associated with this growth have been outlined above and their magnitude are dependent upon the scale of growth. When comparing to Option C1, growth in Blaby and Oadby and Wigston would be expected to lead to slightly inflated positive effects, with the reduced growth elsewhere expected to see less significant effects. Overall a **minor positive effect** is predicted directly for the NLA, given the dispersed nature of growth.

Option C3 would be expected to involve the growth of 7950 dwellings distributed across strategic sites in close proximity to Leicester. The large concentration of housing would be expected to provide an increase in footfall within the NLA's service centres, new shops and services on strategic sites as well as in built-up centres already existing in the NLA. This increased footfall is likely to boost local shops, services and the leisure industry. Consequential impacts of this growth are likely to lead to increased employment within the sectors which have benefited. Construction related employment and economic activity is likely to be beneficial for contractors and suppliers within the NLA. The large strategic sites would also be expected to deliver onsite shops and services, boosting local employment. There could also be scope for employment land to be delivered as part of strategic development opportunities (given their location on key transport routes). This could help to further growth and diversification in the economy in the NLA. Overall, **moderately positive effects** are predicted for the NLA.

Option C4 would provide housing land for Leicester on sites which fall within 10km of Leicester's centre. 1,590 dwellings would be allocated within each of Blaby, Charnwood, Harborough, Hinkley and Oadby and Wigston. The housing growth in this area, which is well connected to Leicester would be likely to support economic growth in areas around Leicester city by providing accommodation to support an increase in employment. It would be likely that the increase in population would provide an increase in footfall within service centres in areas surrounding Leicester. This increased footfall is likely to boost local shops, services and the leisure industry.

Employment and Economy

Consequential impacts of this growth are likely to lead to a slight increase in employment within the sectors which have benefited. Construction related employment and economic activity is likely to be beneficial for contractors and suppliers within the NLA. This approach would therefore be expected to lead to potential **moderately positive effects** for the NLA with regards to economy.

Market Towns

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1 would involve the delivery of 5,247 dwellings, spread across the county's market towns. Loughborough, Coalville, Melton Mowbray and Hinckley would each receive equal growth (1,049 dwellings), whilst the two market towns of Harborough (Market Harborough and Lutterworth) would be likely to split the allocated growth (1,049) between them. Beneficial effects are likely to be in the form of increased footfall within the town centres and smaller service centres within close proximity to areas of growth. This would be expected to increase the viability of existing shops and services. Some minor short-term construction related employment would also be likely in each of the market towns. The scale of growth would not be expected to lead to significant increased provisions of shops and services, as it would be expected that the increased demand could be met by existing provisions. There are key employment areas close to the Market Towns, and so new homes would also be well matched with economic growth opportunities. Overall, **moderate positive effects** are predicted.

Option A2 would involve the largest amount of growth going to Coalville and Melton Mowbray (1,522), with 750 dwellings going to each of Loughborough and Hinckley and Lutterworth and Market Harborough splitting a share of 750 dwellings. Market towns seeing growth are likely to see positive effects, with increased housing provision likely boosting service and town centre footfall, potentially leading to the provision of new shops and services to cater for the population growth as well as some shorter-term construction related employment. The scale of growth is likely to link to the magnitude of effects. Hence, Coalville and Melton Mowbray are likely to see the most significant positive effects, with the growth in Loughborough and Hinckley likely to promote moderate positive effects. Lutterworth and Market Harborough would be likely to see lower growth levels, hence, these areas are likely to see positive effects of a lower magnitude. Overall, the high levels of housing growth in Leicestershire's market towns under this approach would be likely to deliver benefits to local GVA as well as improved employment opportunities and linking new homes to jobs; hence **moderate positive effects** are predicted.

Option A3 would involve strategic growth at the market towns across Leicestershire, with Loughborough receiving 890 dwellings, Market Harborough and Lutterworth sharing a portion of 1,242 dwellings and each of Hinckley, Melton Mowbray and Coalville receiving 1,242 dwellings. This growth would be likely to replicate previously discussed effects, benefitting employment and GVA from the county's market towns in line with allocated growth. Further to this, the strategic nature of the development may serve to deliver an increase in shops and services to support the growth, further boosting employment and GVA. Whilst this is more positive than Options A1 and A2, the strategic growth would be unlikely to be central within existing market towns and hence could divert some spending away from town centres. Overall, **moderate positive effects** are predicted.

Option A4 would not involve any growth in market towns or within close proximity, and hence, **neutral effects** are predicted.

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Option A5 would focus growth according to the HENA evidence base, with market towns receiving varied scales of growth. Coalville would receive 2,158 dwellings, Hinckley 1,846, Melton Mowbray 884, Loughborough 343 and Market Harborough and Lutterworth would share 628 dwellings. Effects previously discussed would be expected to apply to these areas seeing growth, the magnitude of which would depend upon the scale of growth.

As such, Coalville would see the most pronounced and likely significant positive effects, followed closely by Hinckley, effects elsewhere may be more diluted where a reduced scale of growth is proposed. On balance, whilst some effects in higher growth areas would be significant, elsewhere this would be less so and overall, **moderate positive effects** are predicted.

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 would see growth of 6,600 dwellings across the County's market towns; Loughborough, Hinckley, Melton Mowbray and Coalville would be expected to see an additional 1,320 dwellings, with Lutterworth and Market Harborough likely to split 1320 dwellings between them. The likely effects of this growth in market towns would be expected to be broadly aligned with those set out under Option A1, however as a result of the increased scale of growth (approximately 271 additional dwellings per authority), the magnitude of effects would likely be increased to some extent. Hence, **moderate positive effects** are predicted.

Option B2 would involve growth at a slightly increased overall rate than outlined under Option B1 across the county's market towns. This would consist of comparatively reduced growth in Loughborough, Market Harborough, Lutterworth and Hinckley alongside increased growth in Melton Mowbray and Coalville. Though the scale of growth varies, the likely effects are broadly similar. Market towns experiencing growth are likely to see positive effects, with increased housing provision likely boosting town centre footfall, increasing the viability of existing shops and services to cater for the population growth as well as some shorter-term construction related employment. The significant positive effects for Melton Mowbray and Coalville may be balanced out by the more moderate positive effects in the remaining market towns. Overall, **moderate positive effects** are predicted.

Option B3 would be expected to would involve overall growth of 8,085 at strategic sites in/around market towns, with 1,925 going to each of Melton Mowbray and Hinckley, 1420 to Coalville, 890 to Loughborough and a share of 1,925 to Market Harborough and Lutterworth. The previously discussed effects would be expected to be most pronounced in those areas receiving higher growth, including Melton Mowbray and Hinckley. This would be somewhat less pronounced in the remaining market towns; however overall effects would be likely to be significant in terms of the economy and employment across the market towns. **Major positive effects** are expected.

Option B4 would not involve any growth in market towns, and hence, **neutral effects** are predicted.

Option B5 would include growth of 7,764 dwellings across Leicestershire's market towns. The largest share of this growth would be allocated to Coalville (2,976), followed by Hinckley (2,591), Melton Mowbray (1,112), Loughborough (432) and Market Harborough and Lutterworth expected to share a portion of 653 dwellings. The most pronounced effects here would therefore benefit the local GVA and employment outcomes for Coalville and Hinckley. Melton Mowbray would also be expected to see some significant positive effects linked to the delivery of housing. Elsewhere, effects would be positive, but at a reduced magnitude in line with the scale of allocated growth. **Major positive effects** are expected for Market Towns as a whole.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing needs)

Option C1 would be expected to deliver 2,624 dwellings, spread across the county's market towns. Loughborough, Melton Mowbray, Coalville and Hinckley would each receive equal parts of growth (525 dwellings), whilst the two market towns of Harborough (Market Harborough and Lutterworth) would be likely to split the allocated

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growth between them. The housing growth would be broadly likely to lead to economic benefits for the areas receiving the dwellings. Thepositive effects are likely to be more pronounced in the towns receiving 526 dwellings and marginally reduced in Harborough's market towns, should they split the growth. Whilst there would be the potential to deliver some of this growth on strategic sites, the scale of growth in each location would be unlikely to necessitate this. Overall, for market towns, this option is likely to lead to **minor positive effects.**

Option C2 would be expected to see an overall increase in growth within Leicestershire's market towns in comparison to Option C1. The distribution of 2,650 dwellings amongst these towns would see 757 dwellings in Melton Mowbray and Coalville, 379 dwellings in Loughborough and Hinckley as well as a likely scenario where Market Harborough and Lutterworth share the allocation of 379 dwellings in Harborough. The effects associated with growth in market towns have been discussed under Option C1, however the magnitude of these effects is dependent upon the scale of growth. The towns receiving higher growth would be expected to see some moderate positive effects, with 757dwellings potentially providing additional benefits of the potential provision of new shops and services to cater for the population growth. For market towns it would be expected that, whilst some areas may see more significant, and others less magnified effects (aligned with growth), overall **minor positive effects** are predicted.

Options C3 and C4 would not involve any growth in market towns, and as such, **neutral effects** are predicted.

Other settlements

Growth Scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1 would involve an additional 874 dwellings being distributed across other identified settlements across each of Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire. This spread of growth would be likely to be fairly thinly spread, with small amounts of growth across a large number of settlements. Positive effects of this approach would be likely to involve some increased footfall in the centres of the settlements which see additional growth, boosting the viability of existing shops and services, but the small scale of growth would not be likely to result in additional shops or services. The location of development could be well related to existing and future job opportunities in some instances (some identified settlements are close to strategic employment sites for example), whilst others would be less well related to jobs. However, the varied locations for and the types of homes that could be built might be attractive to a wider range of potential workforce. The smaller, more dispersed growth could also be more beneficial for smaller-scale construction companies, which may in turn boost local GVA and employment in the smaller settlements. It would therefore be expected that this approach would result in **minor positive effects** for other settlements.

Option A2 would see a similar scale of growth to Option A1 across these settlement types in Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire, though with slightly lower figures, it would therefore be expected that this approach would result in **minor positive effects** for other settlements.

Option A3 Would involve growth of 1,593 dwellings across strategic sites, with 1,242 dwellings going to Blaby and 352 dwellings to Charnwood. This strategic growth would be likely to boost employment and GVA (including by potentially providing new shops and services) as well as increasing local footfall within the other identified settlements. However, the locations that would benefit would be limited to where strategic growth occurs. For the majority of settlements, neutral effects are predicted. However, there ought to be trickle down positive effects for a handful of locations, which are **minor positive effects**.

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Option A4 would see growth within the NLA of a magnitude of 15,900, with 3,300 dwellings going to each of Blaby, Charnwood, Harborough and Hinckley and 2,582 to Oadby and Wigston. There could potentially be some minor positive effects for nearby settlements due to the scale of growth and possible 'trickle down' benefits.

Option A5 would deliver 3,996 dwellings in other identified settlements across Leicestershire according to local HENA evidence. Settlements in Blaby would be allocated 1,282, North West Leicestershire 1,014, Harborough 628, Melton 436, Charnwood 343 and Hinckley 294. Effects relating to distributed growth across other identified settlements would largely mimic those effects set out above relating to this type of housing delivery. Effects would be more mild in magnitude and distribution would be according to the scale of growth proposed. As such, effects would be likely to be seen more widely across Blaby and North West Leicestershire, with effects still likely but less spread out under the authorities receiving lower growth. Overall, considering these types of areas across Leicestershire as a whole, this approach could potentially result in minor positive effects for other settlements.

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 would involve growth of 6,600 dwellings distributed across other settlements, with 1,100 within each District (aside from Leicester and Oadby and Wigston). effects would be expected to be aligned with those set out under Option A1, though in line with the additional growth, these effects may be seen more widely with a greater distribution. It would therefore be expected that this approach would result in minor positive effects for other settlements.

Option B2 would see the same effects of housing growth across other identified settlements as highlighted under Option A2, though in line with a slight increase in growth the effects and housing allocations would be more dispersed. It would therefore be expected that this approach would result in minor positive effects for other settlements.

Option B3 would Involve growth of 3,465 dwellings on strategic sites across other identified settlements in Blaby (1,925), Charnwood (1,035) and North West Leicestershire (505). This strategic growth would be expected to largely mimic that previously discussed under Option A3, though in a more distributed manner across the three authorities seeing growth. Minor positive effects are predicted.

Option B4 would see growth within the NLA of a magnitude of 20,000 dwellings. The effects on other settlements would see broadly similar effects to that outlined under Option A4, with some increased magnitudes related to growth in locally specific areas. There could potentially be some minor positive effects for nearby settlements due to the scale of growth and possible 'trickle down' benefits.

Option B5 would involve growth across other identified settlements according to the local HENA evidence bases, resulting in growth of 5,356 dwellings across this settlement category. The highest growth, and hence most distributed effects would be seen in Blaby (2,416), followed by North West Leicestershire (1,014). Lower growth would be seen across other identified settlements across Charnwood (432), Harborough (653), Hinckley (294) and Melton (548). As previously discussed the main benefits to employment and the economy would be distributed across the authorities receiving growth in a manner which reflects the growth assigned to it. Overall effects for the county's other identified settlements would be expected to be similar to Option B2, though at a slightly reduced scale and a distribution which focuses growth in a less balanced way across all authorities. It would therefore be expected that this approach would result in minor positive effects for other settlements overall.

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Growth Scenario C – 7,950 dwellings (50% of current unmet housing need)

Option C1 would involve a total of an additional 437 dwellings being distributed across other identified settlements across each of Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire. This spread of growth would be likely to be thinly spread, with small amounts of growth across a large number of settlements. Positive effects of this approach would be likely to involve some increased footfall in the centres of the settlements which see additional growth, boosting the viability of existing shops and services, but the small scale of growth would not be likely to result in additional shops or services. The location of development could be well related to existing and future job opportunities in some instances (some identified settlements are close to strategic employment sites for example), whilst others would be less well related to jobs. However, the varied locations for and the types of homes that could be built might be attractive to a wider range of potential workforce. The smaller, more dispersed growth could also be more beneficial for smaller-scale construction companies, which may in turn boost local GVA and employment in the smaller settlements. This approach would therefore be likely to promote minor positive effects within the other settlements which receive housing allocations. It, however, would not be likely that all of the other identified settlements would receive housing, and hence, as a whole this approach is predicted to lead to **minor positive effects**.

Option C2 would see the same distribution of growth as Option C1, with a similar, but slightly reduced scale of growth. Each of Blaby, Charnwood, Harborough, Hinckley Melton and North West Leicestershire would receive 379 dwellings. Whilst the scale is reduced in comparison, it is only by a small margin and as such the magnitude of effects would be likely to be aligned. This approach is predicted to lead to **minor positive effects** overall.

Option C3 would not involve any growth in Other Settlements, and hence direct effects are expected to be neutral. That said, smaller settlements in close proximity to the large-scale strategic growth would be expected to experience some increases in footfall, in turn boosting the viability of shops and services, whilst increasing employment in the areas affected. However, when looking at other identified settlements as a whole and across the county, effects are predicted to be **neutral**.

Option C4 would not involve any direct growth within other settlements, however some of the growth within the NLA would be in close proximity to a number of other identified settlements. These other settlements would be expected to see some isolated beneficial effects of increased footfall, increasing the viability of local shops and services. There are also local employment sites that might benefit from increased accommodation nearby. However, where these effects would only be very locally specific and adjacent to housing growth, effects upon other settlements as a whole would not be considered to be significant. Therefore, **neutral effects** are predicted.

Overall effects

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

At this level of housing delivery, no negative effects are anticipated regardless of the distribution of housing. This is because identified housing needs would be planned for in full, and would support employment growth and opportunities. The benefits would be felt in different locations dependent upon distribution, but broadly speaking would be more pronounced compared to Growth Scenario C. This gives rise to potential **major positive effects** for all of the options, but with a greater degree of certainty for options A3, A4 and A5 (owing to the fact that there is a greater focus of growth towards the NLA, with knock on benefits for Leicester City).

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Growth scenario B – 20,000 (25% uplift on current housing needs)

Under this scenario, each of the options are predicted to have a **major positive effect** overall. This is primarily because each would ensure delivery of the unmet housing needs from Leicester, which is positive in terms of construction, providing accommodation in areas close to employment growth, and through 'spill over' benefits for nearby local settlements. The provision of a buffer in terms of land supply would be more likely to support an increase in development across the plan periods. Positive effects are predicted regardless of distribution, as each approach would place development in areas with good links to employment (for example in the NLA and Market Towns). However, those options that direct more growth toward the NLA are considered to be slightly more favourable.

Growth Scenario C – (50% of identified housing needs)

At a lower level of housing delivery, each option is predicted to have **minor negative effects** in terms of economic growth in the City, as there would be a shortfall in housing delivery, with knock on implications with regards to the economy. Nevertheless, housing delivery would bring with it benefits for existing settlements where growth is proposed. For options C1 and C2 which disperses growth, the benefits would be spread across the NLA, market towns and strategic sites, with only **minor positive effects** identified both individually and collectively. Options C3 and C4 would bring more growth closer to the City of Leicester, and at a level that could bring about **moderate positive effects**. The focus on the NLA, either at strategic sites or other locations is considered to be more beneficial in terms of economic development given this is where housing needs are arising and also matching accommodation to where many job opportunities and economic growth is projected. Delivery through strategic sites (as per C3) could also bring an element of employment land accompanying housing development.

		City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Option 1 *Settlement tiers*	A1 *HENA*	✓✓?	✓ ✓	✓ ✓	✓	✓ ✓ ✓ ?
	B1 *Higher*	✓✓	✓ ✓	✓ ✓	✓	✓ ✓ ✓
	C1 *Lower*	✓/✗	✓	✓	✓	✓/✗
Option 2 *Equal Share*	A2 *HENA*	✓✓?	✓ ✓	✓ ✓	✓	✓ ✓ ✓ ?
	B2 *Higher*	✓✓	✓ ✓	✓ ✓	✓	✓ ✓ ✓
	C2 *Lower*	✓/✗	✓	✓	✓	✓/✗
Option 3 *Strategic Site focus*	A3 *HENA*	✓✓	✓ ✓	✓ ✓	✓	✓ ✓ ✓
	B3 *Higher*	✓✓	✓ ✓	✓ ✓ ✓	✓	✓ ✓ ✓
	C3 *Lower*	✓✓/✗	✓ ✓	-	-	✓✓/✗
Option 4 *Near Leicester Area*	A4 *HENA*	✓✓	✓ ✓ ✓	-	✓ ?	✓ ✓ ✓
	B4 *Higher*	✓✓ ✓	✓ ✓ ✓	-	✓ ?	✓ ✓✓
	C4 *Lower*	✓✓? /✗	✓ ✓ ?	-	-	✓✓/✗
Option 5: *HENA Distribution*	A5 HENA	✓✓	✓ ✓	✓ ✓	✓	✓ ✓ ✓
	B5 *Higher*	✓✓	✓ ✓	✓ ✓✓	✓	✓ ✓ ✓

Appraisal findings: Transport and Travel

The findings relating to the Sustainability Topic 'Transport and Travel' are presented in the following tables.

Transport and Travel

City

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1 would be expected to broadly mimic those effects set out under Option C4 in terms of the anticipated effects and their distribution in the NLA/City, with benefits likely to impact the outskirts of Leicester as well as the City itself. In line with the proportionate reduction in growth across all areas, effects may be of a lower magnitude, but not substantially so. Overall, for Leicester, **moderately positive** and **moderately negative effects** are likely.

Option A2 would involve some increased growth within 10km of Leicester's centre in Blaby (1,522 dwellings) and Oadby and Wigston (2,271) when compared to Option A1, with lower (but still high) growth (772 dwellings) which would be allocated to areas in Charnwood, Harborough and Hinckley which are within the NLA. Overall the NLA would see growth of 6,110 dwellings under this option. The resulting effects would be likely to mean increased congestion on Leicester's orbital and arterial roads, with greater pressure being placed on routes into the city from the south and west. Some increased likelihood of new sustainable transport infrastructure and services would be expected, with the large growth in these areas potentially increasing the viability of a sustainable travel corridor into Leicester, benefitting those who live along the route. Overall, this approach is expected to see mixed **moderately positive** and **moderately negative effects**, though it should be noted that though this approach scores similarly to Option A1, these effects would be likely to be more heavily skewed towards areas in the west and south of Leicester.

Option A3 would be expected to involve growth of 8,450 being distributed across large new strategic sites in close proximity to Leicester in the NLA within Blaby, Harborough, Hinckley and Oadby and Wigston, alongside the remaining growth being allocated across strategic growth sites in the rest of the county in North West Leicestershire, Loughborough, Melton, Blaby and Hinckley and Bosworth. The fairly large amount of growth closer to Leicester, within and adjacent to the NLA would be expected to promote mixed effects. The potential concentration of growth in an arc across strategic sites to the south east of the city would be likely to increase the viability of a sustainable transport hub and corridor providing access into Leicester from the sites. This could include new public transport services as well as segregated active travel routes, helping to reduce car dependency for those accessing Leicester from the sites, as well as for those who live in Leicester and are in close proximity to the potential new sustainable transport routes. On the flipside, as private motor vehicles are the predominant transport modal choice, this large scale of concentrated growth would be likely to lead to an increase in pressures on the already strained road network around Leicester. Areas in the south and east of the city, mostly on arterial and orbital roads would be likely to see an increase in congestion levels, especially at peak times. Overall, this approach would be expected to result in **moderate positive** and **minor negative** effects in Leicester itself.

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Option A4 would see growth of 15,900 within the NLA, with growth of 3,300 dwellings in each of Blaby, Charnwood, Harborough and Hinckley and growth of 2,582 in Oadby and Wigston. The significance of effects would be aligned with the distribution of growth, meaning that the higher levels of growth surrounding Leicester would potentially lead to an increased viability of sustainable transport schemes across a number of locations. However, potential **major negative effects** are predicted for Leicester with regards to congestion, as it is unclear whether new developments would all promote sustainable travel or be capable of providing new infrastructure and dominant behavioural norms would be expected to lead to large increases in private car use regardless. On the flip side, a large amount of growth would be focused in areas that have good access to the City, and therefore the length of trips involved would be shorter, and the ability to access jobs and services by sustainable modes ought to increase. These are potential **major positive effects**.

Option A5 would involve a distribution and scale of growth within the NLA which is reflective of the HENA evidence base. The overall scale of growth in the NLA would be aligned roughly with Option A2, though the spread would place the majority of growth in Blaby (3,492), with 800 in Oadby and Wigston, 753 in Hinckley, 647 in Harborough and 354 in Charnwood. This would be expected to lead to the magnitude of effects being heavily skewed towards Blaby, with lesser effects elsewhere aligned to the allocated growth. Overall, this approach is expected to see mixed **moderately positive** and **moderately negative effects**, though it should be noted that though this approach scores similarly to Option A1 and A2, these effects would be likely to be more heavily skewed towards areas in Leicester which are in closer proximity to Blaby.

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 would involve the same distribution to a slightly higher scale in each area as seen under Option A1. The increase of 279 dwellings in each location may lead to the magnitude of effects being partly increased, though not substantially. Overall, for Leicester, **moderately positive** and **moderately negative effects** are likely.

Option B2 would be expected to deliver growth in the NLA in a similar distribution to Option A2, though the scale of allocated dwellings would increase proportionately across all areas. This is likely to exacerbate those effects, including some increased likelihood of improved transport provisions, alongside worsening congestion issues in areas of Leicester which provide connectivity to areas of higher growth. Whilst the scale of growth would be higher, the effects would still be expected to be **moderately positive** and **moderately negative**.

Option B3 would involve the same growth nearby to Leicester as seen under Option A3; as such effects would be aligned. **Moderate positive** and **moderate negative effects** are likely.

Option B4 would see growth surrounding Leicester within the NLA distributed between Leicester's peripheral areas within Blaby, Charnwood, Harborough (4,594 dwellings each), Hinckley (3,637) and Oadby and Wigston (2,582). The effects would be likely to mimic those set out under Option A4, however, in line with the increased levels of growth, their magnitudes would be expected to be somewhat increased. Housing growth of 20,000 dwellings would be more distributed across the NLA, and it would therefore be likely that the number and efficiency of corridors of sustainable transport provision/networks leading into Leicester would be increased, resulting in improved connectivity into Leicester from a range of locations.

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Equally, congestion related problems would still be likely to be made more acute in a wider range of locations, especially in areas of Leicester which are closer to the areas seeing higher or more clustered growth. The higher scale of growth would reduce the ability for all of the sites to be chosen in line with strategic sustainable transport related priorities, potentially leading to growth exacerbating existing transport issues. Overall, mixed **major negative** and **major positive** effects are predicted.

Option B5 would involve a total growth of 6,879 dwellings on sites within the NLA. The majority of these would be located in Blaby (3,589), then Harborough (1,086), Oadby and Wigston (1,006), Hinckley (753) and Charnwood (445). This would be expected to lead to more pronounced effects in areas seeing higher growth, and as such the south west, south and south east of Leicester would be likely to see some substantial effects in a corridor. These effects would be expected to include increased congestion alongside a number of measures to improve sustainable transport offerings, as previously explained. Effects would be most pronounced in areas closer to growth in Blaby. **Moderate positive** and **moderate negative effects** are predicted.

Growth Scenario C - 7950 dwellings (50% of current unmet housing need)

Option C1 would be expected to deliver 2703 dwellings within 10km of Leicester's centre, evenly distributed between Blaby, Charnwood, Harborough, Hinckley and Oadby and Wigston. The increased growth within the NLA would be expected to lead to some additional viability of sustainable transport schemes, including new segregated active transport infrastructure as well as improved public transport provision. Under these provisions, connectivity to Leicester would be expected to improve, with the potential to establish some sustainable travel corridors into the city from the NLA, especially if allocations were strategically clustered. The length of trips would also likely be relatively short. Conversely, the increase in housing and associated population growth in the area would be likely to lead to increased pressure on the road network in the City. This would be expected to be a particular problem on the already congested orbital roads around Leicester, as well as on arterial routes leading into the city; prevalence would be worst at peak times.

The relatively low scale of growth and large number of site options in the NLA would allow sites to be chosen in line with strategic sustainable transport related priorities, hence, clusters of sites which would increase the viability of new schemes would be beneficial, as well as placing growth in locations which are well connected (by existing sustainable transport provisions) to shops, services and employment. Hence, this approach would be expected to lead to **minor positive** and **minor negative** effects reflecting these mixed outcomes.

Option C2 would involve some slightly inflated growth within the NLA within Blaby (757) and Oadby and Wigston (1,136) when compared to Option C1, however less growth (379) would be allocated to areas in Charnwood, Harborough and Hinckley which are within the NLA; a total of 3,029 dwellings within the NLA. Similar effects to those outlined under Option C1 would be expected, though with some changes to their significance aligned to varying levels of growth. Growth within the Blaby and Oadby and Wigston Districts could see pronounced effects with the potential for congestion within areas of Leicester which border these authorities which are susceptible to the effects, including increased traffic volumes on the already congested A563. That said, the higher growth may offer increased viability of sustainable transport schemes, including improved connectivity to Leicester. For the Districts seeing lower levels of growth, congestion related issues would be more likely to be more thinly spread and more commonly an issue on orbital or arterial routes into the city. The growth would also be less likely to result in significant improvements to sustainable transport provisions, with a likelihood that small scale enhancements cater for the population growth (e.g. extended bus routes or cycle locking facilities and junction improvements). Where this growth is smaller than proposed under Option C1 for the Districts (excluding Blaby and Oadby and Wigston), the opportunity to allocate housing according to strategic transport related priorities would be enhanced, potentially reducing the volumes of traffic within Leicester.

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As such, a balanced assessment would suggest that this approach would be expected to promote **minor positive** and **minor negative** effects, reflecting the mixed outcomes discussed above.

Option C3 would involve the growth of 7,950 dwellings, this would be distributed across strategic sites in Blaby (2,770), Harborough (3,250), Hinckley (450) and Oadby and Wigston (1,480) within 10km of Leicester's centre. The fairly large amount of growth closer to Leicester, within and adjacent to the NLA would be expected to promote mixed effects, similar in nature to those discussed for option A3 (given that the dispersal of growth is very similar). Overall, this approach would be expected to result in **moderate positive** and **minor negative** effects in Leicester itself. The negative effects are lower than C4, as it is more likely that new road infrastructure could be supported at strategic growth sites.

Option C4 would be expected to meet some of the identified housing need for Leicester on sites which fall within 10km of Leicester's centre. 1,590 dwellings would be allocated within each of Blaby, Charnwood, Harborough, Hinkley and Oadby and Wigston. This large amount of growth in close proximity to Leicester would be likely to result in an increase in traffic volumes on nearby roads, as well as on the arterial and orbital road network. The existing identified congestion related issues along parts of the orbital road around Leicester would be likely to be exacerbated, especially at peak journey times. Conversely, the large amount of more concentrated growth would be expected to increase the viability of improved and additional sustainable transport provisions, such as additional public transport services connecting the area of growth with Leicester, as well as the increased likelihood of delivery of segregated active travel routes, connecting housing growth to key employment centres. These benefits may be realised to a greater extent should any strategic site options form a part of this option, which may be more likely to the south and south east of Leicester, in closer proximity to a larger number of large strategic site options.

New development would also be expected to provide electrical car charging facilities, boosting national strategic goals of transitioning away from petrol and diesel vehicles. Sustainable transport related improvements may serve to increase rates of active travel and public transport commuting into Leicester. Where new sustainable travel options ought to be well networked, areas and populations along the routes would be likely to benefit from the facilities. That said, the behavioural change needed to substantially alter travel behaviours to a more sustainable approach would not be expected to occur as a result of this development. Hence, whilst some moderate positive effects are likely to occur as a result of the additional provisions which support sustainable modes of travel, private motor vehicles are likely to still be the dominant mode of transport, further exacerbating pre-existing congestion related issues on Leicester's orbital and central roads. Overall, **moderate positive** and **moderate negative effects** are likely reflecting these mixed outcomes (shorter trips and potential for sustainable travel, but increased congestion).

Near Leicester Area (NLA)

Growth scenario A - 15,900 dwellings (Current unmet housing need)

Option A1 would be expected to broadly mimic those effects set out under Option C4 in terms of the anticipated effects and their distribution, with benefits likely to impact the NLA in a fairly distributed way. In line with the proportionate reduction in growth across all areas, effects would be of a lower magnitude. There might be some expected increase in the viability of sustainable transport schemes providing access to and from the NLA, alongside negative implications associated with increased volumes of traffic on the area's roads network. Overall, for the NLA, **moderately positive** and **moderately negative effects** are likely.

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Option A2 would involve some inflated growth within 10km of Leicester's centre in Blaby (1,522 dwellings) and Oadby and Wigston (2,271) when compared to Option A1, with lower (but still high) growth (772 dwellings) which would be allocated to areas in Charnwood, Harborough and Hinckley which are within the NLA. Overall the NLA would see growth of 6,110 dwellings under this option. The resultant effects would be expected to be therefore skewed in favour of areas within Oadby and Wigston Blaby, due to their higher growth. The resulting effects would be likely to mean increased congestion on the NLA's road network, with greater pressure being placed on routes in the south and west. Some increased likelihood of new sustainable transport infrastructure and services would be expected, with the large growth in these areas potentially increasing the viability of a sustainable travel corridor connecting the NLA to other populated areas, benefitting those who live along the route. Overall, this approach is expected to see mixed **moderately positive** and **moderately negative effects**, though it should be noted that though this approach scores similarly to Option A1, these effects would be likely to be more heavily skewed towards areas in the west and south of the NLA.

Option A3 would be expected to involve the intended growth of 8,450 being distributed across large new strategic sites in the NLA within Blaby, Harborough, Hinckley and Oadby and Wigston, alongside the remaining growth being allocated across strategic growth sites in the rest of the county in North West Leicestershire, Loughborough, Melton, Blaby and Hinckley and Bosworth. The large amount of growth (8,450) would be the same as that outlined under Option C3, though with 500 additional dwellings allocated in areas of Harborough in the NLA. As such, effects would be expected to be aligned with those outlined under Option C3 (though with some marginally inflated effects related to increased growth in Harborough), due to the same anticipated growth within close proximity to the city, as such, **moderate positive** and **minor negative effects** are likely.

Option A4 would see growth of 15,900 within the NLA, with 3,300 dwellings in each of Blaby, Charnwood, Harborough and Hinckley and growth of 2,582 in Oadby and Wigston. In line with the increased growth, this approach would be likely to exacerbate effects associated with and discussed under Option C4. The significance of effects would be aligned with the distribution of growth, meaning that the high levels of growth in the NLA would potentially lead to an increased viability of sustainable transport schemes across a number of locations. Potential **Major negative effects** are predicted with regards to congestion, as dominant behavioural norms would be expected to lead to large increases in private car use regardless of improved sustainable travel offerings. On the flip side, a large amount of growth would be focused in areas that have good access to employment, shops and services, and therefore the length of trips involved should be shorter, and the ability to access jobs and services by sustainable modes ought to increase. These are potential **major positive effects**.

Option A5 would involve a distribution and scale of growth within the NLA which is reflective of the HENA evidence base. The overall scale of growth in the NLA would be aligned roughly with Option B2, though the spread would place the majority of growth in Blaby (3,492), with 800 in Oadby and Wigston, 753 in Hinckley, 647 in Harborough and 354 in Charnwood. This would be expected to lead to the magnitude of effects being heavily skewed towards Blaby, with lesser effects elsewhere aligned to the allocated growth. Overall, this approach is expected to see mixed **moderately positive** and **moderately negative effects**, though it should be noted that though this approach scores similarly to Option A2, these effects would be likely to be more heavily skewed towards areas in Blaby.

Growth scenario B – 20,000 dwellings (25% uplift on current housing needs)

Option B1 would involve the same distribution to a slightly higher scale in each area as seen under Option A1. The increase of 279 dwellings in each location may lead to the magnitude of effects being partly increased, though not substantially. Overall, for the NLA, **moderately positive** and **moderately negative** effects are likely.

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Option B2 would be expected to deliver growth in the NLA in a similar distribution to Option A2, though the scales of allocated dwellings would increase proportionately across all areas. This is likely to exacerbate those effects, including some increased likelihood of improved transport provisions, alongside worsening congestion issues in and around areas of higher growth in the NLA. Whilst the scale of growth would be higher, the effects would still be expected to be **moderately positive** and **moderately negative**.

Option B3 would involve the same growth nearby to the NLA as seen under Option A3; as such effects would be aligned. Potential **moderate positive** and potential **moderate negative effects** are likely.

Option B4 would see growth within the NLA distributed between Blaby, Charnwood, Harborough (4,594 dwellings each), Hinkley (3,637) and Oadby and Wigston (2,582). The effects would be likely to mimic those set out under Option C4, however, in line with the increased levels of growth, their magnitudes would be expected to be somewhat increased. Housing growth of 20,000 dwellings would be more distributed across the NLA, and it would therefore be likely that the number and efficiency of corridors of sustainable transport provision/networks would be increased, resulting in improved connectivity within the NLA. Equally, congestion related problems would still be likely to be made more acute in a wider range of locations, especially in areas of the NLA which are closer to the areas seeing higher or more clustered growth and in locations which provide connectivity to larger built-up areas. The higher scale of growth would reduce the ability for sites to be chosen in line with strategic sustainable transport related priorities, potentially leading to growth exacerbating existing transport issues with a reduced ability to mitigate impacts. Overall, mixed **major negative** and **major positive** effects are predicted.

Option B5 would involve a total growth of 6,879 dwellings on sites within the NLA. The majority of these would be located in Blaby (3,589), then Harborough (1,086), Oadby and Wigston (1,006), Hinckley (753) and Charnwood (445). This would be expected to lead to more pronounced effects in areas seeing higher growth, and as such the south west, south and south east of the NLA would be likely to see some substantial effects in a corridor. These effects would be expected to include increased congestion alongside a number of measures to improve sustainable transport offerings, as previously explained. Effects would be most pronounced in areas closer to growth in Blaby. **Moderate positive** and **moderate negative effects** are predicted.

Growth Scenario C - 7950 dwellings (50% of current unmet housing needs)

Option C1 would be expected to deliver 2703 dwellings within 10km of Leicester's centre, even distributed between Blaby, Charnwood, Harborough, Hinckley and Oadby and Wigston. The increased growth within the NLA would be expected to lead to some additional viability of sustainable transport schemes, including new segregated active transport infrastructure as well as improved public transport provision. Under these provisions, connectivity from this area would be expected to improve, with the potential to establish some sustainable travel corridors to better connect the NLA to other large, populated areas, especially if allocations were strategically clustered. Conversely, the increase in housing and associated population growth in the area would be likely to lead to increased pressure on the road network. This would be expected to be a particular problem on the already congested orbital roads around Leicester; prevalence would be worst at peak times.

The relatively low scale of growth and large number of site options in the NLA would allow sites to be chosen in line with strategic sustainable transport related priorities, hence, clusters of sites which would increase the viability of new schemes would be beneficial, as well as placing growth in locations which are well connected (by existing sustainable transport provisions) to shops, services and employment. Hence, this approach would be expected to lead to **minor positive** and **minor negative** effects reflecting these mixed outcomes.

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Option C2 would involve slightly more growth within the NLA within Blaby (757) and Oadby and Wigston (1,136) when compared to Option C1, however less growth (379) would be allocated to areas in Charnwood, Harborough and Hinckley which are within the NLA; a total of 3,029 dwellings within the NLA. Similar effects to those outlined under Option A1 would be expected, though with some changes to their significance aligned to varying levels of growth. Growth within the Blaby and Oadby and Wigston Districts would see the most pronounced effects. That said, the higher growth may offer increased viability of sustainable transport schemes. For the Districts seeing lower levels of growth, congestion related issues would be more likely to be more thinly spread and more commonly an issue on orbital routes around the NLA. The growth would also be less likely to result in significant improvements to sustainable transport provisions, with a likelihood that small scale enhancements cater for the population growth (e.g. extended bus routes or cycle locking facilities and junction improvements). Where this growth is smaller than proposed under Option 1b for the Districts (excluding Blaby and Oadby and Wigston), the opportunity to allocate housing according to strategic transport related priorities would be enhanced, potentially reducing the volumes of traffic within the NLA. As such, a balanced assessment would suggest that this approach would be expected to promote **minor positive** and **minor negative** effects, reflecting the mixed outcomes discussed above.

Option C3 would involve the growth of 7,950 dwellings in the NLA, this could be distributed across strategic sites in Blaby (2,770), Harborough (3,250), Hinckley (450) and Oadby and Wigston (1,480) within 10km of Leicester's centre. The fairly large amount of growth within the NLA would be expected to promote mixed effects. The potential concentration of growth in an arc across strategic sites to the south east of the city would be likely to increase the viability of a sustainable transport hub and corridor providing improved access to and from the NLA. This could include new public transport services as well as segregated active travel routes, helping to reduce car dependency for those who are in close proximity to the potential new sustainable transport routes. On the flipside, as private motor vehicles are the predominant transport modal choice, this large scale of concentrated growth would be likely to lead to a substantial increase in pressures on the already strained road network. Areas in the south and east of the NLA, mostly on orbital roads would be likely to see substantial deteriorations to congestion levels, especially at peak times. Overall, this approach would be expected to result in **moderate positive** and **minor negative effects** in the NLA.

Option C4 would be expected to meet some of the identified housing need for Leicester on sites which fall within 10km of Leicester's centre. 1,590 dwellings would be allocated within each of Blaby, Charnwood, Harborough, Hinkley and Oadby and Wigston. This large amount of growth in close proximity to Leicester would be likely to result in a significant increase in traffic volumes on nearby roads, as well as on the arterial and orbital road network. The existing identified congestion related issues along parts of the orbital road around Leicester would be likely to be exacerbated, especially at peak journey times. Conversely, the large amount of more concentrated growth would be expected to increase the viability of improved and additional sustainable transport provisions, such as additional public transport services providing better connectivity within the NLA, as well as the increased likelihood of delivery of segregated active travel routes, connecting housing growth to key employment centres. These benefits may be realised to a greater extent should any strategic housing delivery form a part of this option, which may be more likely in the south and south east of the NLA, where there are a larger number of large strategic site options.

New development would also be expected to provide electrical car charging facilities, boosting national strategic goals of transitioning away from petrol and diesel vehicles. These sustainable transport related improvements may serve to increase rates of active travel and public transport commuting from those in the NLA. Where new sustainable travel options ought to be well networked, areas and populations nearby to the improved connectivity would be likely to benefit. That said, the behavioural change needed to substantially alter travel behaviours to a more sustainable approach would not be expected to occur as a result of this development. Hence, whilst some moderate positive effects are likely to occur as a result of the additional provisions which support sustainable modes of travel, private motor vehicles are likely to still be the dominant mode of transport, further exacerbating pre-existing congestion related issues in areas surrounding Leicester. Overall,

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moderate positive and **moderate negative effects** are likely reflecting these mixed outcomes (shorter trips and potential for sustainable travel, but increased congestion).

Market Towns

Growth Scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1 would lead to 5,247 dwellings being split between Leicestershire's market towns; Charnwood, Harborough, Melton, Hinckley and North West Leicestershire would receive 1,049 dwellings in their respective market towns. There would be some increased likelihood of more substantial provisions for sustainable transport options in areas of growth around the market towns, especially where growth is clustered together; this could include some segregated active travel routes or new/substantially expanded bus routes. Also associated with the uptick in housing growth would be an increase in congestion related issues related to the increase in traffic volumes from the increased population. The market towns of Loughborough, Hinckley, Melton Mowbray and Coalville would see the greater increase in magnitude of effects. Where Harborough would be likely to split the growth between Market Harborough and Lutterworth, the effects would be more significant in line with additional growth, but not as pronounced as the market towns seeing the highest increases in housing growth. Overall, whilst effects are not equally distributed across market towns, there would still likely be **moderate positive** and **moderate negative effects** for market towns as a whole.

Option A2 would involve the largest amount of growth going to Coalville and Melton Mowbray (1,522), the next highest to Loughborough and Hinckley (750) and Lutterworth and Market Harborough would split a share of 750 dwellings. Coalville and Melton Mowbray would see substantial growth in and around the urban area, in relatively close proximity to shops and services. It would be likely that this growth would increase the viability for active travel schemes (cycle locking infrastructure, junction improvements and potentially new segregated routes) as well as improved bus service routes and frequencies. That said, the scale of growth and behavioural norms in terms of transport modal choice would be expected to result in some pressures on the road network within Coalville and Melton Mowbray, with specific issues likely to prevail at pinch points and at peak times nearby to new development. Loughborough and Hinckley would be likely to see some less significant improvements in terms of sustainable travel, as well as a reduced level of congestion related issues. Market Harborough and Lutterworth would see the least growth, leading to some positive and negative effects, but to a much reduced magnitude compared to other market towns. Overall, market towns would be likely to see mixed effects, with **moderate positive** and **moderate negative** outcomes.

Option A3 would involve growth of 5,857 dwellings on strategic sites in and around market towns. The growth would be allocated in Coalville, Melton and Hinckley (1,242 dwellings each), 890 dwellings in Loughborough and a share of 1,242 allocated between Market Harborough and Lutterworth. This overall quantity of growth would be slightly above that seen under Options A1 and A2, though where it would be on strategic sites, there may be the potential to deliver more targeted and effective measures to improve sustainable transport offerings. Conversely, this may come alongside some more concentrated congestion issues, especially nearby to strategic growth sites at traffic pinch points and at peak journey times. Overall, market towns would be likely to see mixed effects, with **moderate positive** and **moderate negative** outcomes.

Option A4 would not involve any growth in Market Towns, and not in locations likely to draw significant traffic through the Market Towns, and hence effects are **neutral**.

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Option A5 would see growth of 5,859 dwellings in market towns on strategic sites, distributed according to the HENA evidence. Coalville would see the highest allocations (2,158), followed by Hinckley (1,846), Melton Mowbray (884), Loughborough (343) and Market Harborough and Lutterworth sharing a portion of 628 dwellings. Effects would be likely to mimic those previously set out in relation to growth in market towns, however the magnitude of these would be aligned to the scale of allocated housing. As such, the most pronounced effects would be in Coalville and Hinckley, with the least pronounced effects seen in market towns in Harborough. Overall, for market towns as a whole, **moderate positive** and **moderate negative effects** are likely.

Growth Scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 would deliver 6,600 dwellings in market towns across the county, with 1,320 going to Coalville, Melton Mowbray, Hinckley and Loughborough, and Lutterworth and Market Harborough sharing a portion of 1,320 dwellings. The distribution and nature of associated effects would be likely to mimic that set out under Option A1, though in line with the increase in growth at each location, effects would be likely to be of a greater magnitude, though not significantly. **Moderate positive** and **moderate negative effects** are likely.

Option B2 would involve growth of 6,764 dwellings in market towns across the county, with 1,945 going to Coalville and Melton Mowbray, 958 to Hinckley and Loughborough, and Lutterworth and Market Harborough sharing a portion of 958 dwellings. This should result in the most pronounced, major significant effects being realised in those higher growth areas, with more minor effects in the lower growth market towns, especially those in Harborough. This would mean a relatively uneven distribution of effects, though for market towns as a whole, **moderate positive** and **moderate negative effects** are likely.

Option B3 would deliver growth of 8,085 dwellings on strategic sites in and around market towns. 1,925 dwellings would go to Melton Mowbray and Hinckley, 1,420 to Coalville, 890 to Loughborough and a share of 1,925 to each of Market Harborough and Lutterworth. In reference to growth and its implications on effects, the same as described under Option B2 applies here. This should distribute some more substantial effects to market towns in a larger range of locations than seen under Option B2. Namely Melton Mowbray, and Hinckley seeing the most significant effects. Overall, this uptick in growth in Leicestershire's market towns could potentially lead to **major positive** and **major negative** effects.

Option B4 would not involve any growth in or close to any Market Towns, and hence effects are **neutral.**

Option B5 would result in 7,764 dwellings across market towns, distributed in line with the HENA evidence base. The distribution of housing allocations would be aligned roughly with that set out under Option A5, though the scale would be proportionally higher in each location. As such, Coalville would see the most significant effects, followed by Hinckley, Melton Mowbray, Loughborough and then Market Harborough and Lutterworth. This would lead to a very mixed range of effects ranging from major significance to much more mild and minor effects. Considering the likelihood of such major effects being realised in Coalville and Hinckley, overall, potential **major positive** and **major negative** effects are expected.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing need)

Option C1 would lead to 2,624 dwellings being split between market towns within Charnwood, Harborough, Hinckley, Melton and North West Leicestershire; each Local Authority would be allocated 525 dwellings to be delivered within their Market Towns. Placing this scale of growth within or nearby to market towns would be likely to

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have mixed effects. The increase in population would be expected to lead to an increased viability of public transport services, especially local routes which connect the sites to the nearest market town centre. There would also be an expected improvement to active travel infrastructure, whilst this scale of growth would be unlikely to deliver segregated and networked walking and cycling routes, however some improvements in terms of safety at junctions and infrastructure such as locking facilities might be expected.

Broadly speaking, connectivity at the Market Towns is relatively good, with several hosting railway stations linked to Leicester, as well as a range of employment opportunities and services. This makes it less likely that residents would need to travel long distances on a regular basis. Some local increases in congestion would be expected in the vicinity of development, especially at traffic pinch points and at peak travel times. As such, effects would be likely to be mixed, with **minor positive** and **minor negative** effects (given that growth in any particular location is unlikely to be significant).

Option C2 would be expected to allocate housing growth to the market towns within the county, lower growth (379) would go to Loughborough and Hinckley, even lower growth (379 split between them) would go to Market Harborough and Lutterworth, whilst higher growth would be directed towards Melton Mowbray and Coalville (757 dwellings each). The effects would be likely to be broadly similar to those outlined under Option C1 in terms of potential increases in traffic volumes as well as the likelihood of improved sustainable transport infrastructure and services. The towns seeing slightly lower growth would likely see a slightly reduced magnitude of effects and those seeing higher growth would be expected to see a marginally increased significance of effects. Hence, overall the variation in effects would be likely to balance out and result in **minor positive** and **minor negative** effects.

Option C3 would not involve any growth in Market Towns, and hence effects are **neutral**.

Option C4 would not involve any growth in Market Towns, and not in locations likely to draw significant traffic through the Market Towns, and hence effects are broadly **neutral**.

Other settlements

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1 would involve an equal level of growth across other identified and sustainable settlements throughout Leicestershire, with 874 additional dwellings allocated within Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire. Each district would see growth 100% higher than outlined under Option C1, meaning that there would be a higher chance of growth being spread across a large number of other identified settlements. Where some of his growth could be broadly clustered nearby, then a proportionate magnification of effects when compared to Option C1 would be expected. However, it would be more likely that growth would be spread out. Nonetheless, some minor improvements in terms of diverted bus routes and active travel related infrastructure could be expected at larger sites (bike locking facilities and junction improvements). Local increases of congestion would be expected in close proximity to housing sites, though where the growth in housing is spread out, effects would be expected to be only slightly more significant locally. However, this approach would place a greater amount of development in locations that are likely to promote the use of the private car. The overall increase in growth in a dispersed manner could therefore see cumulative negative effects in terms of traffic and car use in general. Overall, this approach would be likely to lead to potentially **moderate negative effects** and **minor positive effects**.

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Option A2 would be expected to see a distribution and scale of growth broadly aligned with that set out under Option A1, though with 750 dwellings allocated to other settlements within each authority (Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire). Where the growth is slightly lower, the effects would be expected to be less distributed across a smaller number of other identified settlements. The nature of effects would be likely to be aligned with Option A1; and, whilst the magnitude would be likely to be somewhat less pronounced due to the lower scale of growth, similar potential **moderate negative effects** and **minor positive effects** are predicted.

Option A3 would involve growth of 1,593 dwellings on strategic sites within other identified settlements; 1,242 dwellings in Blaby and 352 dwellings in Charnwood. Whilst this growth would be expected to mimic previously discussed effects relating to growth in other settlements, the strategic nature of the housing delivery may help to mitigate issues relating to car dependency and potentially serve to better connect smaller settlements to the wider County. Whilst this may be likely, the relatively small scale of growth during the plan period may not result in significant new infrastructure delivery, and would more likely deliver improvements to existing sustainable transport infrastructures and services. Overall, more significant effects may be realised for the localised areas seeing growth, but for other areas as a whole, **minor positive effects** and **minor negative effects** are likely.

Option A4 would not involve any growth in Other Settlements, and hence effects are **neutral**. Any effects related to growth on 'other settlements' in the NLA are discussed under the section relating to NLA growth.

Option A5 would deliver a total of 3,996 dwellings in other identified settlements, distributed according to the HENA evidence. This would see 1,282 dwellings in Blaby, 1,014 in North West Leicestershire, 628 in Harborough, 436 in Melton, 343 in Charnwood and 294 in Hinckley and Bosworth. This would be expected to mimic previously discussed effects on sites within other identified settlements, though the distribution would be likely to dictate the spread of effects, As such, Blaby and North West Leicestershire would be expected to see the most distributed effects, with other areas seeing a less even spread of effects related to the scale of growth they would receive. Overall, this approach would be likely to lead to potentially **moderate negative effects** and **minor positive** effects.

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 would involve growth of 1,100 dwellings in other identified settlements across all authorities aside from Leicester and Oadby and Wigston; this is an uplift of 226 dwellings across each authority when compared to Option A1. As such, the associated effects would be likely to be much the same, though with a more widely spread distribution of growth and effects. Whilst the effects would be more spread, they would not be likely to lead to an overall substantial increase in the significance of effects. Overall, this approach would be likely to lead to **moderate negative effects** and **minor positive effects**.

Option B2 would see housing growth at a scale slightly under that seen under Option B1 for other identified settlements, with 958 dwellings being allocated in each authority. This approach would be expected to lead to similar effects to those discussed under Option B1 resulting in anticipated **moderate negative effects** and **minor positive effects**.

Option B3 would involve growth of 3,465 dwellings on strategic sites within other identified settlements; 1,925 dwellings in Blaby, 1,035 dwellings in Charnwood and 505 dwellings in North West Leicestershire. Whilst this growth would be expected to mimic previously discussed effects relating to growth in other settlements, the strategic nature of the housing delivery may help to mitigate issues relating to car dependency and potentially serve to better connect smaller settlements to the wider County. Whilst this may be likely, the scale of growth would not be expected to result in significant new infrastructure delivery, and would more likely deliver

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improvements to existing sustainable transport infrastructures and services. Overall, stronger effects may be realised for the localised areas seeing growth, but for other areas as a whole, potential **moderate positive** and **minor negative effects** are predicted, though these are potential effects due to some uncertainties related to the benefits associated with strategic growth.

Option B4 would not involve any growth in Other Settlements, and hence effects are **neutral**.

Option B5 would see growth allocated in a distribution across Leicestershire's LPAs according to the HENA evidence base. Blaby would see the most growth at 2,416 dwellings, followed by North West Leicestershire at 1,014, Harborough at 653, Melton with 548, Charnwood at 432 and Hinckley with 294 dwellings. As such, Blaby would be likely to see a spread of growth distributed across this settlement type with some more significant effects comprising of some degree of improved accessibility and sustainable transport provisions alongside more negative effects linked to increased congestion and car dependencies. Elsewhere the effects would be less pronounced and spread, with the magnitude and distribution of effects being aligned with planned growth. Overall, some areas would see significantly more pronounced effects that others, but on balance and considering other identified settlements as a whole, **moderate negative effects** and **minor positive effects** are predicted.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing needs)

Options C1 and C2 would involve similar levels of growth across other identified and sustainable settlements throughout Leicestershire, with 437 additional dwellings allocated within Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire under Option C1 and 379 under Option C2. The growth would be expected to be distributed across the county across a range of settlements. The magnitude of effects associated with smaller scales of growth would be much reduced in any particular location, and therefore in terms of congestion, **neutral effects** would be anticipated. The small scale of growth alongside the large number of site options is likely to mean that sites can be selected which are well suited to meet the needs of overarching sustainable transport related strategic priorities. As such, it would be expected that some of the growth under this approach would be well located in relation to shops, services and sustainable travel options, which is positive. However, other smaller settlements are less well serviced by jobs, services and public transport. This engenders a reliance on the private car, and this trend would be likely to be exacerbated with such a distributed approach, albeit the magnitude of effects is low. Taken in combination, these are potential **minor negative effects** when considering the likely travel patterns that would be fostered across the County (greater reliance on cars and longer trips). A dispersed approach is also likely to have some **minor positive effects** in locations that are well suited to growth.

Option C3 would not involve any growth in other settlements, and hence direct effects are expected to be **neutral**.

Option C4 would not involve any growth in other settlements (apart from those in the NLA, which are discussed in that section), and hence effects are **neutral**.

Overall effects

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

At this scale of growth, the dispersed options perform similarly overall. All of Options A1, A2 and A5 are predicted to have mixed effects, with both moderate positive effects and moderate negative effects highlighted. The effects are similar to those described for Scenario C, but with double the amount of overall growth, the effects are of greater significance.

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Though the overall effects are the same for these three options, there are nuances between them in terms of where the effects will be most or least prominent. This depends on the locations where growth is focused. However, broadly speaking, no distribution can be found to be worse or better, which is to be expected given that the patterns of dispersal are similar. Where there are concentrations of growth, the potential for significant effects increases, both positive and negative. For A4, a focus on the NLA could therefore bring pressures to orbital routes and linear routes into Leicester, which are already congested in parts at peak times, which are potential **major negative effects**. Conversely, development could potentially support infrastructure improvements, and the majority of growth would also be well located with regards to public transport and a wide range of facilities and services (hence the potential for **major positive effects**). The picture is similar for A3, but it is considered that negative effects could possibly be mitigated in a more coordinated manner if strategic transport enhancements are secured alongside strategic site development. The level of concentration in the NLA is also lower, and therefore, only **minor negative effects** are predicted in this respect for A3. Likewise, the potential for positive effects is reduced in the NLA, but there would also be benefits across other parts of the County were strategic sites are developed. These are **moderate positive effects** overall.

Growth scenario B – 20,000 (25% uplift on current unmet housing needs)

At a higher scale of growth, the effects are broadly the same as identified for the corresponding options under Scenario A. Despite the increase in delivery, the potential for more significant effects (both positive and negative) is not considered to be substantial. With regards to Options B3 and B4, the main difference is that the potential for negative effects becomes more certain.

Growth Scenario C – (50% of current unmet housing needs)

At this lower scale of growth, the dispersed approaches to growth are likely to have only minor effects at locations across the County, which constitutes **minor positive** and **minor negative effects** overall for Options C1 and C2. The negative effects are due to some homes being placed in less accessible locations and most likely encouraging greater numbers and distances of car trips. Some positive effects are likely due to certain locations having access to services and facilities, and through the encouragement of sustainable travel. However, it is unlikely that any strategic level infrastructure improvements would be secured.

For Option C3, which involves strategic sites at the NLA, there is greater potential for positive effects due to the strategic scale of development and potential to strengthen transport links with Leicester City in particular. As such, **moderate positive effects** are recorded. The focus of growth into concentrated sites could also bring negative effects with regards to congestion, but at this scale of growth, only minor negative effects are anticipated.

For Option C4, there is a focus on the NLA, but not necessarily on strategic sites. There should still be potential for **moderate positive effects** given that strategic sites should be well connected to the City, and can also provide services and facilities on site. However, the potential for negative effects to be of a higher significance compared to C3 is noted, as growth would be more likely to be dispersed and could be more likely to put pressure on current infrastructure without securing strategic improvements. Therefore, potential **moderate negative effects** are recorded.

Transport and Travel						
		City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Option 1 *Settlement tiers*	A1 *HENA*	✓✓/××	✓✓/××	✓✓/××	✓/××?	✓✓/××
	B1 *Higher*	✓✓/××	✓✓/××	✓✓/××	✓/××	✓✓/××
	C1 *Lower*	✓/×	✓/×	✓/×	✓/×?	✓/×
Option 2 *Equal Share*	A2 *HENA*	✓✓/××	✓✓/××	✓✓/××	✓/××?	✓✓/××
	B2 *Higher*	✓✓/××	✓✓/××	✓✓/××	✓/××	✓✓/××
	C2 *Lower*	✓/×	✓/×	✓/×	✓/×?	✓/×
Option 3 *Strategic Site focus*	A3 *HENA*	✓✓/×	✓✓/×	✓✓/××	✓/×	✓✓/×
	B3 *Higher*	✓✓/××?	✓✓/××?	✓✓✓?/×××?	✓ ✓? /×	✓✓/××?
	C3 *Lower*	✓✓/×	✓✓/×	-	-	✓✓/×
Option 4 *Leicester urban periphery focus*	A4 *HENA*	✓✓✓?/×××?	✓✓✓?/×××?	-	-	✓✓✓?/×××?
	B4 *Higher*	✓✓✓/×××	✓✓✓/×××	-	-	✓✓✓/×××
	C4 *Lower*	✓✓/××	✓✓/××	-	-	✓✓/××
Option 5: *HENA Distribution*	A4 *HENA*	✓✓/××	✓✓/××	✓✓/××	✓/××?	✓✓/××
	B5 *Higher*	✓✓/××	✓✓/××	✓✓✓?/×××?	✓/××	✓✓/××

Appraisal findings: Climate Change

The findings relating to the Sustainability Topic 'Climate Change' are presented in the following tables.

Climate Change Mitigation

Climate change mitigation is a topic which does not conform to an approach which highlights specific, locational and isolated effects within any one area. The effects would be experienced as an area as a whole and as such the appraisal of this topic will focus on overall effects for Leicestershire with the scale and distribution of growth being the key variables. Important factors relating to development which effect efforts to minimise the causes of climate change relate to the ability for the occupants of new housing developments in the county to access sustainable modes of transport for both long and short journeys; active travel is highly beneficial in this respect (with a multitude of additional cross-cutting benefits), as well as public transport and efforts made to locate development in close proximity to jobs, shops and services. The ability for new developments to positively contribute towards carbon sequestration efforts (e.g. tree planting or protection of carbon sinks) is important as well as the ability for a development to promote energy efficiency or low-carbon energy generation.

Internal development scheme mobility and the efficiency of housing are highly dependent upon the development itself and broadly relate to scheme viability; as such, associated assumptions are not made and it is accepted that any development has the potential to offer energy efficient housing with internal transport options reducing the need to use greenhouse gas (GHG) emitting vehicles onsite. District-wide energy generation schemes are very reliant upon technical feasibility, viability and the required energy demand profiles. Certain locations could be more suitable than others, but without detailed evidence, only high level assumptions could be made (i.e. development in denser urban locations and / or where there are existing anchor loads for energy demand).

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1 would split housing between Leicestershire's market towns, other identified settlements and in the urban periphery of Leicester. The approach would mean that housing growth is fairly well distributed across the county, and as such effects would be dispersed too. This level and distribution of growth would be likely to result in improved sustainable transport provisions (active travel infrastructure, public transport and electric car charging networks) connecting new growth to shops and services in the NLA and in the County's market towns. Growth in the more isolated other identified settlements would not be expected to deliver as significant sustainable transport provisions due to the lower scale of growth across a wider number of areas, meaning schemes are potentially less viable. These areas would also be likely to be less well connected to shops, services and employment, potentially increasing car dependency.

In terms of overall car use, short, medium and longer term effects are likely to be minor positive effects. Though the potential for emissions reductions is likely to be lower for a more dispersed approach, there could still be an overall improvement in per capita emissions (through sustainable design, carbon sequestration efforts on some sites, and support for sustainable transport.

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Overall, this approach would promote positive effects of some onsite carbon sequestration, energy efficiency and generation schemes where viable as well as the likelihood of improved and additional sustainable transport provisions connecting new housing growth to areas of higher retail, service and employment densities. Conversely, the increase in housing development and associated growth would be expected to lead to an increase in car use, driving up GHG emissions in the area in the short to medium-term. This approach's high level of growth would also be expected to lead to some poorer located sites which serve to increase car dependency and offer fewer positive opportunities associated with larger scale developments. On balance **minor positive effects** are predicted, as development ought to help reduce per capita emissions in the longer term, offsetting any increases in emissions from transport and the built environment.

Option A2 would see each of Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire receiving levels of growth which are aligned (2271), though the distribution of growth is likely to differ within each District. The overall scale of growth would be the same as that outlined under Option A1, though growth would vary more between settlement categories. As outlined previously, the significance of effects would be largely expected to be magnified in line with increased growth and vice-versa. Levels of growth across settlement types vary slightly between Option A2 and A1. The key areas of variance would be: magnified growth and effects in Oadby and Wigston and Blaby's NLA, Melton Mowbray and Coalville and reduced growth and effects in Charnwood's, Harborough's and Hinckley and Bosworth's NLA and market towns.

This approach would involve a greater proportion of available site options in order to fulfil the growth proposed. This could reduce the ability for sites to be selected based on strategic priorities relating to reducing the County's GHG emissions; hence, whilst the most sustainable sites in this respect would be likely to be utilised, maximising their potential for carbon sequestration, renewable energy generation and energy efficient schemes, there would be some requirement to allocate sites which are less favourable.

On balance **minor positive effects** are predicted, as development ought to help reduce per capita emissions in the longer term, offsetting any increases in emissions from transport and the built environment that might occur.

Option A3 would require more of the large, strategic site options to be utilised to meet the housing need, which would have some implications for the effects linked to this approach. The approach would be less likely to allow for the selection of sites based on their ability to meet strategic climate change mitigation priorities, such as carbon sequestration measures or energy efficiency and renewable energy generation schemes. The additional growth within Market Towns is unlikely to create the economies of scale required to support new sustainable transport infrastructure but is likely to enhance existing public transport services and the proximity to services at the nearby market towns potentially leads to reduced and shorter car journeys to access retail and services. The approach would be likely to bring improved provisions of sustainable transport infrastructures and services, with some of these benefits spreading to communities located in close proximity to the improvements. The inclusion of the some more isolated strategic sites (e.g. in North West Leicestershire and Charnwood) would be more likely to result in an increase in car dependency than seen from the sites better connected to existing concentrations of retail, services and employment (i.e. sites within the NLA and market towns). Overall, **moderate positive effects** are predicted, despite the increase in growth, per capita emissions are likely to reduce in the longer term given the opportunities for sustainable growth on strategic sites, especially those with strong links to the NLA and market towns.

Option A4 would see Leicester's urban periphery in Blaby, Charnwood, Harborough, and Hinckley and Bosworth seeing the greatest housing growth (3330 units each) with slightly lower growth in Oadby and Wigston (2582). The increase in overall growth under this option would lead to both positive and negative effects.The effects would be likely to be more pronounced in areas seeing higher growth. The level of growth proposed would mean that a larger proportion of site options within the NLA would need to be allocated to meet the housing need. This would reduce the ability pick and choose sites on their merit with respect to the potential for onsite tree

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planting, renewable energy generation and efficient energy schemes or locating them in close proximity to retail, services or existing sustainable transport provisions. Conversely, a higher concentration of development in the NLA could help to support improvements to transport and renewable energy provision. The positive effects would therefore be likely to be magnified,Though total emissions would increase with greater housing provision, the per capita emissions would expected to be improved, therefore the negative effects are not predicted to raise significantly. Overall, **minor positive effects** are predicted. Whilst an increased concentration of development in the NLA could better support sustainable transport and energy solutions, some sites might need to be included that are less well placed in terms of achieving carbon sequestration and accessibility. Nevertheless, the overall picture should be an improvement in terms of per capita emissions.

Option A5 aims to deliver growth in line with locally assessed housing needs across the County. The bulk of growth (75%) would be distributed within the NLA and Market Towns, which is positive in terms of accessibility. Under A5, Blaby would get more substantial growth (3492) whilst Oadby and Wigston are allocated lower growth. The growth within the Blaby NLA is likely to produce substantial economies of scale likely to facilitate new sustainable transport infrastructure and also enhance existing public transport within Blaby and surroundings. The overall level of growth within the NLA would be on par with option A2 and as discussed above, the significance of effects would be largely expected to be magnified in line with increased growth and vice-versa. Consequently, magnified growth and effects would be likely in Blaby's NLA, Hinckley and North West Leicestershire and reduced growth and effects in Charnwood, Harborough, Melton and Oadby and Wigston. Importantly, this option seeks to allocate growth according to projected population and employment growth and therefore predicted to create positive effects by placing new housing growth where its most needed, close to economic growth thus helping to reduce the number and length of car journeys required to travel to work and access services.

Overall, this approach would promote positive effects of some onsite carbon sequestration, energy efficiency and generation schemes where viable as well as the likelihood of improved and additional sustainable transport provisions connecting new housing growth to areas of higher retail, service and employment densities. Conversely, the increase in housing development, particularly within the NLA, and associated growth would be expected to lead to an increase in car use, driving up GHG emissions in the area in the short to medium-term. Overall, potential **moderate positive effects** are predicted.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 follows a similar approach, in terms of distribution, to option A1 but with a higher amount of growth. The effects are anticipated to be similar to those under option A1 but amplified in magnitude (positive or negative) due to the greater amount of growth proposed. On balance, **minor positive effects** are predicted overall as the benefits of new infrastructure and high quality development ought to outweigh any increases in emissions, meaning that per capita emissions reduce for the County.

Option B2 replicates the distribution approach taken in Option A2 but with an uplift in total growth. Blaby, Charnwood, Harborough, Hinckley, Melton and North West Leicestershire each get 2903 new homes and Oadby and Wigston get 2582 units. Effects are likely to be similar to those under option A2 with their significance amplified in line with increased growth and vice-versa. Due to the significantly larger growth, there would be less scope to pick and choose sites as a greater proportion of available sites would need to be allocated in order to fulfil the required growth. This would reduce the ability for sites to be selected based on strategic priorities relating to reducing the County's GHG emissions; leading to some sites being allocated in less sustainable locations. On the other hand, the greater growth, particularly around the NLA would likely facilitate new and improved sustainable transport infrastructure. The location of new housing in close proximity to centres of employment and services would also help reduce reliance on cars and reduce the frequency and duration of car journeys. However, as with option B1, the greater amount of growth will inevitably lead to more vehicular traffic resulting in an increase of emissions. On balance, **minor positive effects** are predicted overall as the benefits of new infrastructure and high quality development ought to outweigh any increases in emissions, meaning that per capita emissions reduce for the County.

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Option B3 involves a growth of 20,000 homes on strategic sites mainly within the NLA and market towns. Harborough (5675) and Blaby (4695) would get over half the total growth with the rest split across Hinckley (2375), Charnwood (1925), Melton (1925), North West Leicestershire (1925) and Oadby and Wigston (1480). The substantial growth on strategic sites is likely to produce substantial economies of scale enabling new sustainable transport infrastructure and potential for renewable energy generation and energy efficient CHP / district heating schemes (though this would take time to implement). Other positive effects are likely as the scale of growth is likely to include mixed schemes including new employment, retail, services and community facilities helping reduce the need to travel further afield and facilitating active modes of travel. This would be countered by potentially negative effects associated with less flexibility in choice of sites for development (due to higher growth) and increased vehicular traffic due to increased growth particularly within the NLA areas surrounding Leicester. Some of the more remote sites would necessitate car journeys to access employment and services. Overall, **moderate positive effects** are predicted, despite the increase in growth, per capita emissions are likely to reduce given the opportunities for sustainable growth on strategic sites, especially those with strong links to the NLA and market towns. However, it should be noted that the full benefits associated with some of the strategic sites might only arise beyond 2036 once schemes are complete. Requiring developments to secure infrastructure improvements such as transport services and utilities prior to substantial housing growth can help to bring the benefits forward in time though.

Option B4 maximises growth within the NLA around Leicester, distributing it across adjacent LPAs. The bulk of growth would be focused around Leicester's urban periphery in Blaby (4594), Charnwood (4594) and Harborough (4594) followed by Hinckley (3637) and Oadby and Wigston (2582). The effects are expected to be similar to those under option A4 but amplified due to the larger scale of growth. The higher level of growth would reduce choice of sites resulting in a larger proportion of site options within the NLA being allocated to meet the higher growth targets. This would reduce the ability be selective about sites that are most amenable to onsite tree planting, renewable energy generation and efficient energy networks. Conversely, the substantial scale of growth is likely to produce the kind of economies of scale required for new sustainable transport infrastructure, new employment, retail, services and community facilities. On the other hand, the substantial additional growth would inevitably lead to increased vehicular traffic flow particularly in the NLA and into / out of Leicester leading to increased GHG emissions. On balance potential **moderate positive effects** are predicted as the concentration of growth into the NLA ought to support improved infrastructure for sustainable travel and low carbon energy solutions. This outweighs potential minor effects in terms of increased car trips (particularly as the NLA has good accessibility broadly speaking).

Option B5 is similar to A5 in that it distributes growth according to the HENA evidence base but adds a 25% uplift in growth (20,000). The bulk of growth would be distributed within the NLA and Market Towns. Blaby would get more substantial growth (6,000) followed by North West Leicestershire (3,990) then Hinckley (3,637), Harborough (2393), Melton (1660) Charnwood (1308) and Oadby and Wigston (1006). The growth within the NLA, particularly in Blaby, is likely to produce economies of scale likely to facilitate new sustainable transport infrastructure and also enhance existing public transport within Blaby and surroundings. The overall level of growth within the NLA would be on par with option B2 and as discussed above, the significance of effects would be largely expected to be magnified in line with increased growth and vice-versa. Consequently, magnified growth and effects would be likely in Blaby's NLA and North West Leicestershire and reduced growth and effects in Charnwood, Harborough, Melton and Oadby and Wigston. This option seeks to allocate growth according to projected population and employment growth and therefore predicted to create positive effects by placing new housing growth where its most needed, close to economic growth thus helping to reduce the number and length of car journeys required to travel to work and access services.

The scale of growth, particularly in Blaby, Hinckley and North West Leicestershire could provide the economies of scale to support new energy infrastructure (renewable generation and/or CHP and district heating schemes), though there would be a need for a coordinated approach given that sites are not necessarily all strategic in nature. The potential for substantial carbon sequestration through planting maybe slightly reduced compared to lower growth options due to the scale of growth which may necessitate higher density housing. Furthermore, the increase in housing development, particularly within the NLA would be expected to lead to an

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increase in car use, driving up GHG emissions in the area in the short to medium-term. On balance potential **moderate positive effects** are predicted, as development ought to help reduce per capita emissions in the longer term, offsetting any increases in emissions from transport and the built environment.

Growth Scenario C - 7950 dwellings (50% of current unmet housing needs)

Option C1 would involve dispersed delivery of growt. Growth would be spread across the NLA, market towns and around other identified settlements. In terms of transport, it would be likely that growth within the NLA would lead to some minor improvements to sustainable transport provision (active travel options, public transport and electric vehicle facilities)..

Growth of 525 homes within each of Coalville, Loughborough, Melton Mowbray and Hinckley, with the same growth split between Lutterworth and Market Harborough is likely to bring positive effects to these areas relating to improved sustainable travel provisions. The further housing growth of 541 across Oadby &Wigston and the 437 dwellings distributed across other identified settlements within the County, would be likely to provide some improvements to existing sustainable transport provisions, but due to the more distributed growth, effects would be more thinly spread and hence viability of large schemes would be considerably reduced. In terms of accessibility, most development ought to be relatively well located in terms of facilities and jobs, and therefore per capita emissions would not be expected to increase in this respect.

Total GHG emissions could be expected to rise as a result of the increase in car use, particularly given the longer trips that would be involved for growth in the lower order settlements that have a relative scarcity of shops, services and jobs. Whilst this is negative, as mentioned earlier, the longer-term prospects of widespread electric vehicle usage mean that any negative effects are more likely to be experienced over the short to medium-term (though this makes assumptions that the national grid would be generating from lower carbon sources).

In addition to these effects, on a County-wide scale, this approach would offer opportunities to select sites which offer greater potential for onsite tree planting, renewable energy generation and efficiency potential or locating in very close proximity to shops, services or existing sustainable transport provisions. Hence, due to this approach being able to be more selective over site options, most of the additional growth would be expected to be on well located sites with an increased potential to contribute towards mitigating the causes of climate change in the ways discussed.

On balance this approach is predicted to have neutral to potential **minor positive effects**. Though the potential for emissions reductions is likely to be lower for a more dispersed approach, there could still be an overall improvement in per capita emissions (through sustainable design, carbon sequestration efforts on some sites, and support for sustainable transport.

Option C2 would see each of Blaby, Charnwood, Harborough, Hinckley, Melton, North West Leicestershire and Oadby and Wigston receiving equal levels of growth (1136 each), though the distribution of said growth is likely to differ within each District. The overall scale of growth would be the same as that outlined under Option C1, though growth would vary more between settlement categories. As outlined previously, the significance of effects would be largely expected to be magnified in line with increased growth and vice-versa. The level of growth proposed in Oadby and Wigston under C2 is around double that proposed under option C1, which is likely to have favourable effects on improving sustainable transport provision, particularly in view of the proximity of the area to Leicester. Otherwise, the Levels of growth vary relatively little between Options C2 and C1, meaning that effects would be likely to be on par. The key areas of variance would be: magnified growth and effects in Oadby and Wigston, Blaby's NLA, Melton Mowbray and Coalville and reduced growth and effects in Charnwood's, Harborough's and Hinckley and Bosworth's NLA and market towns.

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On balance this approach is predicted to have neutral to potential minor positive effects. Though the potential for emissions reductions is likely to be lower for a more dispersed approach, there could still be an overall improvement in per capita emissions (through sustainable design, carbon sequestration efforts on some sites, and support for sustainable transport.

Option C3 would see housing growth distributed across strategic sites, south and south east of Leicester. The largest is located in Harborough (3250), followed by Blaby (2770), Oadby and Wigston (1480) and Hinckley and Bosworth (450). Large concentrations of housing growth have the potential to increase the viability of sustainable transport schemes connecting the growth to areas of high retail, service and employment densities. Such schemes could include active travel provisions (including segregated cycle lanes), new and improved public transport services and multi-modal transport hubs which can serve to reduce car dependency, driving down GHG emissions. Conversely, the increase in population would be expected to lead to an overall increase in car journeys in these areas, leading to increases in GHG emissions in the short to medium-term.

The large scale of growth would improve the likelihood and viability of onsite tree planting and retention as well as offering increased viability of renewable energy generation and efficient energy networks such combined heating and power (CHP) schemes and district heating networks or other renewable energy. These become more viable on larger strategic developments, through economies of scale, and work best on sites selected for characteristics which make them amenable to such schemes. As such, whilst this approach would include some sites which are further from Leicester (e.g. at Harborough), the sites with the most suitable characteristics may be chosen.

Under this approach of developing new, large scale settlements, where these are in close proximity to established settlements, the likelihood of sustainable transport modal uptake would be higher due to proximity to retail, community facilities, services and employment. In more isolated areas of growth, it is generally more difficult to promote uptake of sustainable travel due to issues relating to convenience and longer distances relative remoteness from centres of services and employment. Hence, where growth under this approach would mostly be focused around the NLA providing accessibility to Oadby, Wigston, Blaby and Leicester, sustainable modes of transport would be expected to see some higher uptake. The substantial strategic settlement around Harborough is likely to generate significant benefits due to the economies of scale it could create. This is likely to help provide new sustainable transport modes and the settlement would also benefit from proximity to existing services in Harborough and Leicester. However, some of these effects would not arise within in the period up to 2036, but the commitment to strategic growth could certainly lay the foundations for such positive effects.

The smaller amount of growth at Hinckley and Bosworth (450) is unlikely to produce the same economies of scale required to facilitate new sustainable transport infrastructure and low carbon solutions; but is likely to make existing services more viable (such as bus routes and train services) and potentially lead to improved services. It should be recognised that much of the growth required to create economies of scale on these strategic sites would occur beyond the plan periods being considered in this SOCG. However, commitment to the delivery of strategic sites in the current plan periods (to address an element of unmet needs) would set the foundation for significant benefits in the longer term.

The concentrated growth will be expected to deliver increased viability of sustainable transport schemes which will benefit people needing to travel to and from strategic sites, potentially reducing car dependency and therefore reducing the per capita GHG emissions associated with car use (in the short to medium term). The viability of such schemes would be expected to be greater in settlements located near to existing settlements and Leicester (Blaby, Oadby and Wigston). For smaller developments, relatively more distant from Leicester (Hinckley and Bosworth), it would be expected that car dependency would not be reduced as much and sustainable travel provisions less well connected to retail, employment and services (though it should be expected that standalone new developments would provide

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some services on site). Regardless of the sustainable transport provisions, the increase in population growth would be likely to lead to an increase in car use, resulting in an increase in GHG emissions in the short to medium-term.

On balance potential **moderate positive effects** are predicted, as development ought to help reduce per capita emissions in the longer term, offsetting any increases in emissions from transport and the built environment.

Option C4 would see growth of 7950 dwellings within a 10km radius from the centre of Leicester, spread equally across Blaby, Charnwood, Harborough, Hinckley and Bosworth, and Oadby and Wigston. Within and around the band of growth around Leicester, it would be expected that some new schemes would be established which support sustainable modes of transport, including public transport, active travel and electric vehicle use; this relative concentration of growth would be expected to increase the viability of such schemes. This would be expected to increase sustainable travel rates amongst future communities as well as for existing populations and areas which are in close proximity to the improvements. In contrast to this, where dominant behavioural norms make personal motor vehicles the most common form of transport choice, the large concentration of growth within 10km of the centre of Leicester could be expected to lead to an increase in car use, leading to an increase in carbon emissions.

In part, this could be seen as a short to medium-term issue due to the expected widespread rollout of electric vehicles, making the use of private vehicles less likely to contribute as significantly towards climate change (taking aside embodied emissions from battery production and electricity). National policy directives targeting substantial GHG emission reductions and a net neutrality by 2050 have suggested a ban on all new petrol and diesel cars by 2030. This drive is expected to rapidly increase the widespread provision of charging facilities and bolster a market driven surge in affordable electric cars, becoming the norm for personal motor vehicles.

The site options under this approach could increase the viability of energy efficient schemes such as district heating or renewable energy generation schemes, but this is uncertain, and only likely with mixed use schemes or close to existing concentrations of development. Some sites within the NLA, especially to the east and west of Leicester would also be likely to provide some onsite tree planting and in the small number of cases where the sites encompass areas of tree cover, for the most part it ought to be possible to retain these.

Overall, this approach would be expected to have some mixed effects. The location of growth near centres of employment and services should help reduce the need to travel further afield. Minor positive effects would be likely to be seen through improvements to sustainable travel options, including active travel and public transport provision would help 'nudge' people into behaviour change potentially reducing use of private cars in favour of walking, cycling and public transport. Further positive effects relate to the potential for some tree planting schemes on land which for the most part across the site options, is greenfield land with relatively low tree cover. These larger site options would also provide some increased potential for low carbon energy generation schemes onsite as well as more efficient energy distribution systems such as district heating schemes associated with larger scale developments. Some minor negative effects associated with the growth's knock-on uptick in car use would be expected to increase GHG emissions associated with personal mobilities, however the future drive to ensure widespread use of electric vehicles should mean that this is a short to medium-term problem. Overall, a **minor positive effect** is predicted as the benefits are likely to outweigh any increases in emissions.

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		City	*Near Leicester Area*	*Market towns*	*Other settlements*	*Strategic Sites*	**Overall effects**
Option 1 *Settlement tiers*	*A1 HENA*	/	/	/	/	/	✓
	B1 higher	/	/	/	/	/	✓
	C1 lower	/	/	/	/	/	✓?
Option 2 Equal Share	*A2 HENA*	/	/	/	/	/	✓
	B2 higher	/	/	/	/	/	✓
	C2 lower	/	/	/	/	/	✓?
Option 3 Strategic Sites focus	*A3 HENA*	/	/	/	/	/	✓✓
	B3 higher	/	/	/	/	/	✓✓
	C3 lower	/	/	/	/	/	✓✓?
Option 4 *Near Leicester Area focus*	*A4 HENA*	/	/	/	/	/	✓
	B4 higher	/	/	/	/	/	✓✓?
	C4 lower	/	/	/	/	/	✓
Option 5 HENA Distribution	*A5 HENA*	/	/	/	/	/	✓✓?
	B5 higher	/	/	/	/	/	✓✓?

Appraisal findings: Landscape and land

The findings relating to the Sustainability Topic 'Landscape and Land' are presented in the following tables.

Landscape and Land

City

Growth in areas outside of the city is not likely to have any adverse effects on land resources in the city. In regard to landscape impact, accommodating growth outside the city should avoid the further intensification of the city area that could otherwise result in the loss of open and green spaces and require higher densities which would undermine the character of the built area. However, higher levels of growth in the NLA as proposed under all growth scenarios except C1 and C2, and to a greater extent under scenarios A4, B4 and C4, would result in the substantial loss of open green space on the periphery of the city which is important to its character in places. These issues are addressed and impacts recorded in the discussions below relating to the NLA.

Near Leicester Area (NLA)

Most of the land within the NLA area is classified as grade 3 agricultural land. However, to the south and south-east of the city boundary, there are small pockets of land that still fall into the urban land classification. Development at the majority of the urban periphery of Leicester has the potential to affect the rural character outside of the City boundary. In terms of landscape character and sensitivity, growth in some parts of the urban periphery could be seen to 'close the gap' between nearby smaller settlements, such as Thurmaston and Syston, Oadby and Great Glen, Birstall and Rothley. This could have negative effects on landscape character.

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

For **Option A1**, in Charnwood, some of the growth involved can be accommodated across a number of less sensitive small greenfield and brownfield site options within or adjacent to the built up area. However, a small amount of growth would also likely be required on larger greenfield sites, and this could lead to significant negative effects.

In Harborough, this scale of growth would require site options within and immediately adjacent to Bushby, Thurnby and Scraptoft and some parts of larger sites. This will result in the loss of Grade 3 agricultural land, although it is not clear if this is among the best and most versatile. This will also cause some harm to landscape character, but this scale should be able to avoid any substantial coalescence effects, and therefore effects are minor/moderate.

In Blaby, a small portion of the growth can be accommodated on sites of low sensitivity However, most of the growth would need to be accommodated outside of existing built up areas on adjacent sites. At this scale, growth could be accommodated across a number of less sensitive sites and sites that would not cause significant coalescence effects. However, with sites adjacent to built up areas being greenfield Grade 3 agricultural land, the scale of growth proposed is likely to result in some loss of the best and most versatile agricultural land. Some harm is also likely on landscape impact, although at most locations adverse effects can likely be mitigated to a great degree through sensitive design.

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In Hinckley, this scale of growth would result in the loss of Grade 3 agricultural land. This scale would also require either the use of site options around Ratby, to the north of Markfield Road or sites to the north west of Groby. Growth to the north west of Groby would not relate with the main urban area and therefore represent urban sprawl into open countryside, with the exception of Bradgate Hill which will form an extension to an existing built up area on a site enclosed by woodland. Growth in the other two locations would be more likely to alter the built character of settlements and appear as an intrusion of built development into open countryside. At this scale, the growth can be dispersed across less sensitive site options and the partial use of more sensitive site options supported with new landscape features and green space to reduce coalescence and other adverse effects on landscape character. Highly sensitive areas such as to the west of Ratby can also be avoided.

In Oadby and Wigston, the scale of growth proposed under option A1 is predicted to have similar effects to those under growth scenario C2.

Cumulatively, this growth scenario would result in a loss of Grade 3 agricultural land and loss to the openness of landscape character in the NLA across all areas. In addition, the growth proposed in Charnwood, Hinckley and Oadby and Wigston is likely to cause more substantial harm to landscape character. Therefore, a **moderate negative effect** is predicted.

For **Option A2** in Charnwood, the scale of growth proposed under option A2 is predicted to have similar effects to those under growth scenario A1. However, there should be further flexibility to distribute growth to avoid negative effects on landscape character and agricultural land. As such, only minor negative effects are predicted.

In Harborough, the scale of growth proposed under option A2 is predicted to have similar effects to those under option A1. Although, the higher scale of growth proposed would require further use of larger sites and thus exacerbate effects on land resources and landscape character.

In Blaby, the scale of growth proposed under option A2 is predicted to have similar effects to those under option A1.

In Hinckley, this scale of growth is likely to derive similar effects to those under growth scenario A1. However, the additional growth would require the use of some more sensitive site options, but a combination of choice and opportunities to incorporate substantial new green space and landscape features should reduce potential adverse effects. This scale should also not result in any significant loss of agricultural land.

In Oadby and Wigston, this scale of growth would require the comprehensive use of most site options adjacent to the main urban area to avoid strategic sites in the countryside which do not relate to existing settlements and represent a sporadic form of development. This will limit opportunities to introduce new green space and landscape features to help contain the significant intrusion of built development into an otherwise open and exposed landscape. This option would also result in a sizable loss of Grade 3 agricultural land resource, although it is unclear if this is amongst the best and most versatile.

The severity of adverse effects across the NLA vary substantially between local authority areas under this option. However, cumulatively this option will result in the loss of important agricultural land resources and has potential to cause substantial harm to landscape character particularly in Blaby and Oadby and Wigston. Therefore, a potential **moderate negative effect** is predicted overall.

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For **Option A3**, in terms of soil, the strategic sites predominantly consist of Grade 3 agricultural land. Whilst it is unclear if this is amongst the best and most versatile, this option would result in a substantial loss of important agricultural land resource. Development on site options in Harborough, Blaby and Oadby and Wigston will extend unrestricted into open countryside and in some locations could cause coalescence between the main urban area and independent settlements currently in open countryside. This is likely to have significant adverse effects on landscape character by affecting the setting of independent settlements, openness and by appearing as an intrusion (depending upon the scale, layout and design) of built development into open countryside. However, some harm can be reduced through introducing new planting and landscape features such as trees and hedgerows including new natural boundary treatment. In Blaby and Hinckley, development on some of the strategic sites could cause coalescence between the main urban area of Leicester and surrounding settlements, but there ought to be potential to introduce mitigation and there would be a choice between sites to be made. Nevertheless, overall, a **major negative effect** is predicted due to the substantial loss of agricultural land resources, likely impact on landscape character and potential for coalescence between settlements. However, it ought to be possible to minimise effects through avoidance and mitigation measures.

For **Option A4**, in Charnwood, this higher scale of growth would result in the greater loss of Grade 3 agricultural land. The effects on landscape character are also likely to be more prominent, as it would be necessary to encroach upon site options that do not relate as well to existing built-up areas, which contain important landscape features or could exacerbate coalescence, and thus are of higher sensitivity to change. These are major negative effects.

In Harborough, this scale of growth would require the comprehensive use of site options including strategic sites which do not relate to the main urban area and sizable sites surrounding smaller settlements. This option is likely to result in the significant loss of Grade 3 agricultural land, although it is not clear if this is among the best and most versatile. The substantial development of the sites would also represent a significant intrusion of the built-up area to the east of Leicester into open countryside, potentially covering areas with sensitive landscape features. Development could further change the character of settlements (including more sensitive smaller settlements) and cause significant coalescence between settlements. Opportunities for avoidance and mitigation are more limited at this scale (compared to C4), and therefore, the potential for major negative effects exists.

In Blaby, this scale of growth in the NLA would require the use of numerous site options that fall within or adjacent to the built-up areas. However, it is likely that growth on the most sensitive sites that do not relate to built-up areas or would cause significant coalescence, such as sites between Kirby Muxloe and Leicester City that provide an important natural gap between the built-up areas, can be avoided. Cumulatively, development will lead to a substantial loss of Grade 3 agricultural land, although it is not clear if this is among the best and most versatile. Whilst site options that relate to the built-up area can be utilised, at this scale of growth several site options that contain more sensitive landscape features would need to be used although some adverse effects on landscape character can potentially be mitigated through sensitive design that protects important landscape features, planting and effective boundary treatment. It is expected that there could be moderate negative effects.

In Hinckley, this level of growth will require the utilisation of almost all site options. This will result in the substantial loss of Grade 3 agricultural land. This could also cause significant harm to landscape character through increased coalescence between Anstey and Groby and Ratby and Groby. This would also cause significant harm to the character of the built up area through the insensitive expansion of Ratby and Groby and growth would appear as an intrusion of built development into open countryside. Therefore, moderate to major negative effects are possible.

Landscape and Land

In Oadby and Wigston, the scale of growth proposed under option A4 is predicted to have similar effects to those under growth scenario A2. However, opportunities to introduce new landscape features and green space to help mitigate the substantial harm to landscape character are further constrained if development on the most sensitive sites is avoided.

Cumulatively, this growth option would result in a significant loss of Grade 3 agricultural land across the NLA and a substantial disturbance to open landscapes from intensive development in several locations. Therefore, a potential **major negative effect** is predicted overall in these locations. Given the heavy focus on the NLA, it would be more difficult to avoid and mitigate some of the more serious impacts on the sites that are known to be more sensitive.

For **Option A5,** in Charnwood, the scale of growth proposed is predicted to have similar effects to those under growth scenario C2 (i.e. neutral / minor negatives).

In Harborough, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario C1 (i.e. minor negative effects). Although, the higher scale of growth proposed would slightly exacerbate effects on land resources and landscape character.

In Blaby, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A4 (i.e. moderate / major negative effects)

In Hinckley, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A2 (i.e. minor to moderate negative effects)

In Oadby and Wigston, the scale of growth proposed under option A5 should allow for a lower density of development incorporating additional green space and landscape features whilst minimising the use of less sensitive sites, which means the potential moderate negative effects are identified. f

Overall, this option is likely to result in **moderate negative effects** mainly due to the substantial harm to landscape character as a result of growth in Blaby. Whilst some locations would only see minor negative effects, the potential for major negatives exist in some locations.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

For Option B1, in Charnwood, the scale of growth proposed is predicted to have similar effects to those under growth scenario A1, but the higher scale of growth could tip the effects into moderate / major negative effects

In Harborough, the scale of growth proposed under option B1 is predicted to have similar effects to those under growth scenario A1 (i.e. minor/moderate negative). However, a greater amount of growth would be required on larger sites and thus the adverse effects on landscape character and agricultural land resource is somewhat exacerbated.

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In Blaby, the scale of growth proposed under option B1 is predicted to have similar effects to those under growth scenario C4. However, the slightly lower scale of growth will allow development to avoid some sites with greater potential for landscape impact.

In Hinckley, the scale of growth proposed under option B1 is predicted to have similar effects to those under growth scenario C4. However, the slightly lower scale of growth should allow for the reduced use of more sensitive site options.

In Oadby and Wigston, the scale of growth proposed under option B1 is predicted to have similar effects to those under growth scenario C4. Although, the smaller quantum of growth proposed should reduce the adversity of effects slightly.

Overall, a **moderate negative effect** is predicted due to the substantial loss of agricultural land resources and potential harm to landscape character. It ought to be possible to avoid major negative effects in most authorities, but where there is less scope to avoid negative effects, major negative effects could arise.

Option B2

In Charnwood, Harborough and Hinckley the scale of growth proposed under option B2 is predicted to have similar effects to those under growth scenario A1.

In Blaby, most of the growth would need to be accommodated on sites adjacent to the built up area. At this scale, growth can be accommodated across a number of less sensitive sites and sites that would not cause significant coalescence effects. However, there would be a substantial loss of Grade 3 agricultural land. Harm is also likely on landscape character, although there are some opportunities to limit effects through sensitive design.

In Oadby and Wigston, the scale of growth proposed under option B2 is predicted to have similar effects to those under growth scenario A2. However, opportunities to introduce new landscape features and green space to help mitigate the substantial harm to landscape character are further constrained if development on the most sensitive sites is avoided.

Overall, a **moderate negative effect** is predicted.

The effects for **Option B3** are similar to that under option A3 and presume the same use of strategic site options. Therefore, a **major negative effect** is predicted.

For **Option B4**, in Charnwood, this higher scale of growth would result in the significant loss of Grade 3 agricultural land. The effects on landscape character are also likely to be very prominent, as it would be necessary to encroach upon site options that do not relate to existing built-up areas or contain important landscape features and thus are of higher sensitivity to change. Additional growth along the A46 near Thurcaston and Anstey would further the coalescence of the villages with Leicester city. At this scale of growth, such effects would be more difficult to avoid and are significant.

In Harborough, this scale of growth would require the comprehensive use of site options and thus could have significant adverse effects, similar to those under option A4.

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In Blaby, this scale of growth will have similar effects to those identified under option A4. However, a small amount of growth would also likely be required on more sensitive site options, such as those that do not resonate with urban areas or would increase coalescence between settlements.

In Hinckley, this scale of growth would require the comprehensive use of all site options. This is likely to have similar effects to those under growth scenario A4, however effects are exacerbated to reflect the reduced scope to integrate landscape features to reduce significant harm to landscape character.

In Oadby and Wigston, the scale of growth proposed under option B2 is predicted to have similar effects to those under growth scenario A2. However, opportunities to introduce new landscape features and green space to help mitigate the substantial harm to landscape character are further constrained if development on the most sensitive sites is avoided.

This higher level of growth will result in a significant cumulative loss of agricultural land resource and cause more substantial harm to landscape character across all areas, although in some areas there are opportunities for mitigation which should reduce the adversity of effects at a localised scale. Overall, a **major negative effect** is predicted.

Option B5

In Charnwood, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario C2.

In Harborough, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A1.

In Blaby, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A4. However, opportunities to introduce new landscape features without utilising additional more sensitive sites is undermined.

In Hinckley, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenarios A2 and A5.

In Oadby and Wigston, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario C2.

Overall, a **moderate negative effect** is predicted mainly due to the substantial harm to landscape character in Blaby.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

Options C1 and C2

Landscape and Land

At the scale involved under growth scenario C2, it ought to be possible to avoid sensitive areas and a loss of agricultural land except in Hinckley and Oadby and Wigston where some loss is likely. For Option C1, the amount of growth is slightly higher and some greenfield land might be required, but there would be flexibility in choice. Hence, neutral effects in relation to agricultural land resources are likely for both options.

In Charnwood, growth at the scales involved can be accommodated across a number of less sensitive small greenfield and brownfield site options within or adjacent to the built up area for Option C2. Therefore, effects are likely to be minor negative.

In Harborough, the amount of growth under scenario C1 would either require a more comprehensive development of the larger sites adjoining the main urban area or some use of smaller sites surrounding small settlements such as Great Glen and Houghton on the Hill. This is likely to result in some loss of Grade 3 agricultural land, and some minor effects in terms of landscape, particularly for option C1.

In Blaby, most of the growth would need to be accommodated outside of existing built-up areas on adjacent sites (particularly for C2). However, at this scale, growth could be accommodated across a number of less sensitive sites. As these sites are predominantly greenfield Grade 3 agricultural land, it is likely that a small amount of the best and most versatile agricultural land is lost. However, effects upon landscape would likely be minor.

In Hinckley, the level of growth involved under option C2 would require the use of greenfield site options, but growth can be accommodated on smaller site options not currently in agricultural use and which are well defined and resonate well with the built up area. Therefore, effects on the landscape and land resources under option C2 are not likely to be significant. Under option C1, additional growth can likely be accommodated on less sensitive sites adjacent to built up areas such as Bradgate Hill. Alternatively, a small amount of growth may require the use of less sensitive site options including through the expansion of Ratby or on other larger site options, which would either alter the character of Ratby or appear as an intrusion of built development into open countryside. This is likely to derive negative effects on landscape character but can likely be avoided.

In Oadby and Wigston, a small portion of the growth proposed under the growth scenarios can be accommodated on brownfield and greenfield sites within the urban area. Under growth scenario C1, the scale of growth involved would also require some use of sites adjacent to the main built up area, but this can be dispersed to areas which are less sensitive compared to others. However, the scale of growth proposed under scenario C2 will require the use of larger and more sensitive site options, resulting in greater loss of Grade 3 agricultural land and adversely impacting on landscape character and built character of the towns.

Overall, a potential / uncertain **minor negative effect** is predicted for option C1. This is due to the potential for some loss of grade 3 agricultural land and growth on the urban fringes that could affect landscape in particular areas. There is flexibility in site choice for these options in most authorities, hence overall effects being minor negative, despite potential for more prominent effects in Hinckley and Bosworth and Oadby and Wigston. For option C2, a **minor negative effect** is predicted with greater certainty, mostly as a result of the harm envisaged on landscape character from the scale of growth proposed in Oadby and Wigston.

Option C3 involves growth on strategic sites in the NLA. This scale of growth will involve the use of all site options in Blaby, Hinckley and Oadby and Wigston, and the comprehensive use of strategic sites in Harborough. The strategic sites predominantly consist of Grade 3 agricultural land. Whilst it is unclear if this is amongst the best and most versatile, this option would result in a substantial loss of important agricultural land resource. Development on site options in Harborough, Blaby and Oadby

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and Wigston will extend unrestricted into open countryside and in some locations could cause coalescence between the main urban area and independent settlements currently in open countryside. This is likely to have significant adverse effects on landscape character by affecting the setting of independent settlements, openness and by appearing as an intrusion (depending upon the scale, layout and design) of built development into open countryside. However, some harm can be reduced through introducing new planting and landscape features such as trees and hedgerows including new natural boundary treatment. In Blaby and Hinckley, development on the strategic sites could cause coalescence between the main urban area of Leicester and surrounding settlements, though mitigation is possible.

Overall, a potential / uncertain **major negative effect** is predicted due to the substantial loss of agricultural land resources, likely impact on landscape character and potential for coalescence between settlements. However, it ought to be possible to minimise effects through avoidance and mitigation measures, particularly as the level of growth in Harborough is less compared to A3.

For **Option C4, i**n Charnwood, some growth could possibly be accommodated on brownfield sites that fall within or relate well to the built-up area (mainly around Thurmaston) but most of the growth is likely to fall within areas of Grade 3 agricultural land. With regards to landscape, it is likely that greenfield sites will need to be released at this scale of growth, and this would likely lead to moderate /major negative effects as there are several sensitive sites across the area and growth is already planned in this location through the emerging local plan.

In Harborough, this scale of growth in the NLA would require the use of smaller site options within and immediately adjacent to Bushby, Thurnby and Scraptoft. This scale would also require comprehensive use of larger sites adjoining the main urban area. This could appear as an intrusion of the Leicester city and Oadby area into open countryside, increasing coalescence with smaller settlements nearby. However, there are some opportunities for the larger sites to accommodate green infrastructure and new landscape features such as trees and hedgerows including natural boundary treatment to reduce the adversity of effects. This scale of growth would also result in some loss of Grade 3 agricultural land, although it is not clear if this is amongst the best and most versatile.

In Hinckley, this scale of growth would result in the loss of Grade 3 agricultural land. This scale would also require either the use of either site options around Ratby, to the north of Markfield Road or sites to the north west of Groby. Growth to the north west of Groby would not relate with the main urban area and therefore represent urban sprawl into open countryside, with the exception of Bradgate Hill which will form an extension to an existing built up area on a site enclosed by woodland. Growth on the other two locations would substantially alter the built character of settlements, increase the coalescence of settlements and appear as an intrusion of built development into open countryside. At this scale, the growth can be somewhat dispersed across less sensitive site options which can be supported with new landscape features and green space to reduce coalescence and other adverse effects on landscape character. However, this will likely result in harm to the built character of Ratby.

In Blaby, a small portion of the growth can be accommodated on a number of brownfield and greenfield sites of lower sensitivity within built-up areas. However, most of the growth would need to be accommodated outside of existing built up areas on adjacent sites. At this scale, growth could be accommodated across a number of less sensitive sites and sites that would not cause significant coalescence effects. However, with sites adjacent to built up areas being greenfield Grade 3 agricultural land, the scale of growth proposed is likely to result in some loss of the best and most versatile agricultural land. Some harm is also likely on landscape impact, although at most locations adverse effects can likely be mitigated to a great degree through sensitive design.

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In Oadby and Wigston, a small portion of the growth can be accommodated on brownfield and greenfield sites within the urban area. However, the majority of the growth will require the use of large sites adjacent to the main built up area. Growth on these sites will result in a notable loss of Grade 3 agricultural land resource, substantial change to the built character of the towns, result in the loss of important landscape features and in most locations form an unrestricted extension into open countryside. Although, there are opportunities for development on the larger sites to incorporate green space and new landscape features to provide a degree of enclosure and create a distinction with the surrounding open landscape.

Overall, a **moderate negative effect** is predicted due to the substantial loss of agricultural land resources and harm to landscape character, particularly in Harborough, Hinckley and Blaby.

Market Towns

Hinckley and Burbage

- Most of the land surrounding Hinckley and Burbage is made up of grade 3 land classification. Some site options will encroach into the countryside and have effects on landscape, but there are physical boundaries such as the M69 and A5 that provide a hard break between the surrounding countryside. Land to the north has been classified as more sensitive, whilst other areas like Sketchley and Burbage South and East are of a low – moderate sensitivity to residential development.

Coalville

- Segments of the market town centre itself are classified as urban land whilst being surrounded by mainly grade 3 land with small pockets of grade 2 running through the town centre and to the south-west. There are several areas of separation between the urban areas that surround and make up the Coalville. Any loss of this land could potentially lead to significant adverse effects on landscape character.

Loughborough

- Land that could potentially be developed is classified mainly as grade 3 agricultural land. The market town centre itself is classified as urban land. Landscape sensitivity varies, but is generally of medium sensitivity to the north and west, and low to medium sensitivity in the south. Where growth extends into the Charnwood Forest, the effects are more likely to be significant. The extent and location of development would determine the effects.

Melton

- There are pockets of land surrounding Melton that could be developed that are classified as Grade 1-2 agricultural land.
- Further land surrounding the town is grade 3 agricultural land. It may be difficult to avoid the loss of best and most versatile agricultural land due to its extent around the market town. Much of the land identified as potential development areas (i.e. in the SHLAA) falls to the north and south of the town. The

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landscape here has been classified as a mix of highly sensitive, to moderately sensitive, with some lower sensitivity in small parcels (Melton Landscape Character Assessment Update, 2011). At higher levels of growth it is most likely that sensitive areas of land would need to be released.

Market Harborough

- Surrounded predominantly by grade 3 agricultural land (though it is unclear whether this is 3a or 3b). The sensitivity of the landscape to change differs around the town, but some areas identified as development opportunities have medium capacity or low capacity to change, which suggests negative effects would be possible in these areas, but perhaps not to a significant extent.

Lutterworth

- Site options surrounding this settlement are mostly grade 3, though it is uncertain whether this is 3a or 3b. The settlement has varying sensitivities with regards to landscape.

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Options A1 and A2

In Coalville (NWL), these scales of growth would require the use of site options adjacent to the built-up area and the use of Grade 3 agricultural land, but growth on Grade 2 land can most likely be avoided. The majority of the growth would need to utilise sites that fall adjacent to the built-up area and also site options that are highly sensitive for landscape character would also need to be used, although some adverse effects under growth scenario A1 can be mitigated through the part use of site options and introducing new landscaping and boundary treatment which should avoid some coalescence effects. For growth scenario A2, which involves a greater share of the market towns total in Coalville, opportunities to accommodate growth without utilising more sensitive site options is reduced and this scale would also likely require some use of land off Stephenson Way, increasing potential coalescence effects. If coalescence did occur, major negative effects would occur.

In Loughborough (Charnwood), any additional growth would likely require movement into the sensitive areas south of the town. Though there are some site options available in the urban area, their delivery might be an issue, and the ability to deliver the scales involved in addition to the emerging planned growth in this town could give rise to major negative effects. The effects could be slightly less for Option A2, given that the allocation to Loughborough is lower. Nevertheless, moderate / major negative effects are still considered likely. There would also be likely loss of Grade 2 and 3 agricultural land in this location.

In Harborough, a small proportion of the growth levels could possibly be accommodated across a number of brownfield sites in the built-up area of Market Harborough and Lutterworth. The remaining growth would require the use of greenfield site options within Market Harborough and some growth either on sites adjacent to the built-up area in the north west or south east of Market Harborough.

In Market Harborough and Lutterworth, this scale of growth would require the use of most site options within and adjacent to these towns including site options that are of higher landscape sensitivity. It is likely some site options that would result in unsympathetic extensions to the built area such as site options to the north and west

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of Lutterworth and west of Market Harborough would need to be utilised. This could adversely affect the openness of landscapes, cause harm to sensitive landscape features and appear as urban sprawl / potential coalescence with nearby villages. Development on sites adjacent to Market Harborough and Lutterworth is likely to result in some loss of Grade 3 agricultural land, although it is not clear if this is among the best and most versatile. This constitutes moderate negative effects.

In Hinckley, the scale of growth under scenario A1 and to a less extent under A2 would require greater use of site options adjacent to the town which will result in some loss of Grade 3 agricultural land. However, these scales of growth can avoid more sensitive site options.

In Melton Mowbray (Melton), under growth scenario A1 and to a greater extent under A2, larger site options adjacent or in closer proximity to the town (mainly to the east) would need to be comprehensively developed. This is likely to substantially exacerbate effects under C2, as a greater loss of Grade 2 and Grade 3 agricultural land is required and the scale of development would significantly alter the character of the settlement by appearing as an intrusion into open countryside. Particularly under A2, the scale involved would reduce opportunities to mitigate adverse coalescence effects between the main urban area and nearby small settlements without utilising the more sensitive site options to the south, north west and west of the town. This constitutes major negative effects.

Cumulatively, a **major negative effect** is predicted across the Market towns for both options A1 and A2. The main difference is the locations that the most significant negative effects would be likely to occur. For option A1 the effects are likely to be moderate to major negative for most of the market towns. For option A2, the effects could be slightly lower (or less likely) for most of the market towns, but would be major negatives for Coalville and Melton Mowbray. The scale of growth involved would also still be likely to cause problems for landscape in places such as Loughborough, which has limited additional capacity without invoking significant effects on landscape. Therefore, it is difficult to avoid significant negative effects at a higher scale of growth when focusing on market towns.

Option A3

This option involves growth on strategic sites at market towns. Growth at the scale and site locations identified is likely to result in a significant cumulative loss of important agricultural land resources. This includes Grade 2 (mostly around Loughborough and Melton Mowbray) and Grade 3 agricultural land. Whilst it is unclear to what extent the Grade 3 land is amongst the best and most versatile, the scale of loss is significant.

In Coalville, the growth proposed would require the comprehensive development of the strategic sites which would result in coalescence between Coalville and the surrounding built up areas including Whitwick. This would also significantly alter the built character of the settlement.

Similarly, comprehensive development on strategic sites in Melton Mowbray has potential to cause coalescence with Burton Lazars to the south east and Ashfordby Hill to the west. However, the scale of growth proposed under this scenario could be accommodated between site options to reduce the adversity of effects. Development on the strategic sites would also significantly alter the built character of the town, but in the context of a strategic allocation broadly confirms well with the character of the settlement. The exception to this is the site area to the south east, which does not adjoin existing development and form a natural extension to the settlement. The scale of growth involved should further be able to support the integration of green space and new landscape features, particularly to reduce the openness of these sites to adjacent unconstrained countryside.

Landscape and Land

In Loughborough and Market Harborough, growth on strategic sites would not adjoin the main settlement area. In Loughborough this will involve the significant extension of Cotes, cause significant irreversible harm to the character of the existing hamlet.

In Market Harborough, this could resemble a sporadic form that does not resonate with the main settlement or appear as an independent settlement, whilst undermining the surrounding openness of the countryside and built character of the town. In comparison, growth to the west of Lutterworth would significantly change the built character of the town and adjoin the main settlement area with the industrial park to the west. However, the strategic site is mostly enclosed by built development and a main road to the south and thus would not appear as an intrusion of development into open countryside.

In Hinckley, growth at the strategic sites at the scale under this option would require the use of both site options to some extent. Development on the site to the south would extend the settlement beyond a containment provided by the M69 into open countryside in an insensitive form. To the north of Hinckley a similar effect is predicted where development on the strategic allocation would extend beyond a natural boundary and containment along the A47 into open countryside. However, this scale of growth should allow for the comprehensive introduction of new green space and landscape features to define the built development and avoid a sense of urban sprawl. This scale of growth should also avoid full coalescence between Hinckley with Wykin.

Cumulatively, a **major negative effect** is predicted due to the loss of important agricultural land resources and from the significant impact on landscape character and coalescence between settlements.

Option A4 involves no growth in the market towns themselves and are unlikely to have indirect cumulative effects given the distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Option A5

In Loughborough, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario C2 .

In Coalville, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A2. However, effects will be more significant as this scale would likely require the use of highly sensitive site options including land off Stephenson Way which would cause coalescence between Coalville and Whitwick. This scale of growth would also result in a greater loss of agricultural land resources and some Grade 2 land could also potentially be required. These would be major negative effects.

In Market Harborough and Lutterworth, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A2. However, a lower density of growth can be supported on more sensitive site options to reduce potential adverse effects. Nevertheless, the effects are still likely to be moderate negatives.

In Hinckley, this scale of growth would likely require some use of less sensitive site options to the north of Hinckley, although these could be proportionately distributed to avoid significant negative effects and sites that do not adjoin the main urban area can be avoided altogether.

In Melton Mowbray, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario C2. However, the slightly higher scale of growth involved could add pressures to accommodate growth sensitively without causing substantial coalescence effects with settlements to the east. This constitutes moderate negative effects.

Landscape and Land

Whilst moderate effects are predicted across most market towns, the scale of growth proposed for Coalville is likely to derive significant adverse effects and cause substantial harm to landscape character. Therefore, a potential / uncertain **major negative effect** is predicted overall.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1

In Loughborough, the scale of growth proposed under option B1 is predicted to have similar effects to those under growth scenario A1. However, the higher scale of growth involved would likely require the use of more sensitive sites to the south and south west or north east at Cotes. Development on the site options to the south and south west would be in a sporadic form that does not relate to the character of the main urban area and undermines the openness of the countryside around the town (in the case of land south of Woodthorpe, this would also significantly increase coalescence with Quorn). Development at Cotes would significantly alter and cause irreversible harm to the character of the settlement. Overall, these would be major negative effects.

In Coalville, the scale of growth proposed under option B1 is predicted to have similar effects to those under growth scenario A2. However, effects can be less significant where growth can avoid land off Stephenson Way which would otherwise cause coalescence between Coalville and Whitwick. Nevertheless, moderate negative effects are likely.

In Market Harborough and Lutterworth, the scale of growth proposed under option B2 is predicted to have similar effects to those under growth scenario A1.

In Hinckley, the scale of growth proposed under option B1 is predicted to have similar effects to those under growth scenario A1. However, the higher levels of growth will add additional pressures to accommodate growth on less sensitive site options.

In Melton Mowbray, the scale of growth proposed under option B1 is predicted to have similar effects to those under growth scenario A2. Despite the slightly lower scale of growth involved, this scale will causing adverse coalescence effects or require the use of less sensitive site options.

Overall, a **major negative effect** is predicted, reflecting the increased level of growth and less flexibility to avoid negative effects compared to A1.

Option B2

In Loughborough, Market Harborough/Lutterworth and Hinckley, the scale of growth proposed under option B2 is predicted to have similar effects to those under growth scenario A1.

Landscape and Land

In Coalville, the scale of growth proposed under option B2 is predicted to have similar effects to those under growth scenario A2. However, effects will be more significant as this scale would likely require the use of highly sensitive site options including land off Stephenson Way which would cause coalescence between Coalville and Whitwick. This scale of growth would also result in a greater loss of agricultural land resources and some Grade 2 land could also potentially be required.

In Hinckley, the scale of growth proposed under option B2 is predicted to have similar effects to those under growth scenario A1.

In Melton Mowbray, this scale of growth will require the comprehensive use of site options to the east and some use of other less sensitive site options. This is likely to increase the coalescence effects identified under growth scenario A2. The more substantial use of less sensitive site options would result in a sporadic form of development, which either does not relate to the main urban area or would substantially alter its built character by appearing as a linear intrusion into open countryside. The collective scale of growth across the market town would also significantly harm the built character.

Overall, a **major negative effect** is predicted, reflecting the increased level of growth and less flexibility to avoid negative effects compared to A2.

Option B3

The effects for option B3 are similar to that under option A3, though there is approximately 200 additional dwellings involved in Coalville and 700 additional dwellings at Melton Mowbray, Market Harborough/Lutterworth and Hinckley. This is likely to increase the magnitude of effects.

In Melton Mowbray and Hinkley, the higher growth would require the comprehensive development of sites which would likely result in significant coalescence to nearby settlements and significantly reduce the potential to integrate green space and landscape features to reduce the adverse effects on landscape character.

In Market Harborough and Lutterworth, this higher growth option would require some use of all strategic site options including sites in open countryside which do not resonate or form a sensitive extension to the nearby towns. This will result in substantial development in open countryside in a sporadic form causing significant harm to the wider landscape character of this area.

Cumulatively, a **major negative effect** is predicted.

Option B4

This option focuses growth within the NLA, therefore, **neutral effects** within Market Towns are precited.

Option B5

In Loughborough, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario C2. However, these effects are slightly exacerbated by pressures for further use of site options to the south and south east.

Landscape and Land

In Coalville, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A5. However, the higher growth would require the comprehensive use of site options including more sensitive site options. This is likely to cause coalescence and reduce the potential to incorporate additional landscape features and green space to help mitigate adverse effects.

In Market Harborough and Lutterworth, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A5.

In Hinckley, this scale of growth would likely additional use of less sensitive site options to the north of Hinckley, although most sensitive parts of sites can be avoided and sites that do not adjoin the main urban area can be avoided altogether.

In Melton Mowbray, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A1.

Overall, a **major negative effect** is predicted with greater certainty than for A5 given the increased levels of growth in sensitive locations.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

For **Options C1 and C2 ,** in Coalville (NWL), these scales of growth would require the use of site options adjacent to the built-up area and the use of Grade 3 agricultural land, but growth on Grade 2 land can most likely be avoided. The majority of the growth would need to utilise sites that fall adjacent to the built-up area but could avoid some of the more sensitive areas. Some adverse effects can be mitigated through the part use of site options and introducing new landscaping and boundary treatment which should avoid some coalescence effects. For option C1, which involves a greater share of the market towns total in Coalville, the effects are more likely to be significantly negative compared to C2. Overall, moderate negative effects are predicted.

In Hinckley, there are site options within the urban area that could accommodate this scale of growth. However, it is presumed these would be utilised as part of any emerging strategy for meeting local needs in Hinckley if they are deliverable. Additional growth in the town would more than likely be at the urban fringes. There are still site options available here in land of low-moderate sensitivity. Therefore, it ought to be possible to avoid significant negative effects. If further growth was required to the north of the settlement the effects would be of a greater magnitude.

In Loughborough (Charnwood), any additional growth would likely require movement into the sensitive areas south and south east of the town. Though there are some site options available in the urban area, their delivery might be an issue, and the ability to deliver around 500 dwellings in addition to the emerging planned growth in this town could give rise to negative effects. The effects could be slightly less for Option C2, given that the allocation to Loughborough is lower. Nevertheless, moderate negative effects are still considered likely. There would also be likely loss of Grade 2 and 3 agricultural land in this location.

In Harborough, a small amount of growth could possibly be accommodated across a number of brownfield sites in the built-up area of Market Harborough and Lutterworth. The remaining growth would require the use of greenfield site options within Market Harborough and some growth either on sites adjacent to the built-up area in the north west or south east of Market Harborough. However, these scales of growth should be able to avoid more sensitive sites on the edge of Lutterworth and

Landscape and Land

Market Harborough that either contain important landscape features or would cause a linear extension of built development into the open landscape. Development on sites adjacent to Market Harborough is likely to result in some loss of Grade 3 agricultural land. However, the adverse effects are not likely to be significant as only a small amount of Grade 3 land would be required under these growth scenarios and smaller sites that are less practical for agricultural use can be utilised. Overall, minor negative effects are predicted here.

In Melton Mowbray (Melton), some growth at these scales can be accommodated on brownfield sites in Flood Zone 1 within the built-up area. However, most growth would require the use of greenfield sites adjacent to the town and subsequently result in the likely loss of Grade 2 and Grade 3 agricultural land. The loss of Grade 2 land is likely to be exacerbated under the higher growth scenario C2 as around half of the growth would require this best and most versatile land resource. The growth is also likely to fall on sites to the east of the town that relate best to the built-up area when compared to other site options. However, development on some of these sites would likely leave small natural gaps between new development and the existing built-up area and fall on site parcels that are not well enclosed to restrict the sense of urban sprawl. These effects can be somewhat mitigated through new planting and boundary treatment, but are negative.

Overall, this scale of growth ought to allow growth in some of the Market Towns without generating significant negative effects. However, capacity in some locations is limited without needing to encroach onto sensitive landscapes or rely heavily on brownfield sites. A **moderate negative effect** is recorded overall for both options, with an element of uncertainty.

Options C3 and C4 involve no growth in the market towns and hence **neutral effects** are predicted.

Other settlements

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Options A1 and A2

In Charnwood, there are some locations that could accommodate growth without giving rise to significant effects, but the overall increase in growth would mean that some of the more sensitive locations might also need to be introduced such as at Syston and Thurcaston. These both could lead to issues in terms of coalescence and the loss of Grade 2 agricultural land. The emerging strategy for Charnwood already seeks to maximise opportunities in the less sensitive areas, and so moderate negative effects are possible at this increased scale of growth.

For Blaby and Melton, the effects would depend upon the strategy being promoted and how these interact with additional allowance for unmet needs. At a higher scale of growth, there would be increased possibilities that sites are involved on urban fringes that are more sensitive to change in terms of landscape. However, it is unlikely that any Grade 2 agricultural land would be affected. Minor to moderate negative effects are possible.

In Harborough, the scales of growth involved would require further development on sites adjacent to smaller settlements which are highly sensitive to change. However, this scale of growth could be dispersed to avoid significant harm at individual locations.

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In Hinckley, a dispersed approach to growth could lead to a loss of grade 2 agricultural land, and negative effects on the character of several settlements. This could be significantly negative. However, the potential to accommodate growth on one or two larger site options would help to avoid these issues. There is therefore a degree of uncertainty.

In NWL, a dispersed approach would lead to a loss of mostly Grade 3 agricultural land, but potentially a small amount of Grade 2 land. This would also likely require the use of options across a number of smaller settlements or nearby Coalville which would have negative effects on their character. Alternatively, much of the growth can be accommodated on land to the west of Belton, which would have significant negative effects on landscape character but on a localised scale.

Overall, a **moderate negative** is predicted for both options. Whilst there would be some loss of Grade 3 agricultural land, Grade 2 land can broadly be avoided. In most local authority areas, growth can be distributed to avoid highly sensitive sites but growth at these scales, but would require the use of site options across numerous smaller settlements which would cause some disturbance to their landscape and townscape character.

Option A3 involves growth on strategic sites across other settlements in Blaby and Charnwood. In Blaby, development on the strategic sites would result in the loss of Grade 3 agricultural land, although it is unclear if this is amongst the best and most versatile. Comprehensive development on the strategic site to the west of the M69 could appear as an unsympathetic extension to Hinckley. Comprehensive development to the east of the M69 could cause harm to the openness of the landscape character surrounding Stoney Stanton and Sapcote, which is intrinsic to the built character of these settlements. Development could further increase a sense of coalescence between the settlements and with Hinckley to the west. The scale of growth proposed would either require the comprehensive development of the site to the east of the M69 or a lower density across both strategic sites. For both approaches, the adverse effects discussed are likely to be realised, although a dispersal approach would allow for the incorporation of additional green space and landscape features to reduce the severity of adverse effects.

In Charnwood, growth at this scale would result in the loss of Grade 3 agricultural land and have an effect on landscape character.

Cumulatively, a potential **moderate negative effect** is predicted due to the loss of agricultural land and likely effects on landscape character. Although, at a localised scale the severity of effects could be greater.

For **Option A5,** in Charnwood and Hinckley, the scale of growth proposed is predicted to have similar effects to those under growth scenario C2. In Melton, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario C1. In Harborough, the scale of growth proposed under option A5 is predicted to have similar effects to those under growth scenario A2. However, the lower levels of growth in Harborough should reduce some pressures and harm on smaller settlements.

In Blaby and NWL, this higher scale of growth would require significant growth at other settlements and would lead to more prominent negative effects in terms of landscape character and land. There would be a need to release sensitive parcels of land around settlement such as Coalville that would lead to coalescence effects with other nearby settlements and adversely affect landscape character. There would also be a need to release some Grade 2 agricultural land (mainly in NWL) alongside

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Grade 3 land. In the smaller settlements, smaller scale changes would be required, but these are relatively sensitive locations and thus negative effects here would be likely. This approach is predicted to have major negative effects for Blaby and NWL in terms of land.

Overall, a **moderate negative effect** is predicted. Though the higher scale of growth in Blaby and NWL could have more prominent / major effects on land resources and on landscape character, the effects would more likely be minor in the other authorities.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

Option B1 and B2

In Blaby and NWL, under these growth scenarios the effects are predicted to be similar to those under option A5. However, the severity of land and landscape impact should be slightly reduced in Blaby. Nevertheless, moderate to major effects could occur.

In Charnwood, these higher scales of growth would add further pressures to use Grade 2 agricultural land resources and at more sensitive locations including Syston and Thurcaston. Similarly, in Hinckley, the higher scales of growth would potentially require use of Grade 2 land resources and some growth at more highly sensitive locations.

In Harborough, this scale of growth is predicted to have similar effects to those under option A1, but some use of more sensitive sites would be required with potential to cause significant harm at some locations.

In Melton, under these scales of growth it should be possible to avoid the release of Grade 2 agricultural land, but growth will mostly involve Grade 3 land. Growth would likely be required at some smaller settlements which are highly sensitive to change, although the majority of the growth can be dispersed to reduce the adversity of negative effects.

Overall, the increase in growth increases the likelihood of **major negative effects** arising in certain locations, though this is not a certainty.

Option B3

In Blaby, this growth option is likely to derive similar effects to that under option A3. However, the increase in growth would require the comprehensive use of more than one strategic site option. This is likely to result in greater likelihood of coalescence between Hinckley and Stoney Stanton and Sapcote. Opportunities to integrate green infrastructure and landscape features to reduce the severity of adverse effects may also be more limited due to the scale of growth proposed.

In Charnwood, this higher scale of growth would require either the comprehensive use of two sites adjacent to settlements or the Six Hills sites. This will result in the loss of some Grade 2 and Grade 3 agricultural land, although it's not clear if the latter is amongst the best and more versatile. The use of site options adjacent to

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settlements would also appear as an intrusion of built development into open countryside and adversely affect the built character of existing settlements, particularly in Shepshed and Sileby where development would create linear extensions. Development to the south of Sileby and at Prestwold would further cause coalescence. Where growth is accommodated at the Six Hills site, the scale of growth involved is somewhat likely to reduce the sense of a sporadic form of development in open countryside, with growth likely to appear as a new standalone settlement. However, development would disturb an historically open landscape.

In NWL, the proposed growth can be accommodated on the strategic site to the south of Ashby-de-la-Zouch. Whilst development would change the built character of the settlement and increase coalescence with Packington, the strategic site is well contained by the A42 and Willesley Park Golf Course. Therefore, development may not necessarily cause significant harm to landscape character. Some adverse effects can further be mitigated through incorporating green spaces and landscape features, supported by the lower density of development required for the site.

Overall, potential **major negative effects** are predicted due to the loss of agricultural land resource and potential for substantial harm to landscape character.

Option B5

In Blaby, this higher scale of growth will require the substantial use of more sensitive site options which could cause significant adverse effects on landscape and townscape character. This scale would also result in the substantial loss of Grade 3 agricultural land.

In Charnwood and Melton, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario C1. In Harborough and NWL, the scale of growth proposed under option B5 is predicted to have similar effects to those under growth scenario A5. In Hinckley, effects are predicted to be similar to those under option C2, although the lower scale of growth should allow further flexibility to accommodate growth on less sensitive site options.

Overall, a **major negative effect** is predicted mainly due to the higher scale of growth in Blaby and NWL and the significant impact this would likely have on land resources and on landscape character.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

Options C1 and C2 distribute growth across a range of settlements. The effects are likely to vary for each authority depending upon the exact distribution amongst these settlements.

In Charnwood, landscape sensitivity is an issue for many of the identified settlements. Additional growth would also be likely to occur on Grade 3 or 2 agricultural land, but there would be some flexibility in choice.

In Harborough, many settlements are sensitive to landscape changes given their rural and small scale nature. A dispersed approach that sees small developments in many settlements could therefore lead to cumulative negative effects in terms of eroding the rural nature of settlements across the district.

Landscape and Land

An alternative would be to release one or two larger site options that exist in the larger settlements. This could lead to localised significant negative effects, but would negate the effects in most other places. Regardless of approach, negative effects on landscape are likely to occur to some extent.

At Hinckley, the proposed growth could be accommodated in a range of ways. It could be possible to avoid significant negative effects by focusing on strategic extensions to particular settlements where sensitivities are lower. There are several sites overlapping with Grade 2 land, but it ought to be possible to utilise Grade 3 land first.

At North West Leicestershire, the opportunities for expansion in identified settlements are likely to lead to negative effects on landscape character. This would be particularly the case where there is possible coalescence with Coalville and surrounding built up areas. Smaller settlements across the district also have sensitivities, so a thinly dispersed approach would still be likely to give rise to negative effects. Though there are some options that fall in Grade 3, 4 or non-agricultural land, several sites are Grade 2, and could be possibly affected (though a degree of flexibility remains at this scale of growth).

For Melton, there are a range settlements that could be expanded, but they are relatively small scale, and growth would lead to negative effects on landscape.

At Blaby, there are some sensitivities at identified settlements, but some locations could accommodate growth without bringing about significant negative effects on landscape or soil resources. As such, neutral effects are predicted.

Overall, both options are predicted to have **minor to moderate negative effects** with regards to landscape character. There are likely to be negative effects in each authority in terms of both agricultural land and landscape character. Whilst these may only be minor in specific locations, a cumulative effect is likely. There may also be more notable effects in certain settlements adding to this. At this scale of growth the level of flexibility ought to allow for effects to be avoided and minimised in the most part, so an uncertain **minor negative effect** is concluded.

Options C3 and C4 involve no growth in other settlements, and hence **neutral effects** are predicted.

Overall effects

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1 gives rise to major negative effects at the market towns and NLA, as the scale of growth involved could encroach upon more sensitive areas and have effects in multiple settlements. Alongside moderate negative effects in the other settlements, this constitutes a potential **major negative effect** overall.

Option A2 has similar effects to Option A1, and therefore potential **major negative effects** are predicted from a Leicestershire-wide perspective.

Option A3 would require most strategic sites to be released, and potentially at an increased density. This brings the potential for major negative effects in the NLA and the Market towns. However, the upside would be that most existing settlements across the County would be 'protected' as a result. Overall a potential **major negative effect** is predicted overall.

Landscape and Land

Option A4 increases growth in the NLA to an extent that could lead to coalescence of some built up areas, and cumulative effects could therefore be major. This is offset from a Leicestershire wide level by a lack of effects elsewhere, and therefore a potential **moderate negative effect** is predicted overall.

Option A5 could bring about moderate negative effects on both the NLA and other settlements. There is also potential for major negative effects at the Market Towns. Overall, this constitutes a **moderate negative effect**.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

The effects for the options under growth scenario B are similar to those under the corresponding options for Scenario A. However, the potential for the effects to be of a greater magnitude is noted. As such, there is greater certainty that negative effects would arise for these options.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

Options C1 and C2 only result in minor negative effects for the NLA and the other settlements, but could give rise to potential moderate negative effects in the market towns, depending upon the precise sites involved. Given that a wider range of settlements would experience negative effects, an uncertain **moderate negative effect** is predicted for both options overall.

Option C3 is predicted to have a potential / uncertain **moderate negative effect** overall. The effects are potentially major negative in the locations that strategic growth occurs. However, the nature of these sites should allow for green infrastructure and mitigating measures to be employed. Development of new sites would also help protect the character of the majority of existing settlements across the County, and their rural feel. Therefore, the overall effects for Leicestershire are not considered to be major negative effects.

Option C4 could generate some moderate negative effects in the urban periphery / NLA, but there ought to be flexibility at this scale to avoid coalescence of settlements and the most sensitive landscapes. The effects would be neutral at all other settlements across the County though, which 'offsets' the negatives in the NLA to an extent from a Leicestershire wide perspective. As a result, **minor negative effects** are predicted overall.

Landscape and Land

		City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Option 1 *Settlement tiers*	A1 HENA	-	xx	xxx	xx?	xxx?
	B1 *Higher*	-	xx	xxx	xxx?	xxx
	C1 *Low*	-	x?	xx?	x?	xx?
Option 2 Equal Share	A2 HENA	-	xx?	xxx	xx	xxx?
	B2 *Higher*	-	xx	xxx	xxx?	xxx
	C2 *Lower*	-	x	xx?	x?	xx?
Option 3 Strategic Sites	A3 HENA	-	xxx	xxx	xx?	xxx?
	B3 *Higher*	-	xxx	xxx	xxx?	xxx
	C3 *Lower*	-	xxx?	-	-	xx?
Option 4 *Near Leicester Area*	A4 HENA	-	xxx?	-	-	xx?
	B4 *Higher*	-	xxx	-	-	xx
	C4 *Lower*	-	xx	-	-	x
Option 5 HENA Distribution	A5 HENA	-	xx	xxx?	xx	xx
	B5 *Higher*	-	xx	xxx	xxx	xxx

Appraisal findings: Cultural Heritage

The findings relating to the Sustainability Topic 'Cultural Heritage' are presented in the following tables.

Cultural Heritage

Leicester City

The City contains a range of heritage assets across the area, with particular concentrations within the central parts of the City. These are unlikely to be affected by growth in the NLA or further afield. There are some sites on the urban fringes where development could possibly change the setting of specific heritage assets, as well as changing the interface between the urban edge and surrounding authorities. There are unlikely to be significant effects overall though, particularly for lower levels of growth in the NLA.

Growth in areas other than the NLA is unlikely to have indirect cumulative effects given the distant location of the site options from the city.

Near Leicester Area (NLA)

Harborough - There are listed buildings at several parts of the urban fringe including in Scraptoft, Thurnby and Bushby and Stoughton.

Charnwood - Hamilton Medieval Village Scheduled Monument is located in the urban periphery to the north-east. There are also smaller villages in close proximity that could be affected by large scale development, for example Barkby and Beeby. North of Leicester City, there are heritage assets to the fringe of Thurcaston, whilst assets further north at Rothley may also be affected depending upon the scale of growth.

Blaby - Development to the south between Glen Parva and Blaby could have an effect on the setting of designated heritage assets (Scheduled Monument at Glen Parva and Grand Union Canal Conservation Area). There are also designated assets including Scheduled Monuments to the west, including Kirby Muxloe Castle, Rabbit Warren (Lubbesthorpe) and the Lubbesthorpe Medieval Settlement and designated assets to the north at Glenfield.

Hinckley - Development here could potentially affect the character of several settlements and / or the setting of designated assets. For example at Glenfield (which is in Blaby and Charnwood) and Anstey (which is in Charnwood).

Cultural Heritage

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Option A1

In Charnwood, it should be possible to avoid site options that are most sensitive (such as near the Scheduled Monument and in and around Thurcaston and Anstey). Utilising sites options in and around other settlements in the NLA such as Barkby and Rothley may produce developments that do not relate well to the existing settlements and have the potential for effects on townscape and landscape character. These settlements also have centres that contain listed buildings (including locally listed buildings) and Conservation Areas. Whilst the scale of growth is fairly substantial, it would require developing a relatively small proportion of total available sites leaving scope for mitigation and avoidance of significant adverse effects. Having said that development at the fringe of these settlements has the potential to affect the character of the historic environment and therefore minor negative effects are likely.

For Hinckley, there are some heritage assets in close proximity to the potential development sites but it ought to be possible to mitigate for potential effects as only around a third of available sites/capacity would be required to fulfil required growth. Similarly, in Harborough, there are potentially sensitive locations within and adjacent to Bushby , Scraptoft and Thurnby but the lower proportion of sites required means significant adverse effects are unlikely.

In Blaby, there are some very sensitive site options in parts of the NLA, but at this scale of growth it could be possible to accommodate on site options that are less likely to have adverse effects on the historic environment.

Overall **minor negative effects** are anticipated as this option provides a degree of flexibility, allowing sites less likely to have adverse effects to be allocated for development, and it also provides good scope for mitigation measures through landscaping and topography.

Option A2

For Charnwood, Harborough and Hinckley, the potential to avoid effects of a greater magnitude is improved, as the level of growth is reduced compared to Option A1. Though growth is increased in Blaby (compared to Option A1), there is still some flexibility due to the low ratio of required sites to available sites, so significant negative effects should be avoidable. Consequently only **minor negative effects** are predicted overall.

Option A3 directs growth to strategic site options within Blaby, Harborough, Hinckley and Oadby and Wigston. In Blaby, there are several strategic sites. One lies around 600m away from the boundary of the Blaby Conservation Area, separated by fields (Highfields Farm). This site is also very close (25m) to the South Wigston Conservation Area. Therefore, developing this site would have potentially adverse effects on the setting of the conservation areas, particularly as the site would need to be fully utilised to accommodate proposed growth. Potential sensitivities to development exist at Kirby Muxloe, however one strategic site nearby is 1.75km away. The north of Glenfield site is closer, and could cause harm. At the Whetstone Pastures site, there is a listed building on site, and development would be likely to have negative effects on its setting. As such, moderate negative effects are highlighted.

Cultural Heritage

In Harborough, these scales of growth would require comprehensive utilisation of strategic site capacities. As discussed above there are sensitivity to designated heritage assets such as at Little Stretton, Great Stretton, Stoughton and the Houghton on the Hill Conservation Area. Therefore, moderate negative effects on the historic environment are likely under this option.

In Hinckley the strategic site is distant from designated heritage assets and significant effects are therefore unlikely.

At Oadby and Wigston, the proposed sites potentially impact the Grand Union Canal Conservation Area and Oadby Hill Top and Meadowcourt Conservation Area. The latter is around 300m from one of the proposed sites and therefore significant effects are likely.

Overall potential **moderate negative effects** are anticipated under this option as development would involve comprehensive use of strategic sites (within the NLA), many of which, are in close proximity to conservation areas and / or heritage assets, and in Harborough and Blaby the effects are highlighted as moderately negative.

Option A4

The NLA across Charnwood includes a number of small settlements (such as Thurcaston and Barkby) which are particularly sensitive to change in their character and historic value. These settlements also have centres that contain listed buildings (including locally listed buildings) and Conservation Areas. Development at the fringe of these settlements has the potential to affect the character of such heritage assets. Additionally, development on sites along the A46 near Thurcaston and Anstey could lead to coalescence of the villages with Leicester city which would adversely affect the character of these settlements. Locations such as south of the Scheduled Monument of the deserted medieval village of Hamilton are particularly sensitive to development. These factors could potentially lead to negative effects but they are counterbalanced by the fact that at this level of growth, only around half of the total potential site capacity would be required to achieve the proportion of growth involved. This serves to provide flexibility in terms of selecting sites that are less likely to have significant effects, there would also be scope for mitigation, leaving minor negative effects overall.

There are relatively few designated heritage assets within the NLA portion of Hinckley, however there are numerous ones in the Harborough NLA. As discussed under C3 above, these are sensitive to development and the proposed growth would require utilising most of the site options, which diminishes opportunities for avoidance of sensitive locations and mitigation.

In Blaby, The historic centre of Glenfield is close to some site options, and includes a Scheduled Monument (Moated site and garden enclosure at Glenfield) and several listed buildings. Development nearby would likely alter the setting of the proposed Conservation Area and the heritage assets. Furthermore, development here would be likely to lead to the coalescence of Glenfield with Groby substantially altering the character of the settlement and setting of the heritage assets. However, development within the Blaby NLA would require utilising only around a fifth of potential site options. Therefore, whilst development has the potential for some adverse effects on the character of settlements in this area it should be possible to avoid the most sensitive locations and to implement appropriate mitigation. Nevertheless, the potential for moderate negative effects exists.

Cultural Heritage

Overall, **minor negative effects** are predicted. The ability to avoid negative effects is reduced for some authorities, but broadly speaking, most locations should only see minor negative effects. The exception is Harborough and Blaby, but this does not substantially alter the overall conclusions for the Leicester area of minor negative effects.

Option A5

The relatively low levels of growth involved for Charnwood, Harborough and Hinckley should enable development without significant effects on the historic environment. Whilst Blaby is allocated a higher level of growth there is scope for selecting sites that are less constrained in terms of effects on the historic environment as there are greater site options available and growth would only require around developing about a fifth of available sites. In Oadby and Wigston there is no overlap with heritage assets and only around a quarter of available sites would be developed to meet growth leavings lots of scope for avoidance and mitigation of significant adverse effects. Overall, **minor negative effects** are anticipated as the scale of growth would inevitably alter the character of some of the more sensitive heritage areas and the townscape, but this is counterbalanced by the substantial scope for avoidance and mitigation of effects due to the relatively small proportion of sites required to fulfil the growth allocated in the NLA.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

Options B1 and B2

Whilst these options allocate a higher overall level of growth, allocations within the NLA form a relatively small portion of the NLA site capacities available within Blaby, Charnwood, Harborough, Hinckley and Oadby and Wigston (under Option B1). This should enable avoidance and mitigation of significant adverse effects on the historic environment.

Option B2 allocates a higher level of growth within the Oadby and Wigston NLA compared to Option B1 and would require utilising more of the available site options. However, the sites do not overlap heritage assets. Overall, **minor negative effects** are predicted as the scale of growth would likely alter the character of areas around existing settlements in the NLA. However, this is offset by the potential to avoid the more sensitive sites and secure mitigation (by virtue of there being a large pool of sites to choose from).

Option B3

Would fully utilise available strategic sites within the NLA within Blaby, Harborough, Hinckley and Oadby and Wigston. In Blaby, fully developing strategic sites can adversely impact the character of the existing settlement particularly the Blaby Conservation Area. Similarly, in Harborough this scale of growth would utilise strategic sites in the NLA resulting in significant change to the character of the nearby settlements, with potentially adverse effects on the setting of numerous listed heritage assets, conservation areas and the countryside. In Oadby and Wigston the allocations would not overlap designated heritage assets but the scale of growth proposed would utilise all the available site options considerably altering the townscape character of the settlements. Therefore overall, **moderate negative effects** are anticipated.

Cultural Heritage

Option B4

The higher level of growth under this option could adversely impact the historic environment within Harborough and Hinckley, where the growth allocated equals or exceeds identified site options; making avoidance and or mitigation of adverse effects less likely. This scale of growth in the NLA would result in change to the character of the built-up areas and could potentially have adverse effects on the setting of conservation areas, listed heritage assets and settlements in Harborough and Hinckley . The site options in Charnwood and Blaby could offer more scope for avoidance and /or mitigation of adverse effects due to higher sites capacity but the substantial growth would nonetheless be expected to alter the character of existing settlements and heritage assets. Overall, **moderate negative effects** are anticipated.

Option B5

The bulk of growth would be distributed within the NLA and Market Towns. The growth within the NLA at Blaby, Harborough, Hinckley and Oadby and Wigston would utilise a relatively small proportion (20% to 33%) of total available capacity and only a small fraction of sites in Charnwood. Therefore, this option would provide substantial scope for avoidance and mitigation of potential adverse effects on the historic environment within the NLA. That said, the scale of growth (over 3700 dwellings) would inevitably impact the character of the NLA at the above locations, therefore, **minor negative effects** remain.

Growth Scenario C - 7950 dwellings (50% of current unmet housing needs)

Options C1 and C2

In Charnwood, these scales of growth could be accommodated within the built-up areas. This should help to maintain the character and setting of settlements and landscapes in the NLA area. Site options can broadly be accommodated in and around Thurmaston and broadly speaking, these do not contain features of historic importance and do not fall within the setting of heritage designations where any potential adverse effects cannot be mitigated effectively through sensitive design. Should these areas not be suitable or deliverable, then there would be a need for some release of land in more sensitive locations, but the effects are unlikely to be significant given the increased flexibility.

Growth within Loughborough has the potential for adverse effects on the historic environment as there are eight conservation areas here with numerous heritage assets concentrated at the core of the town. However, given the lower scale of growth under this option there is scope for picking and choosing the least constrained sites and there is also scope for on-site mitigation which should leave minor negative residual effects. The same applies to Ratby where development could potentially affect the historic character of Ratby but with mitigation and selection of less sensitive sites, effects are likely to be minor.
In Harborough, these scales of growth would be possible to accommodate on one of the larger sites or several smaller /medium sites. There are sensitivities in most areas, and despite a reduction in growth, it is still likely that adverse effects will occur on the setting of heritage assets and the character of villages. As such, with mitigation minor negative effects could be expected.

In Blaby, growth under both scenarios could possibly be accommodated on sites adjacent to built-up areas on site options where sensitively designed development is unlikely to have any adverse effects on historic features or their setting. Furthermore, these growth scenarios are unlikely to have any significant effects on the character of settlements which are intrinsic to the setting and historic value of some historic features.

Cultural Heritage

Overall, **minor negative effects** are predicted for these two options. Whilst negative effects ought to be possible to avoid in some parts of the NLA, there are sensitive areas that would still be likely to suffer minor negative effects even at lower levels of growth.

Option C3

Focuses growth at strategic sites within the NLA at Blaby (2770), Harborough (3250), Oadby and Wigston (1480) and Hinckley (450). The strategic site options in Blaby differ in terms of sensitivities. Some are close to conservation areas, whilst others contain listed heritage assets. It is therefore likely that some degree of harm would occur, regardless of site choice. That being said, it ought to be possible to avoid the most sensitive locations.

Similarly, the Harborough allocations can potentially impact adjacent heritage assets at Little Stretton, Great Stretton, Stoughton and the Houghton on the Hill Conservation Area. The scale of growth proposed would require utilising the majority of available strategic sites which may limit scope for appropriate mitigation therefore potential **moderately negative effects** on the historic environment are recorded.

Option C4

In Charnwood, the majority of opportunity sites do not contain listed buildings or other designated heritage assets. However, the scale of growth involved in some settlements would be likely to alter the character of the settlements, and the setting of historic assets. For example, in Barkby, and Thurcaston, there are sensitivities to growth.

There are also site opportunities close to a Scheduled Monument (deserted medieval village of Hamilton). At this scale of growth, it ought to be possible to avoid some of these more sensitive locations. However, approximately half of all the identified site capacity in the area would need to be brought forward under this approach (in addition to any that might be required to meet local housing needs). It would be difficult to avoid growth in all sensitive locations, and as such the potential for minor negative effects exists.

One of the sites within Hinckley (to east of M69 towards Smockington) overlaps a Grade II listed building, otherwise there would be no direct overlap with heritage assets. There are some heritage assets in close proximity to the potential development sites but it ought to be possible to mitigate for potential effects as only around 43% of available site capacity would be required at the proposed level of growth. The location of growth near Ratby could significantly alter the scale and form of the settlement, and could potentially affect the setting of nearby heritage assets such as listed buildings and a Scheduled Monument (Ratby Camp). This is partly counteracted by the fact that at this level of growth a lower proportion of available sites would be developed presenting opportunities to utilise areas of the site that are less likely to give rise to significant effects on the heritage assets and their setting. This also offers good scope for mitigation through good design and landscaping. Therefore, only minor residual negative effects are predicted.

In Harborough, this scale of growth in the NLA would likely result in significant change to the character of the built-up area and could potentially have adverse effects on the setting of Conservation Areas and listed buildings on the edge of the built-up area and in the open countryside. Again, the lower level of growth proposed under this

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option would only require developing around 40% of potential sites capacity, which allows for flexibility in selecting locations that are less likely to have adverse effects on the historic environment. Nevertheless, the potential for minor negative effects remains.

In Blaby, there site options that do not fall within the setting of listed buildings and features can be utilised. Whilst the scale of growth is substantial, it represents around a 10th of potential site capacities in total. Potential sensitivities to development exist at sites between Kirby Muxloe and Leicester City which could have adverse effects on the character of listed buildings and the Scheduled Monument in Kirby Muxloe through the loss of open landscapes which defines the settlement and forms part of the wider setting of these heritage features. However, if sensitively designed, this scale of growth can likely be accommodated to avoid any significant adverse effects on historic features including listed buildings and the most sensitive sites can be avoided.

Overall, **minor negative effects** are predicted. Whilst development would alter the character in some of the proposed locations, the lower scale of growth provides scope for selecting sites that have the least adverse effects on the historic environment. There is also scope for mitigation measures through landscaping, screening and topography.

Market Towns

Development surrounding the urban fringes would have the potential to impact upon the character of the market towns due to urban expansion. Some specific features are present at each of the individual market towns.

Hinckley and Burbage

- There are numerous listed buildings within the core urban areas of Hinckley and Burbage. Designated heritage assets are only present in some locations around the urban fringe, which makes some locations less sensitive in this respect.

Coalville

- There are numerous listed buildings within the urban areas of Coalville. Designated heritage assets are also present at the urban fringe and at surrounding smaller settlements such as Ravenstone, Hugglescote and Swannington.

Loughborough

- There are numerous listed buildings within the urban areas of Loughborough. Designated heritage assets are also present at the urban fringe on all edges of the town. Some site options in the urban area overlap with heritage assets.

Lutterworth

- The majority of listed buildings are concentrated in the centre of the settlement. Nearby Bitteswell is also sensitive to change.

Melton Mowbray

Cultural Heritage

- There are numerous listed buildings within the urban area of Melton Mowbray. Designated heritage assets are only present in some locations around the urban fringe.

Market Harborough

- There are numerous listed buildings within the urban areas of Market Harborough and nearby Great Bowden. The Grand Union Canal is a Conservation Area of note, whilst a range of other designated heritage assets are present in some locations around the urban fringes.

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Options A1 and A2

In Coalville (NWL), some sites at the edge of the existing settlement could lead to coalescence with Whitwick to the north east and Ravenstone. However, at this level of growth only around a quarter (A1) to a third (A2) of all available sites (in terms of capacity) would be required; therefore avoidance of adverse effects should be possible to an extent.

The growth allocated to Hinckley would require developing only a small proportion of available sites (up to 10%). At the scale of growth involved for both options, it ought to be possible to avoid direct negative effects on heritage assets at Hinckley and Burbage. Therefore, neutral effects are likely.

In Loughborough (Charnwood), growth for Option A1 would require developing less than half total available site capacities which should enable avoidance of significant adverse effects particularly adjacent to the built extent of the town. For option A2, less than a third of site capacities would be required and therefore the effects on heritage could potentially be better managed.

In Harborough, half of available capacity would be required for growth under option A2 and around 70% of total capacity under A1. The Market Harborough site options do not overlap designated heritage assets and are relatively distant from the Market Harborough Conservation Area. However, when considered cumulatively with planned and committed growth they would lead to a change to the character of the settlement extending it substantially to the north west. In Lutterworth the sites do not overlap designated heritage assets and are relatively distant from the conservation area but developing all sites would substantially alter the character of the town extending it substantially to the west. As neither option requires fully developing available capacity; sites in close proximity to historic features, including locally-listed buildings, are amenable to mitigation measures to reduce adverse effects to an extent. Issues might start to arise though if growth starts to creep into surrounding locations that are sensitive such as Great Bowden and Bitteswell. In addition, growth may encroach on green spaces within the built-up area of Market Harborough; which are considered intrinsic to the character of the local urban area. This is more so the case for Option A2, which involves developing a higher proportion of available capacity.

Cultural Heritage

In Melton Mowbray, less than half available capacity would be required for option A1 and A2. Therefore, effects would not likely be significant. Should growth be directed into areas adjacent to Thorpe Arnold and Burton Lizard, then negative effects would be more likely.

Overall, a potential **moderate negative effect** are predicted for option A1, whilst it ought to be possible to avoid negative effects in most towns, there could be some localised effects on heritage that will would need to be addressed, particularly in Market Harborough due to the greater utilisation of capacity and the cumulative impact of planned and committed development there. For option A2 **minor negative effects** are predicted as the lower utilisation of sites provides more scope for avoidance and mitigation of significant adverse effects.

Option A3

In Charnwood this option involves fully developing a strategic site in Loughborough, which is adjacent to a Scheduled Monument (site of a medieval village) and three listed buildings. Although the site is distant from Loughborough's Conservation Area (1.8 km), the scale of development could significantly alter the rural character of the area. As growth would utilise the entire site there would be less scope for avoidance and mitigation measures. Therefore, moderate negative effects are predicted here.

In Coalville (North West Leicestershire) this option would utilise almost 90% of potential strategic site capacities. Developing these sites at the edge of the existing settlement could lead to coalescence with Whitwick. The high utilisation of sites involved leaves less scope for avoidance of adverse effects and also limits mitigation measures.

Growth allocated to remaining Market Towns in Harborough, Melton and Hinckley would utilise around half of strategic site capacities at these locations which leaves scope for avoidance and mitigation of adverse effects on the historic environment.

Overall, **moderate negative effects** are predicted, mainly reflecting the potential for such effects in Coalville and Loughborough.

Option A4 involves no growth in the market towns and thus unlikely to have indirect cumulative effects given the distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Option A5

This options allocates smaller growth within Market Towns, representing less than half identified capacity. This should leave substantial scope for avoidance of locations likely to have adverse effects on the historic environment and also provides scope for effective mitigation measures. Therefore, only **minor negative effects** are likely.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

Options B1 and B2

Whilst these options allocate a higher overall level of growth, the allocations within the Market Towns of Loughborough, Coalville, Hinckley and Melton would not require the full utilisation of available site options thus presenting of scope for selecting sites that avoid adverse effects. Option B1 would utilise 90% of available sites (in terms of capacity) within Lutterworth and Market Harborough and therefore offers less scope for avoidance/ mitigation of adverse effects. This is not an issue with

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Option B2 as it allocates smaller growth in these towns (65% of capacity). Therefore, option B1 is likely to have **moderate negative effects** on the historic environment in Harborough's Market Towns where there are numerous listed buildings within the urban areas of Market Harborough and nearby Great Bowden. Similarly, Option B2 is predicted to produce some potentially adverse effects but these would be lower in magnitude as this option provides more flexibility in site selections, offering scope for avoidance and mitigation of significant effects. Therefore **minor negative effects** are anticipated for option B2.

Option B3

Would fully utilise available strategic sites within Loughborough and Coalville. Sensitivities to development exist near the proposed strategic site in Loughborough which is adjacent to a Scheduled Monument (Deserted Medieval Village) and six listed buildings including. In Coalville (North West Leicestershire) this option would fully utilise strategic sites which could lead to coalescence with Whitwick. The development would be less than 700m from the Coalville Conservation Area.

Growth at Harborough (Lutterworth and Market Harborough) and Hinckley is also likely to give rise to potentially adverse effects but the growth here would utilise less than 80% of available site capacities in total which allows room for avoidance and mitigation of significant negative effects on the Conservation Areas in Market Harborough and Great Bowden and Bitteswell leaving residual moderate negative effects. In Hinckley the proposed strategic site south of Burbage can adversely impact the Conservation Area there being just over 800 me away but again here the utilisation (around 80%) would leave some room for avoidance and mitigation of the most significant effects leaving residual moderate negative effects. Only around 70% of sites would be utilised for Melton Mowbray but the sites are 300-800m away from the concentration of heritage assets within the Melton Mowbray Conservation Area and therefore development would potentially have significant negative effects on the character of the setting of the area. Having said that the lower utilisation should allow scope for avoidance and mitigation.

Overall this option is expected to produce **moderate negative effects** due to impacts on conservation areas within the Market Town and greater level of utilisation of sites required to achieve growth which leaves less scope for avoidance and mitigation of effects.

Option B4

This option focuses growth within the NLA, therefore, **neutral effects** within Market Towns are precited.

Option B5

The Market Towns would get just under 40% of total growth under this option but the individual allocations would require developing smaller proportions of available sites (16-65%). This leaves substantial scope for avoidance of sites that are likely to give rise to the most significant effects and good scope for mitigation of effects on sites chosen for development. Therefore, **minor negative effects** are anticipated overall.

Growth Scenario C - 7950 dwellings (50% of current unmet housing needs)

Cultural Heritage

Options C1 and C2

The scale of growth involved for these options is less likely to require development in more sensitive locations. Therefore, in individual market towns and overall the effects are likely to be avoidable or possible to mitigate successfully. With lower scales of growth, it may also be possible to rely more on brownfield sites, which could possibly lead to enhancements if sympathetic high quality design is secured. Furthermore, the growth allocated would require utilising a relatively small proportion of total site options leaving scope for avoidance of sites with heritage constraints. Overall, **neutral effects** are predicted at this high level of assessment for both options C1 and C2.

Options C3 and C4

These do not involve growth in the market towns and are unlikely to have indirect cumulative effects given the distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Other settlements

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

At a higher scale of growth, there would be a need to release a greater number of sites. For **Options A1 and A2**, with the exception of Oadby and Wigston, each authority would need to deliver a further 874 (A1) or 750 units (A2) across the other identified settlements (in addition to planned growth to meet their own local needs). If dispersed across a range of settlements, the effects would likely be negative for the smaller villages that are sensitive to change (as described above). Where larger site opportunities exist, the effects could be concentrated in fewer locations, but might still need to involve some smaller sites too. This could reduce widespread negative effects, but could lead to a handful of settlements seeing some greater changes in terms of built form. Overall, the effects will depend on how growth is distributed and there is also the potential for cumulative effects to occur, especially with a distributed approach. This is offset by the relatively small proportion of total sites that would need to be developed in order to fulfil the required growth. On balance, uncertain **minor** to **moderate negative effects** are predicted.

Option A3 allocates 1242 units in Blaby's other identified strategic sites and around 352 units in Charnwood. The Blaby site options are not particularly sensitive with regards to heritage assets, but large scale growth could potentially affect the character of nearby settlements such as Stoney Stanton, Sapcote and Elmesthorpe. Therefore, potential minor negative effects are likely.

In Charnwood, the smaller allocation proposed could be accommodated with less significant effects as the amount of development is relatively small compared to overall capacity within the District allowing avoidance of locations likely to produce significant negative effects. Overall **minor negative effects** are anticipated.

Option A4 does not allocate growth in locations outside of the NLA and therefore **neutral effects** are expected.

Cultural Heritage

Option A5
The same effects under option A3 would apply in Blaby and Charnwood. As discussed above, growth within the villages would likely produce negative effects due the resulting erosion of the rural character of such settlements. Growth on a smaller number of large sites at settlements such as Kibworth and Broughton Astley would create localised adverse effects within these settlements, but likely to leave the rest of the district unharmed. Having said that, to achieve the allocated level of growth a very small proportion of available sites would need to be developed which leaves substantial scope for avoidance of more sensitive sites and provides scope for mitigation. Therefore, uncertain **moderate negative effects** are anticipated..

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

Options B1 and **B2** would be expected to have similar effects to Options A1 and A2 but with a higher magnitude of effects due to the additional growth. Therefore, **moderate negative effects** are likely. Similarly, **Option B3** is likely to have similar effects to Option A3 but amplified in magnitude due to the higher growth proposed. Therefore, Option B3 is predicted to produce **moderate negative effects.**

Option B4 does not allocate growth in locations outside of the NLA and therefore **neutral effects** are expected.

Option B5
The same effects under option A5 would apply but with a higher magnitude due to the additional growth proposed. As such **moderate negative effects** are likely.

Growth Scenario C - 7950 dwellings (50% of current unmet needs)

Options C1 and C2 will involve dispersed, modest growth in each of the authorities across identified settlements and smaller villages. There is a presumption that following a settlement hierarchy approach, the larger, better served settlements would be the first port of call, followed by the smaller villages. Though there are a lot of settlements falling into these categories, there are not site opportunities in all locations, so the spread might not be as thin as might first appear.

In Harborough, different approaches could be taken. For example, there are a host of smaller sites across the villages. Together, these would total a significant portion of the requirement. However, the sensitivity of the villages would likely mean that negative effects are unavoidable. This would therefore lead to an erosion of the rural character of much of the countryside. An alternative approach would be to focus growth on a smaller number of large sites at settlements such as Kibworth and Broughton Astley. Whilst growth here would perhaps be more damaging to these settlements, much of the rest of the district would be unharmed. Either approach is likely to generate negative effects though given the historic nature of the settlements across Harborough, but a concentration on large less sensitive sites might be preferable in terms of cultural heritage.

In Charnwood, there are a range of settlements that could accommodate additional growth, but this would likely create negative effects given the nature of many of the settlements where further growth could be placed. In particular, it would be necessary to avoid the Charnwood Forest settlements that are highly sensitive, as are many of the settlements in countryside areas to the north east of the borough. Targeted additional growth at specific settlements that are less sensitive would help to

Cultural Heritage

accommodate a portion of this target for these options without generating significant effects. For example, site options in Shepshed, Barrow upon Soar, Rothley and Sileby might be less likely to bring about negative effects. Nevertheless, the potential for minor negative effects exists, even in these locations.

In Hinckley some of the higher order settlements contain medium to large scale sites that could accommodate the scale of growth involved either wholly or with one other site. Some of these sites are not particularly sensitive from a cultural heritage perspective, and therefore such a strategy could potentially be achieved without generating negative effects on specific assets (though the form of settlements would change – as discussed in the landscape section). An alternative approach that saw a more dispersed approach could see negative effects occurring at a number of the smaller settlements that are more sensitive to change.

In Melton, many of the identified settlements are sensitive to change (indeed many sites actually contain heritage assets), and even small amounts of growth could lead to negative effects on cultural heritage. An approach that dispersed development across such areas to achieve the targets would therefore be likely to have moderate negative effects. An alternative would be to focus growth on one or more of the larger sites in specific identified settlements. This would be more likely to have minor negative effects overall, but might be more damaging to one particular location.

In North West Leicestershire the scale of growth for other settlements is similar for options C1 and C2. It is likely that minor negative effects could arise as a result of dispersing growth to villages that are sensitive to change in terms of settlement character and the presence of heritage assets. This would be more of an issue if growth was concentrated more heavily onto one settlement than spread thinly.

Overall, both of these approaches are likely to have the same effects, given that they involve similar distribution of development amongst the authorities at the same amount of growth. A range of effects could occur though, depending upon the exact distribution between the identified and other settlements across each authority. In most cases, dispersing growth to many small settlements could lead to a piecemeal erosion of historic value across the entire Leicestershire area, which cumulatively, could lead to moderate negative effects. This issue is most prevalent for Harborough and Melton, but would also present issues in the other authorities. Should an approach be taken that focuses growth in larger amounts at fewer identified settlements, then the potential for effects in that location could possibly be higher, but the vast majority of other settlements would be protected from negative effects. There are also some larger sites that would not be expected to give rise to significant effects. That said, given that these options require very small utilisation of total available site capacities, uncertain **minor negative effects** are predicted overall.

Neutral effects are expected for **options C3 and C4** as these do not allocate growth in the other identified settlements.

Overall effects

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

However, for options A1, A2 and A5, which disperse growth, the effects are expected to be more negative overall, because moderate or minor negative effects are predicted in the market towns and other settlements (different locations are effected depending on the distributions involved). As such, **moderate negative effects** are predicted overall.

Cultural Heritage

Option A3 involves development at strategic sites across a wider area, with moderate effects predicted in several locations. Cumulatively, this is a **moderate negative effect**

For Option A4 the effects are predicted to be **minor**, as a focus on the NLA ought to be possible to achieve without having significant effects on cultural heritage.

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

At a higher scale of growth, the corresponding options are predicted to be similar to those identified under Scenario A. The main difference is that the effects for B1 and B2 are predicted with greater certainty compared to A1 and A2. The potential effects of B3 are also major given that moderate negative effects are recorded in multiple locations.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

At this scale of housing delivery, the effects are likely to be **minor negatives** for each of the options. The dispersed nature of Options C1 and C2 means that only neutral or minor negative effects are predicted in specific locations and cumulatively. Whilst option C3, which involves strategic sites could potentially have moderate negative effects in the NLA, from a Leicestershire perspective only minor negative effects are recorded. Likewise, the effects for Option C4 are only minor at the NLA, and neutral elsewhere.

		City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Option 1 *Settlement tiers*	A1 *HENA*	-	x	xx?	xx?	xx?
	B1 *Higher*	-	x	xx	xx	xx
	C1 *Lower*	-	x	-	x?	x
Option 2 *Equal Share*	A2 *HENA*	-	x	x	xx?	xx?
	B2 *Higher*	-	x	x	xx	xx
	C2 *Lower*	-	x	-	x?	x
Option 3 *Strategic Sites focus*	A3 *HENA*	-	xx?	xx	x	xx
	B3 *Higher*	-	xx	xx	xx	xxx?
	C3 *Lower*	-	xx?	-	-	x
Option 4 *Near Leicester Area*	A4 *HENA*	-	x	-	-	x
	B4 *Higher*	-	xx	-	-	x
	C4 *Lower*	-	x	-	-	x?
Option 5 *HENA Distribution*	A5 *HENA*	-	x	x	xx?	xx
	B5 *Higher*	-	x	x	xx	xx

Appraisal findings: Water

The findings relating to the Sustainability Topic 'Water' are presented in the following tables.

Water

Water supply is generally good across Leicestershire, with some capacity to expand, but in some areas this is only at low flows. With regards to water resources, Severn Trent Water identifies that several areas are under moderate water stresses. In the longer term, Severn Trent Water recognises that future supply/demand pressures will lead to a need for additional water resources and treatment capacity. The whole of Leicestershire is designated as a nitrate vulnerable zone for surface water.

There is a history of flooding within Leicestershire, with significant events occurring in 2012 and 2013, as defined in the Leicestershire Local Flood Risk Strategy. The strategy has also identified that any settlement that has more 100 properties shown to be at risk of surface water flooding have been classed as a 'priority settlement'. There are forty areas that have been classed as a priority settlement across Leicestershire. This includes the following settlements in the 'top ten': Loughborough (as the most at risk), Blaby, Narborough and Whetstone, Market Harborough, Wigston, Melton Mowbray, Hinckley and Burbage and Oadby.

Climate change is likely to increase the risk of flooding within low-lying areas of Leicestershire and may also affect water availability during warm and dry periods. There is therefore a need to maintain and upgrade flood defences, especially in areas which are currently susceptible to flood events, and to adopt sustainable drainage systems into new developments.

City

Whilst no growth is proposed in the Leicester city area, higher levels of growth proposed under some options particularly under growth scenario B4 and A4 would require the substantial use of sites adjacent or in close proximity to the city boundary. The site options are not likely to increase fluvial or surface water flood risk in the city area, as sustainable drainage systems can be implemented to improve the rate of runoff and should also avoid development from causing adverse effects on water quality. However, the level of growth proposed would result in the loss of farmland which could have some improvements to water quality in the city area through potential reduced pollution from farming activities at higher catchment areas. The proposed growth in market towns and other identified settlements do not spatially relate to the Leicester city area and thus are not considered to have any direct effect on water quality or flood risk.

Overall, a **neutral effect** is predicted for the City for all of the options regardless of the scale of growth involved.

Near Leicester Area (NLA)

The majority of the NLA area falls within Flood Zone 1, though there are pockets to the south that sit within flood zones 2 & 3 and a larger stretch of land subject to flooding in the north surrounding the River Soar. There are flood plains particularly concentrated around the River Sence to the south of the NLA. Rothley Brook also has the potential for flood risk along the northern periphery, though to a lesser extent. The main length of the River Sence from Burton Brook to Countesthorpe Brook has moderate overall physical chemical quality (2009).

Water

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

For **Options A1 and A2**, it is considered that site options across the NLA areas that fall within Flood Zone 1 can be used, potentially avoiding any adverse effects of fluvial flooding. These scales will require the use of mainly greenfield but some brownfield sites. The broadly greenfield nature of site options should allow for green infrastructure and sustainable drainage systems to be incorporated, which should help manage any increases in water run-off and help sustain its quality. Whilst development poses a risk to water quality of watercourses through potential pollution or increased effluents in run-off, these effects can be mitigated through suitable infrastructure. Furthermore, the change of use of greenfield sites in agricultural use should reduce the pollution resulting from farming activities, which should effectively offset pollution as a result of development and urbanisation (if adequately managed). The redevelopment of brownfield sites present opportunities for improvement to the rate and quality of run-off and to manage some of the effects of flooding through the use of SuDS. Although these effects are positive, cumulatively this is not considered to be significant as only a small proportion of growth (mainly in Charnwood and Blaby) can be accommodated on previously developed land where these effects can be realised. The higher scale of growth proposed in Oadby and Wigston under option A2 would reduce potential to incorporate green infrastructure, although some SuDS could be incorporated to help mitigate potential effects of urbanisation on surface water discharge rates. Overall, effects are predicted to be **neutral**.

The effects for **Option A3** involves the use of site options in Blaby, Hinckley and Oadby and Wigston, and the more comprehensive use of strategic sites in Harborough. Most of these sites include areas of Flood Zones 2 and 3, with sites in Blaby mostly adjacent to large areas but also partly falling within areas at risk of fluvial flooding. Sites elsewhere comprising small areas at risk of fluvial flooding that follow the course of minor streams. It is likely that growth can be planned without infringing onto land at risk of flooding given the strategic nature of sites. All site options consist of greenfield land and development has potential to increase surface water discharge. Some strategic locations in Harborough could exacerbate the risk of flooding in Leicester and adjacent settlements to the east and west of the city. Such effects can be avoided through the use of sustainable drainage systems, particularly if they mimic natural drainage.

In Harborough, development on greenfield sites at these scales should potentially allow for green infrastructure and the implementation of 'natural' SuDS, which should help address issues in relation to surface water flooding. This should also somewhat help mitigate potential adverse effects on the urbanisation of the strategic sites on water quality of watercourses and groundwater through pollution or increased effluents in run-off. The change of use of land from agricultural use should also avoid pollution resulting from existing farming activities which at these scales is likely to have some benefits. However, development in locations other than Harborough would require the utilisation of sites and therefore limit the opportunities for the integration of green infrastructure and SuDS. In Blaby where sites adjoin or include areas of flood risk, there is potential for this to exacerbate risk both in the immediate local area and further afield.

Overall, whilst some localised positive effects are likely, a potential **minor negative effect** is predicted due to the location of development on strategic sites that contain areas at risk of fluvial and surface water flooding. However, given the potential to avoid sensitive areas and to incorporate SUDs, the effects are not considered to be significant.

Water

For **Option A4**, the scale of growth would require some use of site options that overlap or are adjacent to areas of Flood Zone 2 and 3 and areas known to be at risk of surface water flooding. The broadly greenfield nature of sites should allow for green infrastructure and sustainable drainage systems to be incorporated. This should help manage any increases in surface water run-off at a local level, particularly if natural / soft approaches to SUDs are prioritised. This scale of growth could also involve the use of brownfield sites mainly clustered in and around Thurmaston in Charnwood that are known to be susceptible to surface water flooding. Development on some of these sites provides opportunities to improve the rate of run-off through the use of SuDS; as otherwise changes are unlikely to be made. The use of sustainable drainage systems should also help to manage some of the effects of flooding. However, such effects are predicted to be minor as these sites are not of a scale to be able to deliver significant natural drainage systems. There is also a risk in areas in Charnwood and Blaby which include a number of smaller site options, for cumulative development to slightly exacerbate flood risk where effective drainage and mitigation measures are addressed on an individual site basis.

This level of growth has potential to have adverse effects on the water quality of watercourses through potential pollution or increased effluents in run-off and waste water. However, given that much of the land available for development consists of farmland, it is possible that pollution resulting from existing farming activities would be reduced through a change in land use. This could offset the potential negative effects on water quality. Cumulative effects of growth that would likely cause adverse effects on water quality are predicted along the A46 corridor, M1 corridor and along the north west boundary of Harborough where significant amounts of committed and proposed development could occur in a relatively small spatial area.

Overall, a potential **minor negative effect** is predicted reflecting the issues discussed above.

For **Option A5**, it is considered that sites across the NLA area that fall within Flood Zone 1 can be used (avoiding FZ2/3). This scale of growth should further allow site options to utilise opportunities for sustainable urban drainage, mitigating potential adverse effects on the rate and quality of run-off and surface water flooding. In Blaby, effects are likely to be similar to those under growth scenario A4, at this scale a number of smaller site options will be required which could cumulatively exacerbate flood risk where drainage and mitigation measures are addressed on an individual site basis and it may be more difficult to introduce strategic improvements. Overall, a **neutral effect** is predicted.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing need)

For **Option B1** it is considered that site options across the NLA areas that fall within or mostly comprising Flood Zone 1 can be used, potentially avoiding any adverse effects of fluvial flooding. The distribution proposed will require the use of mainly greenfield sites. The broadly greenfield nature of site options should allow for green infrastructure and sustainable drainage systems to be incorporated, which should help manage any increases in water run-off and help sustain its quality. Whilst development poses a risk to water quality of watercourses through potential pollution or increased effluents in run-off, these effects can be mitigated through suitable infrastructure. Furthermore, the change of use of greenfield sites in agricultural use should reduce the pollution resulting from farming activities, which should effectively offset pollution as a result of development and urbanisation (if adequately managed). Overall, a **neutral effect** is predicted in this respect.

For **Option B2** the scale of growth proposed is predicted to have similar effects for Charnwood, Harborough and Hinckley to those under growth scenario A1, and A2 for Blaby and Oadby and Wigston. Cumulatively, growth should be able to avoid areas at greatest risk of fluvial flooding but in some locations the higher scale of growth

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could add pressures to flood risk if surface-water is not effectively managed. The higher scale of growth in Blaby and Oadby and Wigston also presents opportunities for enhancements to water quality through the change of land from agricultural use. Overall, a **neutral effect** is predicted.

For **Option B3** the effects are similar to that under option A3, therefore, potential **minor negative effects** are predicted.

For **Option B4** the scale and distribution of growth involved would require the use of sites in some locations which fall within Flood Zones 2 and 3. This is particularly the case for Hinckley and Harborough where the majority of site options would need to be utilised. This scale of growth would also require the more comprehensive use of site options which could reduce the scope to integrate green infrastructure and SuDS. Such effects are likely to be exacerbated for site options adjacent or intersected by areas at risk of flooding, mainly in Charnwood and Blaby, where infrastructure is focused on fluvial flood risk mitigation ahead of a holistic approach to improve long term surface water discharge and enhance water quality. This growth scenario would also require the use of larger greenfield sites which could derive some positive effects on water quality from the change in agricultural use. Overall, potential **minor negative effects** are predicted.

For **Option B5,** in Blaby, the high scale of growth would make it more challenging to incorporate SuDS and green infrastructure to achieve improvements in water quality whilst avoiding site areas where development could exacerbate flood risk. In other locations, the lower scale of growth can be accommodated on site areas not at risk of fluvial flooding and where growth is not likely to exacerbate such effects. The site options and distribution should also allow for the integration of green infrastructure and SuDS. Overall, potential **minor negative effects** are predicted reflecting these issues.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

At this scale of growth, for **Options C1 and C2** the level of growth in the NLA is lower than for Option C4, the effects therefore are also **neutral**.

Option C3 involves growth on strategic sites in the NLA. The effects would be very similar to Option A3, despite being slightly reduced in Harborough. As such, a potential **minor negative effect** is predicted due to the location of development on strategic sites that contain areas at risk of fluvial and surface water flooding. However, given the potential to avoid sensitive areas and to incorporate SUDs, the effects are not considered to be significant.

At this scale and distribution of growth, for **Option C4**, it is considered that site options across the NLA areas that fall within Flood Zone 1 can be used, potentially avoiding any adverse effects of fluvial flooding. This scale will require the use of mainly greenfield but some brownfield sites. The broadly greenfield nature of site options should allow for green infrastructure and sustainable drainage systems to be incorporated, which should help manage any increases in water run-off and help sustain water quality. Whilst development poses a risk to water quality of watercourses through potential pollution or increased effluents in run-off, these effects can be mitigated through suitable mitigation through construction and the use of green infrastructure throughout the site. Furthermore, the change of use of greenfield sites in agricultural use should reduce the pollution resulting from farming activities, which should effectively offset pollution as a result of development and urbanisation (if adequately managed). The redevelopment of brownfield sites present opportunities for improvement to the rate and quality of run-off and to manage some of the effects of flooding through the use of SuDS. Although these effects are positive, cumulatively this is not considered to be significant as only a small

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proportion of growth (mainly in Charnwood and Blaby) can be accommodated on previously developed land where these effects can be realised. Therefore, the overall effects are predicted to be **neutral**.

Market Towns

Hinckley

- Parts identified as a priority settlement for surface water flooding. There are areas of land designated within flood zone 2 and 3 running through the middle of the town.

Coalville

- There is a small area lying to the south of the town that falls within flood zone 2/ 3, however it does not meet the criteria to be a priority settlement for surface water flooding.

Loughborough

- Identified in parts as a priority settlement for surface water flooding.

Lutterworth

- River Swift runs along south east of the Town with associated flood plains.

Melton

- Identified in parts a priority settlement for surface water flooding.
- Flood zones 2 and 3 cover approximately 60 ha of the borough, with areas running through Melton Mowbray itself.
- Groundwater Nitrate Vulnerable zones are also present in parts of Melton Mowbray.
- The River Wreake had very high levels of phosphates and nitrates (2009)

Market Harborough

- Identified in parts as a priority settlement for surface water flooding.
- The majority of land around the settlement of Market Harborough falls into Flood Zone 1.
- The Environment Agency data (2014) demonstrates that across the district there are only two watercourses with good ecological status, both of which are canals. 10 watercourses have a 'moderate' status, 9 'poor' and 7 'bad'.

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Water

Under **Option A1**, the effects in Coalville, Loughborough and Hinckley are likely to be similar to growth scenario C1, as the site options required to deliver the additional growth are likely to be greenfield and in agricultural use, and therefore suitable for the implementation of SuDS and have potential to have both positive and adverse effects on water quality. Similar effects to that proposed under growth scenario C1 is also likely in Melton Mowbray, but the higher levels of growth will likely require the use of site options which fall directly adjacent to areas of higher flood risk, presenting some opportunities for improvements. In Harborough, this scale of growth would require some use of site options which fall adjacent or in close proximity to rivers and greenfield with some in agricultural use. Development on these sites with the incorporation of SuDS has potential to have positive localised effects on water quality and reduce the risk of fluvial flooding through the control of discharge which is currently likely to include some levels of pollution. However, the overall increase in growth would also be likely to put increased pressure on wastewater and drainage infrastructure. Overall, **neutral effects** are predicted.

For Option A2 this scale of growth is likely to have similar effects to that under growth scenario C1. However, the significantly higher level of growth proposed in Melton Mowbray and Coalville would require the intensive use of site options which could increase the impermeable surfaces on development sites. This could potentially increase run-off rates that could exacerbate the risk of flooding and increasing the likelihood of pollution in run-off, which can deteriorate water quality. However, these effects are uncertain as the scope for the implementation of SuDS and their effectiveness would highly be dependent on the design of development and how development on numerous site options cumulatively address surface water discharge. The change in land use from agricultural could also offset water quality issues to an extent by reducing polluting activities. Overall, an uncertain **minor negative effect** is predicted, as the growth scenario would require more intense development of sites in Melton Mowbray and Coalville which fall adjacent to areas at risk of fluvial flooding

Option A3 involves growth on strategic sites at market towns. In Coalville and Market Harborough, the strategic site options do not fall within or immediately adjacent to areas at risk of fluvial flooding. Strategic sites at other locations are adjacent and partly intersected by waterbodies, and therefore include areas of Flood Zones 2 and 3. However, the scale of growth involved could be accommodated without infringing onto land at risk of flooding. This scale of growth should also allow for green infrastructure and the integration of SuDS which has potential for positive effects on surface water discharge and water quality. The urbanisation of these sites could also support improvements to water quality through the use of sustainable urban drainage and change in land use from agriculture (providing that increased effluents are suitably managed). In Coalville and Loughborough, where a higher density of development is proposed, there is potential for development to increase surface water discharge rates which could subsequently increase flood risk. In Coalville, such effects can be realised through the urbanisation of a large greenfield site enclosed by urban areas. In Loughborough, the strategic site adjoins and is partly intersected by an area of flood risk along a watercourse, and an increase in run-off to the watercourse could exacerbate flood risk. These matters would need to be addressed at the detailed design stage, but it is presumed that as strategic sites, the effects would not be significantly negative. Nevertheless, potential minor negative effects are identified at this stage as a precaution. Alongside these, are potential minor positive effects (relating to good potential to incorporate natural SUDs) which could therefore offset the negative effects. Overall, uncertain effects are predicted in this respect.

No growth is proposed in the market towns under **Option A4**, and so **neutral effects** are predicted.

For **Option A5,** in Loughborough and Melton Mowbray, the scale of growth under this option is predicted to have similar effects to those under option A2. In Harborough, similar effects are envisaged to those under option A2. In Hinckley and Coalville, the higher scales of growth can be accommodated on site options not at risk of fluvial flooding.

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This scale of growth would require the use of larger site options which are in current agricultural use. This presents some opportunities for improvements to water quality, although effects are balanced as improvements from the change of use from agriculture to housing has potential for pollution in run-off and effluents. The amount of growth involved at the Market Towns, mainly in Coalville, would also likely require the comprehensive use of site options, which could reduce the scope for the introduction of natural green infrastructure and SuDS. Overall, potential **minor negative effects** are predicted.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

For **Option B1** the scale of growth is likely to have similar effects to that under Option A1, despite the overall increase in development across the market towns. The slight increase in development is likely to require the more comprehensive development of site options, which could potentially reduce the scope to incorporate green infrastructure and more comprehensive SuDS. In Melton Mowbray, this scale of growth would also likely require the comprehensive development of site options adjacent to areas at risk of fluvial flooding. Adverse effects on run-off rates could potentially be mitigated through incorporating SuDS, opportunities to incorporate further green infrastructure and sustainable drainage. Nevertheless a potential **minor negative effect** is predicted reflecting these issues.

In Loughborough, Harborough and Hinckley, the scale of growth under **Option B2** is likely to have similar effects to that under Option A1. In Melton Mowbray and Coalville, effects are likely to be similar to those under option A2 (i.e. minor negatives). However, the increase in growth in Melton Mowbray would require the more comprehensive use of site options including those in close proximity to watercourses and areas at risk of fluvial flooding. Comprehensive built development on sites in this location could result in an increase in run-off rates and potential pollution. Whilst there are opportunities to incorporate SuDS, at this scale of growth these is potential for cumulative effects to arise from development. Overall, a **minor negative effect** is predicted.

The effects for **Option B3** are similar to that under option A3, though there are approximately 200 additional dwellings involved in Coalville and 700 additional dwellings at Melton Mowbray, Market Harborough/Lutterworth and Hinckley on strategic sites. The additional growth in Coalville will require the comprehensive development of the strategic site, perhaps reducing opportunities for the integration of green infrastructure and SuDS and this could add pressures on the sustainable management of run-off. The additional growth in other locations can likely be accommodated whilst avoiding areas at risk of fluvial flooding and some integration of green infrastructure and SuDS should still be possible. Overall, uncertain effects are predicted as per Option A3. This is dependent upon the extent to which strategic sites can avoid areas at risk of flooding, and implement natural SUDs and waste water treatment.

For **Option B5,** in Loughborough, this scale of growth is likely to have similar effects to those under option C2 (i.e. neutral effects). In Harborough, growth is likely to have similar effects to those identified under option A5 (i.e. potential minor negative effects). In Melton, effects are similar to those under option A1 (i.e. neutral effects). In Hinckley, this higher scale of growth would require further site options in current agricultural use, and thus effects are predicted to be similar to option A5 (potential minor negative effects) although the high scale of change from agricultural use could derive minor positive effects, when supported with comprehensive SuDS and run-off safeguarding measures to protected water quality. Whilst some of these effects also apply to Coalville, this scale of growth would require the more comprehensive use of site options, potentially reducing the scope to incorporate green infrastructure and SuDS. Overall, potential **minor negative effects** are predicted.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

Water

For **Options C1 and C2** development could be accommodated on a number of site options that fall within flood zone 1 across all of the market towns were growth would be directed. Under these growth scenarios some development can be accommodated on brownfield sites, which could possibly improve the rate of run-off on these sites through the use of SuDS. In Loughborough these effects are likely to be most positive as a number of brownfield site options fall adjacent or in close proximity to areas at risk of fluvial flooding and improvements in the rate of run-off could reduce the risk of flooding and the use of SuDS instead of potential discharge directly into waterbodies could result in a localised minor improvement in water quality. Cumulatively, most of the growth under these scenarios would require the use of greenfield sites in agricultural use. This is most prevalent in Coalville and Hinckley. The change of use of these site options from agricultural use could reduce the pollution resulting from farming activities, which has potential to have some minor positive effects on water quality. However, this is likely to be offset by any potential deterioration of water quality as a result of the urbanisation of these site options. Overall a **neutral effect** is predicted as these growth scenarios can be accommodated on sites at low risk of fluvial flooding and it is presumed that water quality can be managed.

Option C3 and C4 involve no growth in the market towns themselves and are unlikely to have indirect cumulative effects given the fairly distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Other settlements

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

For **Options A1 and A2** in Charnwood, this higher level of growth is likely to have similar effects to that proposed under the corresponding options under growth scenario C. However, to avoid growth on site options at risk of fluvial flooding, options either around smaller villages or higher densities on sites around larger villages would be required. This could somewhat undermine the delivery of new green infrastructure and sustainable drainage systems required to achieve improvements in rates of run-off and water quality. However, development is unlikely to be placed in areas at risk of flooding, and mitigation should ensure surface water run-off is managed.

In Harborough, Hinckley, Melton, NWL and Blaby, this scale of growth is likely to have similar effects to that proposed under Option C1 (i.e. neutral effects). The higher cumulative level of growth on greenfield sites in agricultural use could reduce pollution associated with farming activities, likely resulting in minor improvements in water quality. Conversely, the urbanisation of sites equally could cause pollution which could have adverse effects on water quality, although it is possible that the introduction of comprehensive sustainable urban drainage and green infrastructure could potentially safeguard water quality from such adverse effects.

On balance, despite the higher level of growth involved for options A1 and A2, the dispersed nature of development means that it should still be possible to avoid negative effects in terms of flooding and water quality. Therefore, **neutral effects** are predicted for both options A1 and A2.

Option A3 involves growth on strategic sites across 'other settlements' in Blaby and Charnwood. The scale of growth proposed under this scenario can be accommodated on strategic sites (including parts of sites) not at risk of fluvial flooding and can be supported with comprehensive green infrastructure and sustainable

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urban drainage to manage surface water run-off and improve water quality. However, cumulatively any improvements to water quality are not likely to be significant. Overall, a **neutral effect** is predicted.

For **Option A5**, In Blaby, this higher scale of growth can be accommodated across site options within flood zone 1. This scale of growth should also allow for the incorporation of green infrastructure and SuDS, which should help sustain run-off rates and could improve water quality.

Despite involving increased growth in the other settlements, the scale of growth proposed under Option A5 is predicted to have similar effects to those under Options A1 and A2 (I.E. **neutral effects**).

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

For **Options B1 and B2**, a higher scale of growth is involved (compared to options A1 and A2), but for most locations, there is still potential to avoid sensitive areas, and the dispersed nature of growth should ensure that impacts on water quality are minor. The exception is for Charnwood under Option B1, where development could potentially encroach upon areas containing flood zones 2 and 3. Overall, the potential for minor negative effects are identified for B1. For Option B2, **neutral effects** are predicted.

For **Option B3,** the higher level of growth proposed on strategic sites in Blaby and Charnwood under this option should still be able to avoid areas at risk of fluvial flooding and support green infrastructure and SuDS to manage surface water run-off and improve water quality. Therefore, effects are predicted to be similar to those under option A3. Likewise, growth at this scale in NWL should also be able to avoid areas at risk of fluvial flooding and support sustainable drainage measures. Overall, a **neutral effect** is predicted.

For Option B5, despite the increase in growth, it is expected that **neutral effects** would still occur given the dispersed nature of growth and the site choices available.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

For **Options C1 and C2**, the effects are mostly neutral or potentially minor positive.

In Charnwood, the scale of growth involved could utilise brownfield site options and a number of greenfield site options in Flood Zone 1 adjacent to villages. This provides opportunities for the integration of sustainable urban drainage which could help to manage run-off and reduce the risk of flooding. This is of particular interest around Barrow upon Soar, Sileby and Rothley where some site options fall in close proximity to the River Soar or Rothley Brook and areas at risk of fluvial flooding and where SuDS could reduce the run-off to these waterbodies.

In Harborough, this scale of growth can either be distributed on a number of smaller site options or parts of sites adjacent to most or all settlements or by focusing growth on a smaller number of large sites at settlements such as Kibworth and Broughton Astley. Growth under both distribution options could be accommodated on site options which fall in Flood Zone 1. The cumulative loss of greenfield land in agricultural use is not likely to be of the magnitude to lead to significant effects on water

Water

quality (through a reduction in agricultural pollution for example). Both growth distributions can also incorporate SuDS and green infrastructure, although distributing growth on a small number of larger sites should increase the potential to incorporate comprehensive sustainable urban drainage and green infrastructure.
Similar effects are also likely in Hinckley and Blaby, where this level of growth could also be accommodated on site options outside of areas at risk of fluvial flooding and site options are likely to be able to implement SuDS. However, some concentration of growth presents opportunities for intensive sustainable urban drainage and the potential for new green infrastructure.

In Melton, this scale of growth could either be accommodated across numerous site options or on a single large site in Flood Zone 1 areas. This scale of growth should also be able to accommodate sustainable urban drainage on site options and some potential for new green infrastructure depending on distribution. Cumulatively, the loss of greenfield land in agricultural use or urbanisation of site options is not likely to have any significant effects on water quality.

In NWL, growth at this scale would likely require the concentration of growth around settlements to the south and west of the district including to the south and west of Coalville and Ashby-de-la-Zouch. These areas include site options which fall adjacent or include small areas at risk of fluvial flooding. However, at this scale it should be possible for development to be directed away from areas at risk of flooding and for the integration of sustainable urban drainage and green infrastructure to help reduce the rate of run-off. There is also potential on some larger site options for some minor positive effects on water quality through the implementation of comprehensive SuDS and adequate measures to avoid pollution in water discharge as a result of urbanisation.

Cumulatively, an **neutral effect** is predicted as growth can be accommodated on a number of site options outside of areas at risk of fluvial flooding and sustainable urban drainage and some green infrastructure enhancements could be incorporated. It may also be possible to see positive effects in urban areas if new developments better manage drainage, but this is uncertain.
Options C3 and C4 involve no growth in the other identified settlements themselves. As such **neutral effects** are predicted in this respect.

Overall effects

Growth scenario A - 15,900 dwellings (Current unmet housing need)

At this scale of growth, all of the options with the exception of A1 are predicted to have uncertain **minor negative effects**. This relates primarily to some site options overlapping with areas at risk of fluvial flooding. The location of effects differs depending on the distribution of growth, but in the main, each option only has the potential for negative effects in specific locations (rather than multiple locations). The potential for effects on water quality are considered to be neutral; there could be some minor benefits associated with the implementation of SUDS, but conversely, urbanisation could lead to pollutants in run off and effluent. On balance, neutral effects are predicted given the dispersed nature of growth. Option A1 disperses growth in such a way as to fully avoid areas of flood risk, and therefore, **neutral effects** are predicted.

Growth scenario B - 20,000 dwellings (25% uplift on current unmet housing needs)

Water

At this higher level of housing delivery, the effects are very similar to the corresponding options under growth scenario A. Despite an increase in growth, the effects are unlikely to be significantly different due to the dispersed nature of growth and potential to avoid or mitigate flood risk. Overall, **minor negative effects** are predicted for each option, with a degree of uncertainty for certain options.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

At this scale of growth, neutral effects are predicted for virtually all locations. This is because there is flexibility in the choice of sites so as to avoid areas of flood risk. With regards to water quality, the scale of growth and dispersal involved is likely to result in **neutral effects**. The exception is Option C3, which involves strategic sites, some of which overlap with flood zones 2 and 3. As such potential **minor negative effects** are predicted in this respect.

		City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Option 1 *Settlement tiers*	A1 *HENA*	-	-	-	-	-
	B1 *Higher*	-	-	✗?	-	✗?
	C1 *Lower*	-	-	-	-	-
Option 2 Equal Share	A2 *HENA*	-	-	✗?	-	✗?
	B2 *Higher*	-	-	✗	-	✗
	C2 *Lower*	-	-	-	-	-
Option 3 Strategic Sites	A3 *HENA*	-	✗?	?	-	✗?
	B3 *Higher*	-	✗?	?	-	✗?
	C3 *Lower*	-	✗?	-	-	✗?
Option 4 *Near Leicester Area*	A4 *HENA*	-	✗?	-	-	✗?
	B4 *Higher*	-	✗	-	-	✗
	C4 *Lower*	-	-	-	-	-
Option 5 HENA Distribution	A5 *HENA*	-	-	✗?	-	✗?
	B5 *Higher*	-	✗?	✗?	-	✗?

Appraisal findings: Minerals

The findings relating to the Sustainability Topic 'Minerals' are presented in the following tables.

Minerals

Leicestershire is a mineral rich County, and one of the principal producers of minerals within England, particularly with regards to igneous rock. Many of the active mineral extraction sites are located, or have previously been located, within the north-western areas of the County as governed by naturally occurring geology. There are also areas of active and previously active mineral sites in the south-west of Leicestershire. Igneous rocks are currently extensively worked in and around Charnwood Forest in Leicestershire, producing in excess of 10 million tonnes of aggregate each year. The quarry at Mountsorrel is one of the largest aggregate quarries in the UK. Rocks quarried also include intrusive igneous rocks and Charnian volcaniclastic sediments, much of which is then exported around England. Small quarries which extract Carboniferous Limestone are located in the north- west of Leicestershire at Breedon Hill and Cloud Hill. The Marlstone Rock Formation has been extensively quarried for Iron ore in the area surrounding Holwell, also north of the county. Concentrations of red and green mudstones, siltstones and sandstones are found in west Leicestershire, where associated brick quarrying takes place. There is a continuing demand for open-cast coal mining, although this has significantly declined since the 1990s. There are relatively few applications for deep-cast coal mining within the region.

City

Under all growth scenarios development is not likely to result in any impacts on mineral resources in the city, as no development is proposed in the city and the urbanised area is broadly unsuitable for the extraction of mineral resources and thus the availability of such resources in this area is less relevant.

Near Leicester Area (NLA)

Many areas within the NLA include Mineral Safeguarding Areas (MSAs). This includes extensive swathes of sand and gravel areas in Charnwood (also includes substantial Gypsum areas), Blaby, Harborough, and Hinckley. There are also Igneous MSAs in Hinckley and Charnwood. It should also be noted that the extraction of minerals involves a number of operations that are known to cause amenity issues and therefore much of the NLA area is unlikely to be an appropriate location for mineral extraction due to its proximity to highly populous areas including the city of Leicester. Therefore, sterilisation of resources in this area can be considered to be offset by the location of the resource not being particularly suitable for extraction in the first place. However, for certain minerals it may be possible to extract resources where feasible using methods such as strip mining and where any adverse effects of operations such as noise and dust can be effectively mitigated.

Growth scenario A - 15,900 dwellings (Current unmet housing needs)

Options **A1** and **A2** follow a similar pattern of growth distribution to A4 but with much lower growth and therefore significant effects are unlikely (**neutral**).

Option A3 directs the bulk of growth towards Harborough, where the large scale of growth would require utilising larger sites overlapping with sand and gravel MSAs. This is likely to result in some sterilisation of resources if these sites are developed without the prior extraction of resources. Similarly, the growth in Blaby would

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require utilising sites that overlap sand and gravel MSAs outside the existing built up areas. The Oadby and Wigston developments would not overlap with MSAs and therefore no significant effects would be expected here. Overall **minor negative effects** are anticipated due to the overlap with MSAs in Harborough and Blaby under this option. Though there is an increased level of growth compared to Option C4, the significance of the effects are not considered likely to be greater, as only a very minor proportion of total potential mineral resources would be affected.

The scale of growth under **Option A4** would require more intensive use of site options across the NLA. In Charnwood and Blaby, growth is likely to include a number of small sites partly within or adjacent to built-up areas that fall within the sand and gravel MSA. However, whilst these sites include important mineral resources, their development is unlikely to result in negative sterilisation effects, as the site options are small in scale and unsuitably located (in regard to amenity and other adverse effects on population) for mineral extraction. This scale of growth would also require the use of site options outside near to / built-up areas including site options near Barkby in Charnwood, adjacent to settlements such Blaby and use of the larger sites in Harborough which are safeguarded for their sand and gravel resources. This is likely to result in some sterilisation of resources if these sites are developed without the prior extraction of resources (and indeed if the resources are economically feasible to extract).

Whilst the composition and quantity of materials required for any future development in this NLA is unknown at this stage, it is likely that growth would require the use of sand and gravel minerals for materials such as concrete and bricks. Growth on a number of larger sites that would need to be utilised under this growth scenario (such as in Harborough and Blaby) and contain sand and gravel minerals could unlock important minerals that can potentially be extracted sensitively to support development in the NLA and wider area, therefore, potentially avoiding some sterilisation of minerals in areas that are otherwise unlikely to have mineral extraction and supporting the efficient use of mineral resources.

Though no specific minerals sites are likely to be affected, and many of the areas affected may not be suitable for commercial scale extraction, thus uncertain **minor negative effects** are predicted due to the greater overlap and cumulative loss of land involved overall.

For **Option A5,** the level of growth in the Blaby NLA is comparable to that under Option A4 thus similar effects would be expected. That is to say, adverse effects would be less likely on sites adjacent to existing settlements and more likely in sites located away from current settlement boundaries and built up areas. The growth allocated in Charnwood (which has more extensive areas of MSAs) is around a 10% of that under option A4. Similarly, much lower levels of growth (compared to A4) are allocated in the Harborough and Hinckley NLA. Therefore, neutral effects would be expected at these locations. For Blaby, development may utilise existing mineral resources as discussed above though this uncertain at this stage. Overall, uncertain **neutral** to **minor negative** effects are forecast relating to development in Blaby.

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

The scale of growth involved for **Options B1 and B2** in the NLA would be much lower than that for B4 (Discussed below) but with a similar distribution. Therefore, the effects would be similar albeit at a lower magnitude and **minor negative effects** are predicted overall.

Option B3 involves the same distribution with slightly higher growth as in option A3 and therefore the same **minor negative effects** would be expected.

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For **Option B4** the NLA site options would most likely need to be developed to capacity to fulfil the required growth. At Charnwood and Blaby similar effects are predicted as for option A4 but these would be magnified due to the greater level of growth particularly in more isolated site options such as at Barkby. In Harborough's NLA there could be some overlap with Gypsum and sand and gravel MSAs. This presents opportunities for utilising minerals in-situ but it is uncertain at this stage if extraction and utilisation would be commercially viable. Therefore, uncertain **moderate negative effects** are anticipated due to the larger growth at Blaby, Charnwood and Harborough and the larger extent of overlap with MSAs.

Option B5 directs the bulk of growth to Blaby (3,589 units) which would require utilising sites that overlap sand and gravel MSAs outside the existing built up areas. This is likely to result in some sterilisation of resources if these sites are developed without the prior extraction of resources. However, in the main, growth would be allocated to sites adjacent to existing built up areas where the extraction of minerals would likely be unattractive / impractical. In Charnwood the relatively small amount of development (445) should be possible to accommodate on sites that are less likely to lead to the sterilisation of mineral resources. For Harborough there would likely be an overlap with some Gypsum and Sand and Gravel MSA areas, but the growth proposed is around a third of that allocated under option A4, which provides greater scope for utilising plots that do not overlap MSAs and / or plots adjacent to existing urban areas where extraction of minerals would be unlikely. Overall, **minor negative effects** are predicted.

Growth Scenario C - 7950 dwellings (50% reduction in current unmet housing needs)

The level of growth involved in the NLA is lower for **Options C1 and C2** compared to C4 (discussed below). This means that the overlap of new development with MSAs is less likely. As such, **neutral effects** are predicted with greater certainty.

Option C3 Involves growth at strategic sites similar to Option A3. Overall, **minor negative effects** are predicted under this option due to the relatively high growth in Charnwood and Blaby which would encroach on MSAs. The effects are not considered likely to be significant given the magnitude of growth, and in the context of the wider mineral resources and workings across the County.

For **Option C4** in Charnwood, growth is likely to include a number of small sites partly within or adjacent to built-up areas that fall within the sand and gravel MSA. However, whilst these sites include important mineral resources, their development is unlikely to result in negative sterilisation effects, as the site options are small in scale and unsuitably located (in regard to amenity and other adverse effects on population) for mineral extraction.

In Charnwood, growth would also require the use of site options near Barkby in Charnwood which overlaps sand and gravel MSA, if other sites in and around Thurcaston and Anstey are avoided due to their sensitivity to other objectives. Similarly, this scale of growth in Harborough would require the part use of the large sites adjacent to the built-up area which fall within MSAs. Cumulatively, this is not considered to be significant, and development could present opportunities for the extraction of these resources if it can be undertaken sensitively without adverse effects on amenity and other issues.

In Blaby, site options which fall in sand and gravel MSA in the north east area can be avoided. Whilst this scale of growth may require the use of smaller site options adjacent to settlements which fall within the sand and gravel MSAs, these site options are considered to be less suitable / attractive for mineral extraction due to their

Minerals

scale and location. Therefore whilst their development may result in the sterilisation of these resources, this is not predicted to result in negative effects on the objective.

Overall, a **neutral effect** is predicted as the cumulative loss of mineral resources is not considered to be likely or indeed significant.

Market Towns

Growth scenario A - 15,900 dwellings (25% uplift on current unmet housing needs)

For **Options A1** and **A2**, In Coalville (NWL), at this scale of growth site options to the south west can be avoided and thus land safeguarded for mineral resources would not necessarily be required.

In Market Harborough and Lutterworth (Harborough), this scale of growth would likely require the use of most site options within and adjacent to these towns including a small number of sites to the west of Market Harborough which fall within sand and gravel MSAs. Similarly, this scale of growth would require the use of most site options in Loughborough (Charnwood) including options to the south east of the town which fall within a sand and gravel MSA. However, cumulatively this is not considered to be significant.

For Hinkley and Burbage, there is potential for some overlap with sand and gravel minerals safeguarding areas.

The effects for Melton are similar to the conclusions reached above for options for C1 and C2.

Overall, a potential **minor negative effect** is predicted for these two options at the Market Towns.

Option A4 involves no growth in the market towns and therefore is unlikely to have indirect cumulative effects given the distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Option A3 includes growth within strategic sites in or around Market Towns. In Loughborough there would an overlap with Sand and Gravel MSA (e.g. site enclosed by Loughborough Rd. and Stanford La.). The site is not adjacent to existing built up areas and therefore more amenable to exploitation, but it is relatively small compared to the overall size of the MSA, therefore only **minor negative effects** would be expected. The strategic site in Market Harborough (Harborough) does not encroach on MSAs, and therefore **neutral effects** would be expected there. Minor negative effects are also likely at Hinckley and Burbage as growth would involve utilising strategic sites that overlap sand and gravel MSAs. In Melton Mowbray several larger strategic sites only partially overlap MSA (sand and gravel) with one site entirely within an MSA, therefore effects are likely avoidable here. Neutral effects are expected in Coalville as the strategic site options do not overlap and MSA. Overall, **minor negative effects** are predicted.

Minerals

Option A5

Coalville would get the bulk of growth under this option, which would involve utilising some of the sites to south west of the town, an area comprising an extensive sand and gravel MSA. However, in the main, these sites are adjacent to built up areas where extraction may not be practical thus **minor negative effects** are more likely. Hinckley gets the next highest allocation where growth would require utilising large sites located within sand and gravel MSAs. Whilst sites to the north of Hinckley are smaller and adjacent to built up areas, a large site to the south east is entirely within an MSA and does not adjoin existing settlements, therefore **minor negative effects** are anticipated here also. Melton, Loughborough and Harborough receive relatively small allocations and neutral effects would be likely at these locations. Overall, potential **moderate negative effects** are anticipated as the Hinckley allocation would utilise a large strategic site entirely within an MSA, and there would be overlap with other MSAs across the County.

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

For Options B1 and B2, the higher growth allocated in Coalville (NWL) under option B2 could require utilising a large site to the south of the town where there is an extensive sand and gravel MSA leading to potentially **minor negative effects**.

In Melton Mowbray, one site is entirely within a sand and gravel MSAs but the rest do not overlap or only partially overlap MSAs, leaving scope for avoidance of adverse effects.

In Market Harborough and Lutterworth, this scale of growth would require the use of most site options within and adjacent to built-up areas where exploitation of mineral resources could be less attractive / impractical. Similarly, this scale of growth would require the use of most site options in Loughborough (Charnwood) including options to the south east of the town which fall within a sand and gravel MSA. However, as discussed for option A2 above, cumulatively this is not considered to be significant.

For Hinkley and Burbage, there is potential for some overlap with sand and gravel minerals safeguarding areas. These are potential **minor negative effects**.

Overall, a **minor negative effect** is predicted.

Option B3 involves similar distribution to A3 but with a higher total growth. In Loughborough there would be an overlap with sand and gravel MSA where due to the higher growth, more of the site options would be utilised, including a large site overlapping sand and gravel MSA. At Market Harborough, strategic sites do not encroach on MSAs therefore **neutral effects** would be expected. Negative effects are also likely at Hinckley and Burbage as growth would involve utilising a large strategic site within a sand and gravel MSAs. In Melton Mowbray several larger strategic sites only partially overlap MSA (sand and gravel) with one site entirely within an MSA, therefore minor negative effects are likely due to the higher growth (compared to A3). Neutral effects are expected in Coalville as the strategic site options do not overlap with any MSAs. Overall, potential **moderate negative effects** are predicted as the higher growth provides less scope for avoidance of sites on MSAs.

Option B4 involves no growth in the market towns and therefore unlikely to have indirect cumulative effects given the distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Minerals

For option B5 adverse effects would most likely be avoidable in Loughborough, Lutterworth and Market Harborough due to the lower growth involved here. Similarly, adverse effects would be avoidable in Melton Mowbray due to the lower growth and larger available capacities. Effects in Hinckley would be similar to those under option A5 but amplified due to 40% higher growth leading to **potential moderate negative effects**. Similarly, for Coalville effects would be similar to option A5 but with a higher magnitude due to the higher growth proposed.

Melton, Loughborough and Harborough receive relatively small allocations and **neutral effects** would be likely there.

Overall, **moderate negative effects** are predicted, due to the effects of higher growth on MSAs, particularly within Hinckley and Coalville.

Growth Scenario C – 7950 dwellings (50% of current unmet housing needs)

For **Options C1 and C2**, In Coalville (NWL), Harborough (Lutterworth and Market Harborough) and Charnwood (Loughborough), this scale of growth should be possible to accommodate on a number of site options that do not fall within MSAs.

Hinckley and Burbage are surrounded on most of the urban fringes with sand and gravel mineral safeguarding areas. At the scale of growth involved, there could be some sites outside of these areas, but it is likely that some development would overlap. These are potential **minor negative effects** for both options.

At Melton Mowbray, there are some sites falling within MSAs for sand and Gravel. There are other options that are not affected within the urban area. At higher scales of growth such as for C2, there would be a need to expand into the urban fringes beyond the towns. Some of the larger sites fall into MSAs for sand and gravel, whilst others do not. There is therefore potential for effects to be avoidable

Option C4 and C3 involve no growth in the market towns and are unlikely to have indirect cumulative effects given the distant location of other site options from these locations. Therefore, **neutral effects** are predicted.

Other settlements

In Melton, there is a large area of Limestone MSA, which encompasses Croxton Kerrial, Saltby and Waltham on the Wolds.

For Hinckley and Burbage several settlements fall within MSAs for sand and Gravel and a small handful within Igneous Rock MSAs.

For North West Leicestershire there are a range of settlements and villages that do not involve site options falling within MSAs. Some locations are affected more notably.

There are a range of MSAs for different minerals in Charnwood covering most of the site options that are available.

In Blaby, the predominant MSA is sand and Gravel, and this affects some areas but not others. There is also an area of igneous rock associated with Huncote / Croft (which involves an existing quarry).

Minerals

For Harborough, MSAs are smaller and more sporadic and exclusively sand and gravel, meaning that many of the settlements are not affected.

Growth scenario A - 15,900 (Current unmet housing needs)

At higher scales of growth, the likelihood of mineral safeguarding areas being overlapped increases for **Options A1** and **A2.** There is no significant pressure on any one authority, and so it ought to be possible to limit effects to **minor negative** overall (through a sterilisation of land that may have potential for mineral resources).

Option A3 involves growth in Blaby and Harborough. In Blaby, strategic sites (outside the NLA boundary and Market Towns) do not overlap MSA, therefore neutral effects would be expected. In Harborough the limited scale of growth proposed is unlikely to lead to significant effects. Therefore, **neutral effects** are predicted overall.

Under **Option A5** Blaby is afforded the largest growth, where the majority of larger site options do not overlap MSAs but some of the smaller sites do, however, these are generally adjacent to built-up areas where exploitation of mineral resources would be unattractive / impractical. One of the sites partially overlaps an igneous rock MSA, where there is an existing quarry. If developed this site may lead to **minor negative effects**. The next largest amount of growth is directed to North West Leicestershire where it would be harder to avoid overlap with MSAs. Having said that, the amount of growth allocated represents a small proportion of total available capacity therefore, only minor effects would be likely as there would be scope for avoidance of sites that pose more significant threats to mineral resources in the MSAs. The remaining allocations are relatively small and likely to be accommodated with no significant effects. Overall, **minor negative effects** are likely.
Option A4 does not involve growth in Other Settlements, focussing growth within to locations within the NLA. Therefore, effects are **neutral**.

Growth scenario B - 20,000 (25% uplift on current unmet housing needs)

For **Options B1 and B2** similar effects would be expected to Options A1 and A2 and there would be some likelihood of mineral safeguarding areas being overlapped but potential effects would be limited to **minor negative**.

For **Option B3** effects are predicted to be the same as those under option A3 with **neutral effects** expected overall.

Option B4 focuses growth within the NLA and therefore **neutral effects** would be expected here.

For **Option B5** the effects would be broadly similar to A5 with Blaby receiving the largest amount of growth. Although the level of growth in Blaby is around double that in A5, the majority of larger site options do not overlap MSAs. Smaller sites, overlapping MSAs are generally adjacent to built up areas, where the MSAs are unlikely to be readily exploitable. As discussed for A5 one of the sites partially overlaps an igneous rock MSA (with an existing quarry) and potentially **minor negative effects** would be expected if this plot is developed. The remaining allocations are relatively small and likely to be accommodated with no significant effects. Therefore, overall, **minor negative effects** are likely.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing needs)

Minerals

At the scale of growth involved, it ought to be possible to avoid MSAs in most locations, but it would be likely that some would be affected. It is unlikely that any of the allocated sites in the Waste and Minerals Plan would be affected. Furthermore, it is possible that mitigation could be put into place if deemed necessary and for minerals to be extracted prior to development if feasible. Small development sites that are adjacent to small villages are unlikely to be suitable for mineral extraction, and therefore such sites could be brought forward with limited effects. Overall an uncertain / potential **minor negative effect** is predicted for options C1 and C2.

Options C3 and C4 do not involve growth within Other Settlements and therefore the effects are **neutral.**

Overall Effects

Growth scenario A - 15,900 dwellings (current unmet housing needs)

Compared to Option C, there is double the amount of growth for the options under Scenario A. Whilst this is likely to lead to greater overlap and potential loss of minerals, the effects are still considered to be minor overall for each of the options. Though the potential for moderate negative effects arises for Option A5, this is uncertain and limited to the market towns. Therefore, **minor negative effects** are predicted overall. In terms of distribution, each of the options could overlap with mineral resources, but the overall significance is considered to be low.

Growth scenario B – 20,000 dwellings (25% uplift on current unmet housing needs)

With additional land supply, the effects are likely to be more certain, as flexibility in site choice would reduce slightly. However, the effects would still broadly remain minor. The exception is for Option B3, which could give rise to moderate negative effects due to large scale strategic site development overlapping with MSAs for sand and gravel. Though not necessarily on strategic sites, the picture is similar for Option B5, which would lead to more pronounced overlaps with resources in the market towns in particular. These two options are therefore recorded as having potential **moderate negative effects** overall.

Growth Scenario C – 7,950 dwellings (50% of current unmet housing needs)

At a lower level of land release, the effects are limited, regardless of the distribution of housing. Given the widespread nature of MSAs across the County, there is overlap with many site options. However, at lower levels of growth there is more flexibility to avoid resources (particularly any that are considered to be valuable for mineral extraction). In the main, most of the identified development sites would be impractical for mineral extraction at the current time, and there would remain large amounts of alternative resource in any case. In terms of distribution, overlap with MSAs at this scale of growth is least for Option C4, with **neutral effects** predicted. For options C1, C3 and C3, there is slightly greater overlap reflecting the presence of mineral resources near market towns and other smaller settlements and strategic sites. Nevertheless, the likelihood of significant effects is low, and the magnitude of effects is small. Therefore, only uncertain **minor negative effects** are predicted for each of these options.

Minerals						
		City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Option 1 *Settlement tiers*	A1 *HENA*	-	-	x	x	x
	B1 *Higher*	-	x	x	x	x
	C1 *Lower*	-	-	x?	x?	x?
Option 2 *Equal Share*	A2 *HENA*	-	-	x	x	x
	B2 *Higher*	-	x	x	x	x
	C2 *Lower*	-	-	x?	x?	x?
Option 3 *Strategic Sites focus*	A3 *HENA*	-	x	x	-	x
	B3 *Higher*	-	x	xx?	-	xx?
	C3 *Lower*	-	x	-	-	x
Option 4 *Near Leicester Area focus*	A4 *HENA*	-	x?	-	-	x?
	B4 *Higher*	-	xx?	-	-	x
	C4 *Lower*	-	-	-	-	-
Option 5 *HENA Distribution*	A5 *HENA*	-	x?	xx?	x	x
	B5 *High*	-	x	xx	x	xx?

APPENDIX B: DETAILED APPRAISAL TABLES: EMPLOYMENT OPTIONS

Table of assumptions in relation to land release under each option

	Scenario A Current	Scenario B Higher	Scenario C Lower
1. Local Plan Roll Forward	A1 *3.3 ha for each local authority* For the following authorities, there is sufficient oversupply to accommodate growth from committed sites: *Charnwood Harborough, Melton, Oadby, North West Leicestershire.* Therefore, additional effects would only be noted in **Blaby**, and **Hinckley and Bosworth**	B1 6.6ha for each local authority For the following authorities, there is sufficient oversupply to accommodate growth from committed sites: *Charnwood Harborough, North West Leicestershire.* Therefore, additional effects would only be noted in **Blaby**, **Oadby, Melton** and **Hinckley and Bosworth**	C1 1.7ha for each local authority For the following authorities, there is sufficient oversupply to accommodate growth from committed sites: *Charnwood Harborough, Melton, Oadby, North West Leicestershire.* Therefore, additional effects would only be noted in **Blaby**, and **Hinckley and Bosworth**
2. Strategic Sites	A2 11.5 ha for **Blaby**, which would need to be met on additional sites 11.5ha for **Harborough** that could be met through existing commitments	B2 23ha for **Blaby** and **Harborough** only	C2 5.75ha for **Blaby**, which would need to be met on additional sites 5.75ha for **Harborough** that could be met through existing commitments
3. Near Leicester Focus	A3 11.5 ha for **Blaby**, which would need to be met on additional sites 11.5ha for **Charnwood** that could be met through existing commitments	B3 23 ha for **Blaby** and **Charnwood** only	C3 5.75 ha for **Blaby**, which would need to be met on additional sites 5.75ha for **Charnwood** that could be met through existing commitments
4 HENA Distribution	A4 23ha for **Charnwood** only that could be met through existing commitments	B4 46 ha for **Charnwood**, the majority of which could be met through commitments	C4 11.5ha for **Charnwood** that could be met through existing commitments

Biodiversity

Development of any kind has the ability to be disruptive and potentially fatal to the preservation of flora and fauna. Whilst mitigation schemes and the principal of net gain aim to ensure there is no overall loss of vital species and habitats, it is difficult to completely avoid damaging effects. Sites which play host to characteristics which support biodiversity are often protected under designations designed to protect sites. Non-designated sites can also be favourable to flora and fauna, though it is more difficult to assess the potential impacts on a site without detailed surveys. It should be noted that both greenfield and brownfield sites can offer well suited habitats for particular species. However, without specific details of individual sites, a lack of designation must be taken as a positive indication that there are not expected to be any protected species.

Option 1 - Dispersed

This approach would seek to distribute Leicester's unmet employment needs across the County, with equal shares of the employment land being delivered in each District.

A1: Current

This approach would deliver 3.3ha of employment land in each of the County's Districts outside of Leicester. Considering each District's availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. None of the site options in Hinckley and Bosworth are identified as sensitive in terms of their proximity to biodiversity designations, hence, the employment land need could be met through allocating any of the sites without leading to effects on biodiversity assets.

In Blaby, though there are some sites with sensitivities, there is sufficient choice and the scale of growth involved is such that significant negative effects should be possible to avoid and / or mitigate. As such, **neutral effects** are predicted.

B1: Higher

This approach would deliver 6.6ha of employment land in each of the County's Districts outside of Leicester. Considering each District's availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land. The increased scale of growth may make it more difficult to avoid sensitivities in Blaby and Melton, but effects would likely be minor. As such potential **minor negative effects** are predicted.

C1: Lower

This approach would deliver 1.7ha of employment land in each of the County's Districts outside of Leicester. As such, only Hinckley and Blaby would need to provide additional land. The scale involved and the number of sites potentially available mean that effects are likely to be much easier to avoid, so **neutral effects** are predicted.

Biodiversity

Option 2- Strategic Sites:

This approach would deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough.

A2: Current

This option would allocate 11.5 ha of employment Harborough, that could be met on existing commitments. Therefore, neutral effects would be anticipated. In Blaby, there are a range of strategic site options. The effects would be dependent upon which sites were involved, the location and scale of growth. The sites at Stoney Stanton and Hinckley NRFI are close to nationally designated habitats, and coupled with housing growth here could lead to some negative effects. However, at Whetstone Pastures and North of Glenfield, the potential for effects is considered to be lower considering there are no nationally designated biodiversity habitats. The strategic nature of the sites ought to allow for enhancement to be incorporated though. On balance, these are **neutral effects**, as there is flexibility to avoid the more sensitive locations, and the scale of growth involved is a small proportion of strategic land capacity.

B2: Higher

This approach would focus growth in the same locations as referenced for option 2A, however with a more substantial amount of land provided for employment purposes (23ha). As such, there would be a need for additional sites to be brought forward in Harborough alongside committed development. The strategic sites with capacity could potentially be developed whilst avoiding negative effects given the nature of the locations involved. However, the scale of growth in Blaby would also be doubled. This could possibly be accommodated on one or a number of strategic sites. Given the larger scale of growth involved, it is presumed that the potential for the more sensitive locations to be affected would increase. Therefore, potential **minor negative effects** are predicted in this respect.

C2: Lower

This option would involve less growth (5.75ha). For Harborough this is sufficiently covered by committed development, and for Blaby, it means there would be increased flexibility in terms of avoidance and mitigation. Therefore, **neutral effects** are predicted.

Option 3- Near Leicester Focus

A3: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. As Charnwood has an oversupply in employment land, it is presumed this would be met through existing commitments, and thus effects are neutral. As such, the only effects would be realised in areas of Blaby in close proximity to Leicester. This growth could be met through a number of sites across the NLA, none of which are particularly sensitive in terms of proximity to

Biodiversity

biodiversity assets and as such, effects are likely to be neutral. That said, where all of these sites are greenfield, species which have grassland, trees and hedgerows as their habitats may be harmed. However, as these areas are not protected or designated for the importance of their fauna or flora any effects would not be likely to be significant and could be mitigated where appropriate. **Neutral effects** are predicted.

B3: Higher

For Charnwood, this scale of growth would still be possible to accommodate through existing commitments with a surplus still remaining. Therefore, neutral effects are predicted. For Blaby, this approach would be expected to involve several sites within Blaby. However, the sites are not considered sensitive in terms of their biodiversity assets and as such, neutral effects are likely, both individually and cumulatively. Overall, **neutral effects** are predicted.

C: Lower

As per options A3 and B3 above, **neutral effects** are predicted.

Option 4: HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of biodiversity, **neutral effects** are predicted.

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required. Several sites could be utilised, and the effects would be dependent upon the combination of sites involved. There are no major constraints associated with the site options, though some are located along the Soar Valley and / or close to the Charnwood Forest, so there could be some disturbance to species. These are uncertain **minor negative effects.**

C4: Lower

As per option A4 above, **neutral effects** are predicted.

Biodiversity

Distribution	Growth	Overall Effects	Symbol
Option 1: Dispersed	*A: Current*	Neutral	-
	B: Higher	***Potential*** **minor negative**	✘?
	C: Lower	Neutral	-
Option 2: Strategic sites	*A: Current*	Neutral	-
	B: Higher	***Potential*** **minor negative**	✘?
	C: Lower	Neutral	-
Option 3: Near Leicester Area focus	*A: Current*	Neutral	-
	B: Higher	Neutral	-
	C: Lower	Neutral	-
Option 4: HENA Distribution	*A: Current*	Neutral	-
	B: Higher	***Potential*** **minor negative**	✘?
	C: Lower	Neutral	-

Health and Wellbeing

Health and wellbeing can be affected by employment development in several ways. In one respect, there can be mental health benefits and a general improvement in quality of life which come alongside meaningful employment. Further to this, should employment land be provided in close proximity to residential areas, active commuting can help to improve mental and physical health outcomes. In addition, increased employment and development on land can help to regenerate areas; which can have particularly beneficial effects for deprived communities. Conversely, employment development could have negative effects in terms of amenity concerns for nearby communities.

Option 1 - Dispersed:

A1: Current

This approach would deliver 3.3ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining areas would meet the employment land requirements through a current surplus of provision.

Each of Blaby and Hinckley and Bosworth could meet the 3.3ha of employment land through a variety of approaches. It is possible that this could be through a single site or several smaller sites. The location of development would determine which communities are more likely to benefit from access to jobs, but this could include some deprived communities in both authorities and Leicester itself. At this scale of growth, the magnitude of effects is likely to be fairly small, and therefore overall, potential **minor positive effects** are predicted.

B1: Higher

This approach would deliver 6.6ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees). As such, the benefits would likely be spread over several authorities in terms of access to jobs (and the beneficial health outcomes). The overall scale of growth is higher, and therefore employment opportunities should be enhanced, but this would not necessarily be in the NLA, where employment needs are unmet or associated with strategic mixed use sites. As such, only **minor positive effects** are predicted overall.

C1: Lower

The scale of growth involved for each authority would require very little additional land to be used for employment, with this being in Blaby and Hinckley and Bosworth. The effects are of a lesser scale compared to A1 and B1, and thus **neutral effects** are predicted in terms of health.

Health and Wellbeing

Option 2 - Strategic Sites:

This approach would seek to deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough.

A2: Current

This option would seek to allocate 11.5 ha of employment land at strategic sites, each of which would be likely to deliver similar effects. Broadly speaking, the strategic sites are not within areas identified as deprived. However, it would be likely that strategic sites would provide some improvements in terms of health services, access to greenspace and ensuring the ability to move around the settlements by walking or cycling. The provision of employment land within these strategic sites will be beneficial in terms of providing employment, which can boost mental health outcomes. The provisions around the site are likely to mean some employees can commute by active means and have access to green, open space; both of which will go some way towards improving mental and physical health outcomes. Minor positive effects are anticipated as a result of the employment land's increased levels of employment as well as connectivity to residential areas and greenspaces via active means. Potential **moderate positive effects** are predicted.

B2: Higher

This approach would involve additional growth on strategic sites, with 23ha in Blaby and Harborough each. This would increase the benefits associated with employment and health, as well as potentially supporting more significant infrastructure improvements. Therefore, **moderate positive effects** are predicted with greater certainty.

C2: Lower

This option would involve less growth (5.75ha) of employment land at strategic sites. Given that the level of employment growth being delivered is lower than A2, only **minor positive effects** are predicted.

Option 3 - Near Leicester Area

This approach would focus employment land growth within areas in close proximity to the outskirts of Leicester. The approach proposes that the employment land would be allocated in the Districts of Blaby and Charnwood. Where Charnwood already has an oversupply of employment land of 21ha, for the most part no action would need to be taken as there is already sufficient employment land made up through committed and planned development.

Health and Wellbeing

A3: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. As Charnwood is projected to meet this demand through committed and planned developments, no effects are predicted for that area. As such, the only effects would be realised in areas of Blaby in close proximity to Leicester.

Being located in the NLA, development should be accessible to communities that reside in Leicester and Blaby in particular. Whether this is by car or public transport would depend upon the exact sites chosen. There are communities experiencing deprivation that could possibly benefit from employment land, but this is uncertain / dependent upon the type of jobs and access to them. The effects would be concentrated within Blaby, and so from a county-wide perspective, the significance of effects is somewhat limited. Therefore, overall, uncertain **minor positive effects** are predicted.

B3: Higher

At this higher scale of growth, Charnwood would still be able to accommodate its unmet need apportionment from existing commitments, and there would still remain a degree of surplus. As such, neutral effects are predicted with regards to health and wellbeing in this respect. For Blaby, it is likely that larger site options would be required to deliver the increased level of growth, or multiple smaller sites. The increase in employment land is therefore likely to increase the likelihood of positive effects arising in terms of health and wellbeing for nearby communities in particular. Hence, a **minor positive effect** is predicted.

C3: Lower

At the lower scale of growth, the effects in Charnwood would be neutral. For Blaby, the effects would be less pronounced compared to A3, and might be more suited to the use of smaller site options. Therefore, the effects are less certain and so potential **minor positive effects** are predicted.

Option 4 – HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of health and wellbeing, **neutral effects** are predicted.

Health and Wellbeing

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required. There is a range of sites. Their release for employment would be likely to have some minor benefits with regards to wellbeing, through the provision of jobs in locations accessible to deprived communities. These are uncertain minor positive effects.

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4.

Distribution	Growth	Overall Effects	Symbol
Option 1: Dispersed	*A: Current*	*Potential* minor positive	✓?
	B: Higher	Minor positive	✓
	C: Lower	Neutral	-
Option 2: Strategic sites	*A: Current*	*Potential* Moderate positive	✓✓?
	B: Higher	Moderate positive	✓✓
	C: Lower	Minor positive	✓
Option 3: Near Leicester Area focus	*A: Current*	*Potential* minor positive	✓?
	B: Higher	Minor positive	✓
	C: Lower	*Potential* minor positive	✓?
Option 4: HENA Distribution	*A: Current*	Neutral	-
	B: Higher	*Potential* minor positive	✓?
	C: Lower	Neutral	-

Housing

Housing is a topic which has some less well pronounced effects relating to the provisions and development of employment land. If the land is considered appropriate for housing, then allocating it for employment could be negative where it will stifle future housing delivery to some extent. The provision of employment land in close proximity to housing could have some further effects in terms of attractiveness. Increased employment could put pressures on the local housing market, potentially driving up prices where demand may increase.

Option 1 - Dispersed:

This approach would seek to distribute Leicester's unmet employment needs across the County, with equal shares of the employment land being delivered in each District.

A1: Current

This approach would deliver 3.3ha of employment land in each of the County's Districts outside of Leicester. Considering each District's availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. There are sufficient employment site options in these authorities to use sites that are less suited for housing. The distribution of growth is also unlikely to have major effects in terms of creating a concentration of jobs / increased demand for housing. Therefore, neutral effects are predicted overall in terms of housing.

B1: Higher

This approach would deliver 6.6ha of employment land in each of the County's Districts outside of Leicester. Considering each District's availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees).

Whilst this approach offer an increased level of employment land overall, it would still deliver a relatively small amount of employment land in each Local Authority mentioned above. In each location, there are sites available that would not affect the delivery of housing, nor would the increase in employment be likely to create a concentrated demand for housing. As such, neutral effects are predicted.

C1: Lower

The scale of growth involved for each authority would require very little additional land to be used for employment, with this being in Blaby and Hinckley and Bosworth. The effects are of a lesser scale compared to A1 and B1, and thus neutral effects are also predicted.

Housing

Option 2- Strategic Sites:

A2: Current

This option would involve 11.5 ha of employment land in Harborough, which could be met through existing commitments, as such neutral effects are predicted. For Blaby, there would be a need to include an element of employment on strategic sites. Given the nature of these sites, it is likely that housing would be brought forward alongside any employment growth, therefore balancing potential increases in housing demand in the area as a result of new employment land. The scale of employment land required would not be such that it would limit the amount of housing that could be delivered on strategic sites. As such, neutral effects are predicted overall.

B2: Higher

This approach would double the amount of growth required in Blaby on additional sites, whilst it would exceed the surplus in supply in Harborough, meaning that further site options would need to be brought into play (approximately 10ha). In Blaby, an increase in employment provision on strategic sites would not necessarily need to be in one location, but even if that was the case, the large scale nature of opportunities should allow this to be possible (providing infrastructure can be delivered). Likewise, for Harborough, there is sufficient land available to allow for employment land to be incorporated into strategic sites without unduly affecting the amount of housing that could be achieved. Given that strategic sites would likely involve both housing and employment, it is considered that demand for housing would be matched by employment growth and vice versa. Therefore, neutral effects are predicted.

C2: Lower

This option would involve less growth (5.75ha) of employment land, which could be accommodated in Harborough on committed development, and within Blaby on one single strategic site without having a notable effect in terms of housing. As such, neutral effects are predicted.

Option 3- Near Leicester Area

This approach would focus employment land growth within areas in close proximity to the outskirts of Leicester. The approach proposes that the employment land would be allocated in the Districts of Blaby and Charnwood. Where Charnwood already has an oversupply of employment land of 21ha, for the most part no action would need to be taken as there is already sufficient employment land made up through committed and planned development.

Housing

A3: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. As Charnwood is projected to meet this demand through committed and planned developments, no effects are predicted for that area. As such, the only effects would be realised in areas of Blaby in close proximity to Leicester. The sites potentially available for employment growth are considered to be more suitable for employment uses, and so in this respect, no effects on housing delivery are predicted. The increase in employment land in Blaby at the NLA would potentially increase demand for housing in these locations or in Leicester City itself. Given that there are unmet needs for housing already. That said, the County's housing and employment needs are balanced, meaning that when looking at the bigger picture, this should not be a major problem. At this scale of growth, neutral effects are predicted.

B3: Higher

There would still be sufficient committed growth in Charnwood so that no further land would be required. In this respect, neutral effects are predicted.

However, there would be a requirement for further employment land in the NLA within Blaby. This is considered unlikely to have a major impact on the ability to deliver housing in the NLA. However, an overall increase in employment land could potentially increase demand for housing, which is a potential **minor negative effect** (given that unmet needs in the City is already an issue).

C3: Lower

As per Option A3 above, neutral effects are predicted as there would be an even more limited impact in terms of housing.

Option 4- HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of housing, neutral effects are predicted.

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required. There is a range of sites, each of which are broadly more suitable for employment than housing. Their release for employment would be unlikely to significantly affect housing delivery. The scale of growth required would also be unlikely to create a concentrated demand for housing. Therefore, neutral effects are predicted.

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4.

Housing

Distribution	Growth	Overall Effects	Symbol
Option 1: Dispersed	*A: Current*	Neutral	-
	B: Higher	Neutral	-
	C: Lower	Neutral	-
Option 2: Strategic sites	*A: Current*	Neutral	-
	B: Higher	Neutral	-
	C: Lower	Neutral	-
Option 3: Near Leicester Area focus	*A: Current*	Neutral	-
	B: Higher	***Potential*** **minor negative**	✘?
	C: Lower	Neutral	-
Option 4: HENA Distribution	*A: Current*	Neutral	-
	B: Higher	Neutral	-
	C: Lower	Neutral	-

Economy and Employment

Developing land in order to provide employment land is intrinsically linked to the SA topic of Economy and Employment. Provision of such land serves to provide additional jobs to an area, permits business to locate itself in strategically considered locations and helps to provide infrastructure to an area, often in the form of improved transportation. These infrastructure improvements can be a catalyst for growth if it makes an area a more attractive investment climate. The provision of employment land nearby to housing is beneficial in terms of providing employment nearby to a workforce, reducing the need to travel long distances. Larger, more strategic sites would be likely to attract large businesses to the land which have space intensive operations and large-scale employment opportunities. Smaller sites are better suited to smaller businesses, these are not as likely to provide as substantial levels of employment, however smaller local businesses are more likely to benefit from these sites, ensuring capital is better retained within the local economy.

Option 1 - Dispersed:

This approach would seek to distribute Leicester's unmet employment needs across the County, with equal shares of the employment land being delivered in each District.

A: Current

This approach would deliver 3.3ha of employment land in each of the County's Districts outside of Leicester. Considering each District's availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining Districts would meet the employment land requirements through a current surplus of provision. For some authorities where the surplus is not significantly more than the apportionment, then this could reduce some of the flexibility in choice for meeting 'local needs'. This applies to Oadby and Melton in particular. For Blaby and Hinckley, there is a range of sites where employment could be delivered, and the benefits would be dependent upon which are chosen. It is possible to say that there is a large enough pool of land to select sites on their merit, and therefore benefits are likely to arise in relation to the provision of employment land in suitable, attractive locations. This may not all be close to the NLA though, and so the benefits may not all be realised where needs are identified. Overall, potential **minor positive effects** are predicted.

B: Higher

This approach would deliver 6.6ha of employment land in each of the County's Districts outside of Leicester. Considering each District's availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees). There is a range of sites where employment could be delivered in each of these authorities, and the benefits would be dependent upon which are chosen. For Blaby and Hinckley, is possible to say that there is a large enough pool of land to select sites on their merit, and therefore benefits are likely to arise in relation to the provision of employment land in suitable, attractive locations. This may not all be close to the NLA though, and so the benefits may not all be realised where needs are identified.

Economy and Employment

For Melton, the options are close to Melton Mowbray and therefore not necessarily well related to where they are arising in the City. For Oadby, there is not current sufficient supply or identified SHELA sites to accommodate this scale of growth, and therefore, it could lead to an undersupply position and needs not being met in full. Overall, although the total amount of growth is higher for this option, it directs it to locations that are not all well related to the City and may also not provide sufficient choice in sites. As such, only **minor positive effects** are predicted.

C: Lower

This approach would deliver 1.7ha of employment land in each of the County's Districts outside of Leicester. Considering each District's availability and planned provision of employment land, there would only be a need to release small amounts of additional land in Hinckley and Bosworth and Blaby. There would be limited additional extra employment in the other authorities, and thus overall, **neutral effects** are predicted as there would be a reliance on existing commitments for the most part. Though this scale of growth would not explicitly address the full current unmet needs from Leicester City, there would still remain an overall surplus in employment land. Therefore, negative effects are unlikely to arise.

Option 2 - Strategic Sites:

This approach would seek to deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough.

A2: Current

This option would seek to allocate 11.5 ha of employment land in Blaby and Harborough. In both locations, the scale of employment land focused on strategic sites should lend itself to larger, more strategic land uses which would be expected to provide local employment to the population who will occupy the strategic sites as well as potentially some small scale infrastructure improvements, mostly relating to local transport work, including junction improvements. Where these sites would be delivered in a master-planned approach, early design stages could help to cater for large scale employment land by providing design features which would benefit employment land both within the scheme and how it connects to the wider strategic road network. The strategic sites involved would provide additional growth to that identified in the current supply position, and therefore would increase flexibility in choice across Leicestershire somewhat, as such **moderate positive effects** are predicted overall.

B2: Higher

This approach would focus growth at the same locations as referenced under A2, however with a more substantial amount of land provided for employment purposes (23ha in each authority). This would magnify the above effects, with wider employment benefits for the residents of strategic sites and also within surrounding settlements.

Economy and Employment

It would also be more likely that a more substantial delivery of supporting infrastructure could be delivered across the development sites and into the wider areas. Under this approach, the employment land surplus would likely increase further, and therefore potential **major positive effects** are predicted overall.

C: Lower

This option would involve less growth (5.75ha) of employment land at strategic sites in Blaby and Harborough. The effects would be similar to those identified for A2, but at a lower magnitude, and therefore **minor positive effects** are predicted.

Option 3 - Near Leicester Area:

This approach would focus employment land growth within areas in close proximity to the outskirts of Leicester. This would be well suited to meet Leicester's unmet employment land need in areas which are well connected to Leicester and where the need is arising.

A3: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. Charnwood is projected to meet this demand through committed and planned developments, and there would still be a surplus to provide an element of flexibility in meeting local needs and the unmet need apportioned from Leicester. As such, neutral effects are predicted. For Blaby, employment land would need to be found both to meet the undersupply position and the unmet need element being apportioned under this option. In the NLA, there are several sites available, and it is likely that they would need to be involved. The total amount of development is likely to bring positive effects in terms of increased employment provision. There could be some minor infrastructure improvements to the road network in the immediate vicinity of development locations, but more strategic, larger scale provisions would not be likely with this scale of employment land.

There are a mix of larger and smaller sites that could provide valuable land for some smaller-scale, local businesses which may provide some small scale employment benefits, but are better suited to local GVA and retaining profits to invest in the local economy. Overall, moderate positive effects would arise in the areas surrounding Blaby, nearby to Leicester with effects relating to some larger scale employment opportunities as well as potentially providing some small scale site opportunities for smaller business. For Leicestershire as a whole, these are **minor positive** effects, as unmet needs would be met close to where they are arising, and additional land would be involved (i.e. it would not simply be reliant on the current supply position).

Economy and Employment

B3: Higher

At this higher scale of growth, Charnwood would still be able to accommodate its unmet need apportionment from existing commitments, and there would still remain a degree of surplus. As such, neutral effects are predicted with regards to employment and economy. For Blaby, it is likely that larger site options would be required to deliver the increased level of growth. This would be likely to provide substantial levels of increased employment as well as some infrastructural improvements to the surrounding areas. Overall, potential **moderate positive effects** are predicted with regards to employment land as it is likely that Leicester's unmet needs would be delivered (in full) and this would be in addition to the current supply position, so additional benefits are likely to arise.

C3: Lower

At the lower scale of growth, the effects in Charnwood would be neutral. For Blaby, the effects would be less pronounced compared to A3, and might be more suited to the use of smaller site options. Therefore, the effects are less certain and so potential **minor positive effects** are predicted.

Option 4- HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of employment, **neutral effects** are predicted. There would be no additional land identified, but overall, there would still be an oversupply position from a Charnwood and Leicestershire-wide perspective.

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required from other sites across the Borough if the full unmet needs from Leicester are to be met. The location of sites might not be within the NLA, and without further additional growth a reliance on Charnwood's surplus would also reduce some flexibility in terms of meeting 'local needs'. Taking this into consideration, despite some small scale additional employment land being involved, **neutral effects** are predicted.

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4 and would be accommodated through existing committed development. Under this approach, the full unmet needs from the City would not be explicitly addressed, but the overall supply position across Leicestershire would still be a surplus.

Economy and Employment

Distribution	Growth	Overall Effects	Symbol
Option 1: Dispersed	*A: Current*	***Potential*** **minor positive effect**	✓?
	B: Higher	**Minor positive effect**	✓
	C: Lower	**Neutral effect**	-
Option 2: Strategic sites	*A: Current*	**Moderate positive effect**	✓✓
	B: Higher	***Potential*** **major positive effects**	✓✓✓?
	C: Lower	**Minor positive effect**	✓
Option 3: Near Leicester Area focus	*A: Current*	**Minor positive effect**	✓
	B: Higher	***Potential*** **moderate positive effect**	✓✓?
	C: Lower	***Potential*** **minor positive effect**	✓?
Option 4: HENA Distribution	*A: Current*	**Neutral effect**	-
	B: Higher	**Neutral effect**	-
	C: Lower	**Neutral effect**	-

Transport and Travel

Developing land in order to provide employment space has some effects directly relating to transport. The increase in associated employment would be likely to increase road traffic in the vicinity of the employment land, potentially leading to increased congestion, especially at peak times. This congestion, amplified by the potential increase in heavy goods vehicles (HGV) can be detrimental to air quality. The employment could also increase the viability of public transport linking the employment land with areas of higher population density. Larger strategic employment sites may also help to contribute towards supporting infrastructure for employment land, which could provide improvements to the transport network, including junction improvements, better links to the strategic road network as well as potential new roads providing key transport links which help to avoid HGV congestion in residential areas.

Option 1 - Dispersed:

A1: Current

This approach would deliver 3.3ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining areas would meet the employment land requirements through a current surplus of provision. Any sites which are selected are likely to lead to some increased congestion nearby to the development, with issues particularly prevalent relating to peak journey times and HGVs. These effects could also lead to issues relating to air quality. In general, it is more appropriate to locate employment land nearby to the strategic road network; Blaby and Hinckley and Bosworth both offer sites which are well connected to the strategic road network and as such, congestion and associated air pollution may be less likely to effect residential roads. The small scale of the employment land would not be expected to significantly increase the viability of existing public transport services. However, locating the development in areas which are not isolated from residential areas may increase the viability of active commuting, helping to reduce congestion and air pollution. Overall, the delivery of employment land in Blaby and Hinckley and Bosworth would be likely to lead to some small scale and localised potential issues relating to congestion and air pollution. That said, with the potential to locate developments nearby to strategic transport routes and in areas well connected to housing, congestion could be minimised (however it is unlikely that the potential to commute via active means would outweigh the additional car and HGV journeys associated with employment land). Overall, potential **minor negative effects** are predicted, which would be limited to specific locations and be unlikely to affect much of the County.

B1: Higher

This approach would deliver 6.6ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees). The overall amount of growth required would likely generate more trips, but trip generating developments would be relatively distant from one another. As such, in terms of the opportunity for strategic infrastructure upgrades and congestion, only **minor negative effects** are predicted.

Transport and Travel

C1: Lower

This approach would deliver 1.7ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, there would only be a need to release small amounts of additional land in Hinckley and Bosworth and Blaby. In line with the decreased level of employment land delivery, this approach would be likely to reduce the significance of effects outlined above under option A1, and therefore **neutral effects** are predicted.

Option 2 - Strategic sites:

This approach would seek to deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough (11.5ha each).

A2: Current

Concentrated employment land at a larger scale on a masterplanned mixed-use site could result in transport infrastructures being designed into the scheme from an early stage, with the viability of well-placed access routes, widened junctions and access to the strategic road network all being relevant considerations. The concentrations of land alongside housing should increase the viability of providing sustainable travel services and infrastructure which connect concentrations of people to employment land. The close proximity to dwellings would also potentially reduce the need of people to commute long distances as well as increasing the propensity for people to travel by active means. That said, there would still be some negative effects associated with the concentrated growth, it would be likely that congestion in the area would increase as a result of HGVs and people commuting to places of employment. Overall, potential **moderately positive** and **moderately negative effects** are likely to be see on and around the employment sites, alongside **neutral** effects elsewhere.

B2: Higher

This approach would focus growth in the same locations as referenced under Option A2, however with a more substantial amount of land provided for employment purposes (23ha in each authority). This would magnify the above effects, resulting in **moderate positive** and **moderate negative effects**.

C2: Lower

This option would involve less growth (5.75ha) of employment land. The effects would be similar to those discussed for Options A2 and B2, but due to the lower scale of growth involved, the significance of effects are recorded as minor.

Transport and Travel

Option 3 – Near Leicester Area

A3: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. As Charnwood is projected to meet this demand through committed and planned developments, no effects are predicted for that area. As such, the only effects would be realised in areas of Blaby in close proximity to Leicester. This could be distributed between different sites, or could be accommodated on a single larger site. Either way, the proximity close to Leicester is likely to draw some traffic (commuting and HGVs) along orbital and linear routes. Offsetting the potential for increased traffic is the fact that the locations are close to Leicester itself and should present good links to the workforce, active and public forms of travel. Therefore, overall mixed effects are predicted, with both **minor positive effects** and **minor negative effects** identified.

B3: Higher

At this higher scale of growth, Charnwood would still be able to accommodate its unmet need apportionment from existing commitments, and there would still remain a degree of surplus. As such, neutral effects are predicted with regards to transport and travel in this respect. For Blaby the level of employment growth would be higher than A3 and therefore, the potential for effects is greater. If several individual sites are used, cumulatively, this could lead to a **moderate negative effect** in terms of traffic, but this carries uncertainty. In terms of locating employment close to workforce and reducing the length of trips, a **minor positive effect** remains.

C: Lower

At a lower level of growth, the effects would be anticipated to be less significant. Development would likely be limited to one site or several smaller sites, and therefore the magnitude of effects is likely to be smaller. In this respect, it is considered that effects are **neutral** overall.

Option 4 - HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of transport and travel, **neutral effects** are predicted.

Transport and Travel

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required from other sites across the Borough if the full unmet needs from Leicester are to be met. There are a range of sites that could be utilised which are located within / at the edge of existing settlements. Access by sustainable modes of transport therefore ought to be a possibility. The length of trips and relationship to Leicester would be dependent upon the location of employment land, with some sites being better located than others. Overall, the scale of growth involved is not likely to have significant effects with regards to travel and transport. As such, neutral effects are predicted on balance

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4 and would be accommodated through existing committed development.

Distribution	Growth	Overall Effects	Symbol
Option 1: Dispersed	*A: Current*	***Potential* minor negative**	✖?
	B: Higher	**Minor negative**	✖
	C: Lower	Neutral effect	-
Option 2: Strategic sites	*A: Current*	***Potential* moderate negative / *potential* moderate positive**	✖✖? / ✓✓?
	B: Higher	**Moderate negative / Moderate positive**	✖✖ / ✓✓
	C: Lower	**Minor negative / Minor positive**	✖
Option 3: Near Leicester Area focus	*A: Current*	**Minor negative / Minor positive**	✖ / ✓
	B: Higher	**Moderate negative / Minor positive**	✖✖ / ✓
	C: Lower	Neutral effect	-
Option 4: HENA Distribution	*A: Current*	Neutral effect	-
	B: Higher	Neutral effect	-
	C: Lower	Neutral effect	-

Climate Change

This topic relates to efforts being made to mitigate the severity of climate change by taking measures to reduce greenhouse gas (GHG) emissions. Energy efficiency and micro-generation can theoretically be delivered on any building and hence is not considered to be a factor in assessing preferential sites. However, larger-scale low carbon energy generation scheme potential is considered; larger sites are more likely to be able to deliver district heating schemes which help to reduce energy usage for example. Larger sites are also more likely to provide the economies of scale for the delivery of renewable energy generation schemes, such as solar and air source heat pumps. Larger sites also offer the potential to provide tree planting and / or to avoid carbon sinks, helping with efforts to sequester CO2 from the atmosphere. Transport related emissions are also relevant, especially in the short to medium-term when GHG emitting vehicles are likely to be the dominant mode of transport. Employment sites can result in an increase in HGVs which emit large amounts of GHG emissions. Opportunities to promote sites which are accessible by active means or are nearby to residential areas are favourable in terms of attempting to reduce the number of people commuting to the sites by car. Because emissions are not tied to a specific area, the appraisal process should focus on the likely effects in relation to emissions for the County as a whole.

Option 1 - Dispersed:

This approach would seek to distribute Leicester's unmet employment needs across the County, with equal shares of the employment land being delivered in each authority area.

A1: Current

This approach would deliver 3.3ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining areas would meet the employment land requirements through a current surplus of provision. There are a range of sites that growth could be delivered on, so it is difficult to determine the effects in terms of emissions. For sites that are smaller and dispersed across these two authorities, it is less likely that economies of scale could be achieved in terms of low carbon development and infrastructure improvements. There would also so be some increase in emissions expected from employment growth, particularly if the sites are further away from the Near Leicester Area. Overall, given the scale of growth involved, **neutral effects** are predicted.

B1: Higher

This approach would deliver 6.6ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees). The increased scale of growth would equate to increased emissions from transport across the County, but is not likely to significantly increase opportunities for low carbon energy and other mitigation schemes as part of dispersed employment growth. As such, potential **minor negative effects** are predicted overall.

Climate Change

C1: Lower

This approach would deliver 1.7ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, there would only be a need to release small amounts of additional land in Hinckley and Bosworth and Blaby. In line with the decreased level of employment land delivery, this approach would be likely to reduce the significance of effects outlined above under option A1, and therefore **neutral effects** are predicted.

Option 2 - Strategic sites:

This approach would seek to deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough.

A2: Current

This option would seek to allocate 11.5 ha of employment land on strategic sites, which are likely to be mixed use and in relatively close proximity to residential areas. This should mean that commuting by active means is a viable option for local employees. The large scale of residential properties on strategic sites would be likely to lead to some substantial public transport schemes connecting the settlement to the wider County, improving the potential for employees to commute by public transport. That said, the employment uses are likely to increase the number of HGV journeys in the county, leading to an increase in GHG emissions in the short to medium-term. The large-scale and mixed use nature of the strategic site would be expected to deliver better opportunities for low carbon energy generation schemes and green infrastructure schemes to help in terms of carbon sequestration. Overall, potential **minor positive effects** are predicted taking the above into considerations.

B2: Higher

This approach would focus growth in the same locations as referenced under Option A2, however with a more substantial amount of land provided for employment purposes (23ha in each authority). This would magnify the above effects in terms of the potential for low carbon developments, but would also increase the emissions associated with transportation. This would be more likely should sites that are more isolated need to be utilised. Therefore, overall a potential **minor positive effect** is predicted.

C2: Lower

This option would involve less growth (5.75ha) of employment land. There would only be a requirement for land release in Blaby, and this would be at a scale where **neutral effects** are predicted.

Climate Change

Option 3 - Near Leicester Area:

A: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. As Charnwood is projected to meet this demand through committed and planned developments, no effects are predicted for that area. As such, the only effects would be realised in areas of Blaby in close proximity to Leicester. The available sites are fairly close to residential areas, meaning that commuting by active means is a viable option for local employees. That said, the employment uses are likely to increase the number of HGV journeys in the county, leading to an increase in GHG emissions in the short to medium-term. Whilst large sites are somewhat more likely to deliver on-site energy efficiency and generation schemes, the scale of the employment land on the larger site options in Blaby under this approach would not be considered of a scale large enough to increase the viability of such schemes. The schemes may however be likely to provide some onsite tree planting, retention and mitigation schemes. Overall, on balance, a neutral effect is predicted. GHG emissions would be likely to rise as a result of increased HGV and commuter journeys, but the length of trips would be more likely to be shorter given that employment land would be delivered in areas where an undersupply is identified. predicted.

predicted.

B3: Higher

This approach would magnify the effects discussed for A3. The scale of growth is higher in Blaby, the potential to support low carbon energy generation would still be uncertain, and it would be more likely that several sites would be involved, rather than one large site. GHG emissions would be likely to rise from the increase in HGV journeys and commuting by GHG emitting vehicles, but this would not be significant. Overall, **neutral effects** are predicted.

C3: Lower

This would emulate the effects identified under option A3, but at a lower scale, therefore, overall **neutral effects** are predicted.

Option 4 - HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of climate change, **neutral effects** are predicted.

Climate Change

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required from other sites across the Borough if the full unmet needs from Leicester are to be met. There are a range of sites that could be utilised. Some of the smaller sites consist of previously developed land, and in terms of the efficient use of resources (and embodied carbon), this would be positive in terms of minimising carbon emissions. However, the scale of growth is low, and the location of sites is likely to increase transport emissions to an extent. As such, **neutral effects** are predicted on balance.

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4 and would be accommodated through existing committed development.

Distribution	Growth	Overall Effects	Symbol
Option 1: Dispersed	*A: Current*	Neutral effect	-
	B: Higher	***Potential*** **minor negative**	✘?
	C: Lower	Neutral effect	-
Option 2: Strategic sites	*A: Current*	***Potential*** **minor positive effect**	✓?
	B: Higher	***Potential*** **minor positive effect**	✓?
	C: Lower	Neutral effect	-
Option 3: Near Leicester Area focus	*A: Current*	Neutral effect	-
	B: Higher	Neutral effect	-
	C: Lower	Neutral effect	-
Option 4: HENA Distribution	*A: Current*	Neutral effect	-
	B: Higher	Neutral effect	-
	C: Lower	Neutral effect	-

Landscape and Land

Development can have a detrimental impact on local availability of agricultural land. Though it is dependent upon particular site specific conditions, the loss of land which could potentially be used for agricultural purposes could be considered to be negative. Site specific circumstances are important to consider, including current use of land, previous land uses and surrounding land use, however at this level of assessment, it may be difficult to ascertain a more granular level of understanding of a site's agricultural potential. Data which indicates the quality of land and soils for agricultural use was broadly true as of 1988, but there have been some significant changes in land use in some areas.

Impacts on landscape are dependent upon local landscape characteristics, coupled with the type of use, scale of development and design features. All things being equal, it is typical that larger scale developments will be more disruptive to landscapes (compared to small scale) and the same is true when developing on greenfield land compared to brownfield. Topography in the area and views also make a significant difference when it comes to assessing landscape impacts. Leicestershire is not identified as having nationally designated landscapes, however areas of open, natural countryside are locally important and help shape the character of settlements and the countryside.

Option 1 - Dispersed:

This approach would seek to distribute Leicester's unmet employment needs across the County, with equal shares of the employment land being delivered in each District.

A1: Current

This approach would deliver 3.3ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining areas would meet the employment land requirements through a current surplus of provision.

Across both authorities, the site options are predominantly situated on land classified as Grade 3, meaning that it is potentially classed as valuable for agricultural purposes, although further work must be carried out to determine the true potential of the land. There are some sites containing Grade 2 land, but this would most likely be possible to avoid. Furthermore, the overall scale of loss is relatively low.

In terms of landscape, to minimise impact development should, as best possible, avoid removing open and natural areas of countryside. The small scale of required employment land in each District under this approach should limit the potential issues related to large sites which are disruptive to landscapes. The site options for Blaby and Hinckley and Bosworth offer opportunities to develop sites which are within, or adjacent to existing built-up areas, helping to minimise potential for more damaging effects on the County's landscape (both individually and cumulatively.

Overall, in relation to landscape, potential minor negative or neutral effects are predicted. When considering agricultural land as well, where the majority of sites are on Grade 3 agricultural land, some uncertain **minor negative effects** are predicted.

Landscape and Land

B1: Higher

This approach would deliver 6.6ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees). The increased scale of growth would equate to greater loss of agricultural land as well as potential for negative effects on landscape. Therefore, **minor negative effects** are predicted with greater certainty (compared to A1).

C1: Lower

This approach would deliver 1.7ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, there would only be a need to release small amounts of additional land in Hinckley and Bosworth and Blaby. Though there could be some loss of agricultural land and potential for negative effects on landscape, these would be very minor / possible to avoid / insignificant. Therefore, **neutral effects** are predicted overall.

Option 2 - Strategic sites:

This approach would seek to deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough; with a presumption that those with a strong connection to Leicester would be preferential.

A2: Current

For Blaby, there are several site options, each of which are large scale when considered as whole mixed-use sites (which is how the sites would likely be brought forward). The comprehensive development of these sites is likely to permanently alter the landscape in the location that growth occurs, and this could be significant depending upon the overall scale, layout and design. Whilst the employment element of development is only part of the picture, an 11.5ha development could lead to some negative effects, especially if it involves large scale units which can be visually intrusive and attract traffic. Given these issues, potential negative effects exist. These could range from minor through to moderate / major, but there ought to be flexibility to avoid and mitigate for the most significant effects. In terms of agricultural land, all of the site options would be likely to involve some best and most versatile agricultural land, which is negative.

The picture is similar for Harborough, where the sites contain agricultural land, which could possibly be best and most versatile. The development of strategic sites could lead to some significant negative effects in terms of landscape sensitivity. However, the employment element would only be a part of this, and at this scale of growth it ought to be possible to avoid the most sensitive locations and / or to implement mitigation and enhancement.

Landscape and Land

Overall, the potential for negative effects on landscape and agricultural land exists in both Blaby and Harborough. The scale of growth attributable to employment land is not substantial though, and there will be some potential to avoid major negative impacts. As such, a **minor negative effect** is predicted overall.

B2: Higher

This approach would focus growth in the same potential locations as referenced under option A2, however with a more substantial amount of land provided for employment purposes (23ha in each district). This would magnify the above effects, either by scaling up employment on one strategic site, or developing several sites. The overall loss of agricultural land would also be higher, and thus overall a **moderate negative effect** is predicted.

C2: Lower

This option would involve less growth (5.75ha) of employment land in each of Blaby and Harborough. The reduction in scale of employment land under this approach would make it easier to avoid the loss of the most valuable agricultural land and would minimise the loss of locally appreciated landscape assets / limit effects to just one site. As such, only uncertain **minor negative effects** are predicted.

Option 3 - Near Leicester Area:

A3: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. As Charnwood is projected to meet this demand through committed and planned developments, no effects are predicted for that area. As such, the only effects would be realised in areas of Blaby in close proximity to Leicester. There are several site options that could accommodate growth, some being relatively small scale, whilst others are part of strategic developments. All of the site options are classified as Grade 3 Agricultural Land. Whilst the precise quality of land is unknown, there is the potential to lose some higher quality land that is best and most versatile. All of the sites are greenfield; as such, whichever sites are selected will be expected to result in the same loss of potentially valuable agricultural land leading to minor negative effects in relation to land.

When focusing on impacts on the landscape, all of the developments are within or immediately adjacent to the existing built-up area on land which is not identified as highly sensitive in terms of its landscape characteristics. Therefore, significant effects ought to be possible to avoid. Overall, considering the above, this approach would be likely to lead to **minor negative effects**.

B3: Higher

Landscape and Land

This approach would require more substantial development in Blaby, but this would still be unlikely to involve highly sensitive locations. For Charnwood, development could still be met through commitments. Therefore, overall **minor negative effects** remain.

C3: Lower

This approach would give rise to similar effects to A3, but at a lower magnitude, thus reducing the likelihood that negative effects would arise. Hence, uncertain **minor negative effects** are predicted.

Option 4 - HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of landscape, **neutral effects** are predicted.

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required from other sites across the Borough if the full unmet needs from Leicester are to be met. There are a range of sites that could be utilised. Some of the smaller sites consist of previously developed land and / or are contained in locations that are not highly sensitive to change. There are larger site options that could potentially have negative effects, but the scale of growth involved is not substantial and could lend itself to the avoidance /mitigation of effects. Therefore, potential **minor negative effects** are predicted.

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4 and would be accommodated through existing committed development.

Landscape and Land			
Distribution	**Growth**	**Overall Effects**	**Symbol**
Option 1: Dispersed	*A: Current*	***Potential* minor negative**	✗?
	B: Higher	**Minor negative**	✗
	C: Lower	**Neutral effect**	-
Option 2: Strategic sites	*A: Current*	**Minor negative**	✗
	B: Higher	**Moderate negative**	✗✗
	C: Lower	***Potential* minor negative**	✗?
Option 3: Near Leicester Area focus	*A: Current*	**Minor negative**	✗
	B: Higher	**Minor negative**	✗
	C: Lower	***Potential* minor negative**	✗?
Option 4: HENA Distribution	*A: Current*	**Neutral effect**	-
	B: Higher	***Potential* minor negative**	✗?
	C: Lower	**Neutral effect**	-

Cultural Heritage

The effects on heritage assets in relation to development of land for employment are dependent upon the presence and nature of heritage assets, local character and the existing land use within proximity of the site and any identified heritage assets. Whilst development can serve to be detrimental to the setting of heritage assets and local character, sensitive design and locally appropriate screening can be effective in reducing any adverse effects. What is more difficult to mitigate is the secondary impacts of development. For employment land, the increase in commuter journeys and common increase in operational vehicles can increase congestion and noise pollution in areas surrounding development, leading to detrimental impacts on heritage assets' settings.

Option 1- Dispersed:

This approach would seek to distribute Leicester's unmet employment needs across the County, with equal shares of the employment land being delivered in each Local Authority.

A: Current

This approach would deliver 3.3ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining areas would meet the employment land requirements through a current surplus of provision.

Hinckley and Bosworth and Blaby both have a number of potential site options which are not sensitive in terms of identified designated heritage assets. Where some sites have some nearby listed buildings, the small amount of employment land which is required under this approach should mean that an individual parcel should be able to be allocated within a larger site which helps to mitigate any potential issues.

As such, strategic considerations which preferentially allocate sites which totally avoid heritage assets, or an approach which makes use of screening, design and avoiding areas of high sensitivity are likely to mean that this approach will be able to avoid detrimentally impacting the significance or settings of any of the County's heritage assets. **Neutral effects** are predicted accordingly.

B: Higher

This approach would deliver 6.6ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees).

This higher growth option only slightly increases the amount of employment land needed within each authority across the County. In this sense, Blaby and Hinckley and Bosworth are likely to see broadly similar effects to those outlined under Option A1. In Melton, the picture is similar, with site options being adjacent to or distant from heritage assets. Overall, a potential **minor negative effect** is predicted.

C: Lower

This approach would deliver 1.7ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, there would only be a need to release small amounts of additional land in Hinckley and Bosworth and Blaby.

Cultural Heritage

The very small amount of employment land required within each of the Districts under this approach are likely to mean that it is possible to avoid negative effects upon heritage. As such, **neutral effects** are predicted.

Option 2 - Strategic sites:

This approach would seek to deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough (11.5ha each). The preference would be for sites well connected to Leicester in the first instance.

A2: Current

For Blaby, there are several site options. The Whetstone pastures site contains a Grade II Listed Building (Whetstone Pastures Residential Home) with some concentrations of other listed buildings nearby in Countesthorpe, Cosby and Willoughby Waterleys. The presence of the listed building on the Whetstone Pastures site may lead to some minor effects, whilst the asset's setting is likely to be impacted, site screening should be likely to mitigate any more significant effects to the Grade II Listed Building. Further to this, the large size of anew settlement would allow early design and masterplanning stages of the scheme to further avoid adversely affecting the listed building and its significance. The relatively small amount of employment land within the context of a much larger settlement would also mean that there ought to be ample opportunity to locate employment land in a position within the site which better avoids negative effects. Other strategic sites in Blaby do not contain designated heritage assets in their perimeters, but are (broadly speaking) adjacent to assets such as listed buildings and / or conservation areas. The potential for effects to be significant is considered to be limited for Stoney Stanton and Hinckley NFRI, provided that layout and design takes account of the setting of assets. However, effects at the North of Glenfield site would be considered to be more significant given the presence of a conservation area and scheduled monument adjacent to the site.

For Harborough, the Stoughton Concept site does not contain any heritage assets, however it is in close proximity to a number of concentrations of heritage assets. The Stretton Magna deserted village Scheduled Monument is adjacent to the southern corner of the sites, as well as the concentrations of listed buildings in Stoughton, Thurnby and Houghton on the Hill being within close proximity.

The close proximity each of the strategic sites to concentrations of listed buildings and heritage assets within existing settlements might lead to some effects relating to the setting of said assets. The increase in vehicle journeys (cars and larger vehicles relating to the employment land uses) has the potential to negatively affect these heritage assets though potential congestion and noise pollution related issues. Whilst this is likely to occur, with some more minor negative effects upon local heritage assets, appropriate transport related mitigation measures alongside locating the employment land on the site in a position which is well connected to the strategic transport network should help to minimise these effects. Overall, this approach would be expected to lead to lead to some adverse impacts upon nearby heritage assets. That said, flexibility over employment land location and the ability to minimise effects through a masterplanned approach should mean that only **minor negative effects** arise.

Cultural Heritage

B2: Higher

This approach would focus growth in the same locations as referenced under option A2, however with a more substantial amount of land provided for employment purposes (23ha). This would effects in require heightened growth on a strategic site or the use of multiple sites. Despite the scale of growth being increased, the overall effects on these strategic sites is likely to be the same as there would still remain flexibility and choice in terms of sites and also layout. **Minor negative effects** are predicted.

C2: Lower

This option would involve less growth (5.75ha) of employment land at strategic sites. This approach would be likely to offer greater flexibility in relation to choice of sites and specific positioning of employment land within strategic sites, helping to avoid more negative effects relating to proximity to heritage assets (and traffic etc). The lower growth would also be expected to lead to a lower impact upon local area's in terms of congestion and noise pollution, most likely reducing the significance of the potentially negative effects outlined above. Whilst these effects are likely to be experienced at a reduced magnitude when compared to the higher growth options, uncertain **minor negative effects** are predicted.

Option 3- Near Leicester Area:

This approach would focus employment land growth within areas in close proximity to the outskirts of Leicester.

A3: Current

This approach would deliver 3.3ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining areas would meet the employment land requirements through a current surplus of provision.

It would be expected that this growth would be met through one larger site or several smaller sites. In Blaby, several site options are in relatively close proximity to the Grade I listed Kirby Muxloe Castle, but it is presumed such sites would be avoided if possible given the potential for negative effects. Some of the other site options are close by to listed buildings and conservation areas. Sensitive development and the retention of the existing natural screening (trees and hedgerows) could minimise any potential effects, but the avoidance of effects cannot be assured at this strategic level.

For Hinckley, there are several site options within the NLA that are not significantly constrained with regards to the historic environment.

Overall, there would be the option to allocate less sensitive sites under this approach, so only uncertain **minor negative effects** are recorded.

Cultural Heritage

B3: Higher

This approach would not offer the same flexibility in choice as outlined above for A3, but screening and sensitive design as well as the distance between sites and listed assets should mean that effects are minimised. For Hinckley, the effects are likely to be the same as for A3. Overall, **minor negative effects** are predicted.

C3: Lower

The reduced scale of growth ought to make it easier to avoid negative effects in Blaby compared to Option A3, and as such **neutral effects** are predicted.

Option 4 - HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of cultural heritage, **neutral effects** are predicted.

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required from other sites across the Borough if the full unmet needs from Leicester are to be met. There are a range of sites that could be utilised that are not sensitive in terms of cultural heritage (i.e. they contain no sensitive or important buildings and are distant from listed buildings, Conservation Areas and other features). As such, **neutral effects** are predicted.

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4 and would be accommodated through existing committed development.

Cultural Heritage			
Distribution	**Growth**	**Overall Effects**	**Symbol**
Option 1: Dispersed	*A: Current*	Neutral effect	-
	B: Higher	***Potential* minor negative**	✘?
	C: Lower	Neutral effect	-
Option 2: Strategic sites	*A: Current*	**minor negative**	✘
	B: Higher	**minor negative**	✘
	C: Lower	***Potential* minor negative**	✘?
Option 3: Near Leicester Area focus	*A: Current*	***Potential* minor negative**	✘?
	B: Higher	**minor negative**	✘
	C: Lower	Neutral effect	-
Option 4: HENA Distribution	*A: Current*	Neutral effect	-
	B: Higher	Neutral effect	-
	C: Lower	Neutral effect	-

Water

Developing on land which is nearby to water courses can lead to potential pollution during the construction phases of development (through surface water run off for example). During operational uses of employment land the specific use of the land would be the key determinant in potential pollution, and as such, effects cannot be predicted for operational effects. That said, developing land which could have been potentially used for agricultural purposes serves to reduce future risk of agricultural fertiliser nitrate pollution of water courses; though these effects are uncertain as it is difficult to ascertain the length of time that land would be likely to be used for agricultural purposes.

Flood risk from water courses are a key constraint for land use; flooding is likely to increase in occurrence and severity as a result of climate change and as such has to form a key consideration when shaping the built-environment. Generally it is best to avoid building on areas of land identified as at an elevated risk of flooding, however where only a small proportion of a site is at risk of flooding, this can often be accounted for in the design of a site in order to avoid any detrimental effects of flood events on businesses. Where brownfield sites that have already been built in areas of flood risk, the main focus should be on suitable uses and mitigation measures.

Option 1 - Dispersed:

This approach would seek to distribute Leicester's unmet employment needs across the County, with equal shares of the employment land being delivered in each District.

A1: Current

This approach would deliver 3.3ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining areas would meet the employment land requirements through a current surplus of provision. Hinckley and Bosworth and Blaby each contain site options which avoid areas of potential flood risk, which are also relatively separated from watercourses, reducing the potential for operational or construction phase related contamination. The majority of the site options are greenfield sites with the potential (uncertainty associated with a lack of detailed site surveys) for agricultural use; as such, use of the land for employment purposes could serve to reduce any potential future nitrate pollution from agricultural uses, though this is uncertain. Should land be selected for allocation which is nearby to a watercourse, then whilst in the long-run it is difficult to predict potential polluting factors from operational causes, short-term construction related contamination of watercourses is possible, though uncertainty must be accepted where specific site allocations are not yet established. There are other sites that are adjacent to and overlapped by areas of flood risk in Blaby, and therefore there is some potential for negative effects. Overall, a potential, uncertain **minor negative effect** is predicted.

Water

B1: Higher

This approach would deliver 6.6ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees). This approach would be expected to broadly mimic the effects outlined above under A1, albeit with some reduced ability to selectively avoid land which is at risk of flooding and pollution. At Blaby, it is more likely that sites that are overlapped by fluvial flood risk would be required. There are no identified employment sites in Oadby, and therefore, this element of supply would be limited. For Melton some sites are not at risk of flooding nor are they near to watercourses, whereas others are adjacent to flood zones, but not directly affected. Overall, despite there being some increase in potential for sites that are adjacent to or overlapped by watercourses / flooding the effects are predicted to be similar to Option A1 (i.e. uncertain **minor negative effects**).

C1: Lower

This approach would deliver 1.7ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, there would only be a need to release small amounts of additional land in Hinckley and Bosworth and Blaby. The very small amount of employment land required within each of the Districts under this approach are likely to mean that it is possible to avoid land which is at risk of flooding and pollution. As such, **neutral effects** are predicted.

Option 2 - Strategic sites:

This approach would seek to deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough.

A2: Current

This option would seek to allocate 11.5 ha of employment land on strategic sites, each of which would be likely to deliver similar effects. There are a range of sites to choose from, most of which are intersected to some degree by watercourses with associated flood risk and potential for pollution pathways. However, given the strategic nature of the sites, it would be likely that the scheme design could account for these areas of heightened sensitivity, meaning that negative effects are unlikely to occur as a result on the identified flood risk. The exception is North of Glenfield, where potential access to the site could be affected by the areas of flood risk. During the construction phases, it would be likely that some pollution of the onsite watercourses could occur, both individually as a result of the employment development, as well as the cumulative effects of the wider strategic sites being developed. In the longer term, where this land could have been used for agricultural purposes, alternative uses may serve to reduce the potential for nitrate-based pollution.

Water

On balance, and considering the scale of employment land at strategic sites and good potential for avoidance and mitigation, **neutral effects** are predicted. There is some uncertainty though given that access issues relating to flooding would be more difficult to resolve on the North of Glenfield site. However, this location would not necessarily need to be utilised.

B2: Higher

This approach would focus growth in the same locations as referenced under the medium growth option, however with a more substantial amount of land provided for employment purposes (23ha in each new settlement). This would magnify the above effects, potentially making it more difficult to avoid land which is at risk of flooding, but the likelihood is still considered to be fairly low. There could also be some increased potential construction related watercourse pollution. On balance, potential **minor negative** effects are likely.

C2: Lower

This option would involve less growth than options A2 and B2 and therefore, **neutral effects** are predicted.

Option 3 - Near Leicester Area:

This approach would focus employment land growth within areas in close proximity to the outskirts of Leicester. The approach proposes that the employment land would be allocated between Blaby and Charnwood. Where Charnwood already has an oversupply of employment land, no action would need to be taken as there is already sufficient employment land made up through committed and planned development.

A3: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. As Charnwood is projected to meet this demand through committed and planned developments, no effects are predicted for that area. As such, the only effects would be realised in areas of Blaby in close proximity to Leicester. None of the sites involved are at significant risk of fluvial flooding, and hence in this respect, **neutral effects** are likely.

In relation to the potential to pollute water courses, several site options are relatively close to brooks and streams, and there could possibly be pollution pathways. However, no sites are intersected or immediately adjacent to watercourses, so it ought to be possible to mitigate potential effects. However, without detailed drainage assessments it is difficult to determine which of the sites would be more likely to contaminate local watercourses. Overall, **neutral effects** are predicted.

Water

B3: Higher

Despite a higher scale of growth it should still be possible to avoid areas that are at risk of flooding and sensitive to water pollution in Blaby. The growth could still be accommodated in Charnwood through commitments, so neutral effects are predicted.

C3: Lower

As per options A1 and B1, neutral effects are predicted.

Option 4 - HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of water, neutral effects are predicted.

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required from other sites across the Borough if the full unmet needs from Leicester are to be met. There are a range of sites that could be utilised that do not intersect with areas at significant risk of flooding or pollution, and therefore neutral effects are expected.

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4 and would be accommodated through existing committed development.

Water			
Distribution	**Growth**	**Overall Effects**	**Symbol**
Option 1: Dispersed	*A: Current*	***Potential* minor negative**	✘?
	B: Higher	***Potential* minor negative**	✘?
	C: Lower	**Neutral effect**	-
Option 2: Strategic sites	*A: Current*	*Uncertain* **Neutral effect**	-?
	B: Higher	***Potential* minor negative**	✘?
	C: Lower	**Neutral effect**	-
Option 3: Near Leicester Area focus	*A: Current*	**Neutral effect**	-
	B: Higher	**Neutral effect**	-
	C: Lower	**Neutral effect**	-
Option 4: HENA Distribution	*A: Current*	**Neutral effect**	-
	B: Higher	**Neutral effect**	-
	C: Lower	**Neutral effect**	-

Minerals

It is important to safeguard mineral deposits for future use, in order to ensure that supplies can meet demand over a long-term period. As such, land which is likely to be rich in minerals is safeguarded. Development on this land could lead to negative effects relating to potentially reducing the long-term capacity to extract sufficient minerals to meet demand.

Option 1 - Dispersed:

A: Current

This approach would deliver 3.3ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, only Blaby and Hinckley and Bosworth would need to provide additional land. The remaining Districts would meet the employment land requirements through a current surplus of provision.

In Hinckley and Bosworth there is a large amount of land which is safeguarded for mineral, which if used for employment allocations would be expected to lead to some potentially negative effects. Whilst a lot of the site options contain MSAs, there is some choice of sites, or parcels of sites which would meet the allocated employment land requirement in the District without resulting in the loss of such safeguarded land. Should other factors mean that allocation of a site which does not overlap with land safeguarded for future mineral works is difficult, then the small size of the employment land requirements are not likely to lead to significant effects. Whilst a number of Blaby's site options are constrained by safeguarded land, there are a range which are not constrained and it is expected that 3.3ha could be allocated from these sites. If this is not possible, then similarly to above, effects are likely to be minor. Overall, uncertain **minor negative effects** are predicted.

B: Higher

This approach would deliver 6.6ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, Blaby, Oadby, Melton and Hinckley and Bosworth would need to provide additional land (to varying degrees). This approach would be expected to broadly mimic the effects outlined above under A1, albeit with some reduced ability to selectively avoid land which is within an MSA. Whilst more land is likely to be allocated, it is a relatively small increase, meaning that effects are not likely to be significantly different. Overall, **minor negative effects** are likely.

C: Lower

This approach would deliver 1.7ha of employment land in each of the local authorities outside of Leicester. Considering availability and planned provision of employment land, there would only be a need to release small amounts of additional land in Hinckley and Bosworth and Blaby. The very small amount of employment land required within each of the Districts under this approach are likely to mean that it is possible to avoid land which is safeguarded for mineral works. As such, **neutral effects** are predicted.

Minerals

Option 2 - Strategic sites:

This approach would seek to deliver Leicester's unmet employment needs on strategic sites in Blaby and Harborough.

A: Current

This option would seek to allocate 11.5 ha of employment land in Blaby and Harborough. There are a range of strategic sites, some of which are intersected by mineral safeguarded areas, others which are not. The magnitude of loss is unlikely to be significant, and could potentially be avoided through site choice and layout. However, strategic sites would be likely to deliver a range of land uses and it might be challenging to totally avoid the safeguarded land. Therefore, potential **minor negative effects** are recorded.

B: Higher

This approach would focus growth on the same locations as referenced under the medium growth option, however with a more substantial amount of land provided for employment purposes (23ha for both Blaby and Harborough). This would magnify the above effects related to the potential loss of land safeguarded for minerals and therefore **minor negative effects** are predicted with greater certainty.

A: Lower

This option would involve less growth (5.75ha for Blaby and Harborough each) of employment land on strategic sites. Though there could still be some overlap, the magnitude of effects would be lower, and therefore, **neutral effects** are predicted.

Option 3- Near Leicester Area:

This approach would focus employment land growth within areas in close proximity to the outskirts of Leicester. The approach proposes that the employment land would be directed to Blaby and Charnwood. Where Charnwood already has an oversupply of employment land of 21ha, for the most part no action would need to be taken as there is already sufficient employment land made up through committed and planned development.

A3: Current

This approach would involve growth of 11.5ha in Blaby and Charnwood. As Charnwood is projected to meet this demand through committed and planned developments, no effects are predicted for that area. As such, the only effects would be realised in areas of Blaby in close proximity to Leicester. None of the site options are safeguarded for minerals, and so **neutral effects** are predicted.

Minerals

B3: Higher

At a higher scale of growth, there would still be neutral effects in Charnwood as the oversupply position would accommodate the apportionment of needs. In Blaby, despite the need for increased growth, it is still unlikely that mineral deposits would be affected. Therefore, neutral effects are predicted.

C3: Lower

As per options A1 and B1, neutral effects are predicted.

Option 4 - HENA Distribution

A4: Current

This approach would direct 23ha to Charnwood. Given that there is an oversupply in employment land, it is presumed this would be used to meet unmet needs from Leicester, and thus in terms of minerals, neutral effects are predicted.

B4: Higher

For Charnwood, a large amount of surplus could be used to meet the majority of needs required. However, additional land would be required from other sites across the Borough if the full unmet needs from Leicester are to be met. There are a range of sites that could be utilised that do not intersect with minerals safeguarded areas, and therefore neutral effects are expected.

C4: Lower

Neutral effects are predicted, given that the scale of growth is lower than both options A4 and B4 and would be accommodated through existing committed development.

Minerals			
Distribution	**Growth**	**Overall Effects**	**Symbol**
Option 1: Dispersed	*A: Current*	***Potential* minor negative**	✘?
	B: Higher	**Minor negative**	✘
	C: Lower	**Neutral effect**	-
Option 2: Strategic sites	*A: Current*	***Potential* minor negative**	✘?
	B: Higher	**Minor negative**	✘
	C: Lower	**Neutral effect**	-
Option 3: Near Leicester Area focus	*A: Current*	**Neutral effect**	-
	B: Higher	**Neutral effect**	-
	C: Lower	**Neutral effect**	-
Option 4: HENA Distribution	*A: Current*	**Neutral effect**	-
	B: Higher	**Neutral effect**	-
	C: Lower	**Neutral effect**	-

APPENDIX C: DETAILED APPRAISAL OF THE PREFERRED APPROACH

Biodiversity

City

The preferred approach does not propose growth in the city area. However, there is growth involved in the NLA. The additional growth when taking commitments into account would be spread across Blaby, Harborough, Hinckley and Oadby. The level of additional housing would be greatest in Blaby, and would likely involve some loss of greenfield land on the urban periphery. This is unlikely to have effects in the City itself though.

Near Leicester Area (NLA)

The preferred approach would involve growth at Blaby, Harborough, Hinckley and Oadby.

In Oadby and Wigston the scale of growth would present potential for disturbance on a nearby SSSI, there is also potential for connectivity between habitats to be negatively affected.

For Hinckley and Bosworth and Harborough , the scale of growth in the NLA is relatively low and there are site options that are not strongly constrained by biodiversity. Therefore a neutral effect is predicted.

For Blaby, the scale of growth is higher and would require greenfield sites which are adjacent and outside built-up areas and sites which provide important green gaps between developed areas and habitats, such as the cluster of sites between the M1 and Kirby Muxloe. Under this growth scenario, cumulative pressures on the loss of green space will result in some loss of habitats and ecological connectivity in the NLA. This scale of growth might necessitate or allow for the use of strategic sites in the NLA, which would possibly result in potential for better opportunities to secure net gain / enhancements on site of a strategic nature, and these are minor positive effects.

Overall, a **minor negative effect** is predicted. Though the potential for effects is somewhat greater in Blaby, there is potential to avoid and mitigate impacts. Furthermore, the likelihood of negative effects in the other districts is relatively low given that the amount of housing involved could be accommodated on less sensitive sites. Cumulatively, no particular areas would likely be affected such that important wildlife corridors and stepping stone habitats were affected.

Market Towns

Taking into account committed growth, there would residual housing required in Hinckley and Coalville.

For Hinckley and Bosworth there are two strategic sites at the market towns that could be involved. With regards to biodiversity designations both sites are unconstrained. The sites are mostly agricultural land, but there are features that could be of local value such as trees and hedgerows. At strategic sites development ought to be possible to accommodate without affecting sensitive habitats, but nonetheless, minor negative effects are identified. Other sites that could be utilised are relatively unconstrained as well, and so only minor negative effects would be anticipated if non-strategic sites were selected too.

Biodiversity

For North West Leicestershire, after accounting for commitments, the remaining growth could potentially be accommodated on a strategic site in Coalville, and / or on a series of smaller sites. The site at Coalville is enclosed by residential development and perhaps less likely to encourage enhancement that is strategically connected to the wider green infrastructure network. In terms of non-strategic site options, there is potential for moderate negative effects in terms of disturbance and possible severance of ecological corridors / stepping stones. Conversely, there may be good opportunities to enhance biodiversity provision on larger sites should they be found to have a low ecological baseline.

Despite the large scale nature of growth at the strategic sites near to market towns, there is still some flexibility to avoid the most sensitive sites and to secure enhancements. As such only **minor negative effects** are predicted overall for the market towns.

Other Identified settlements

For Blaby additional development could be accommodated at strategic sites at Stoney Stanton and /or Elmesthorpe, the latter of which is in close proximity to a SSSI and other local wildlife designations bringing the potential for negative effects in terms of disturbance. Potential moderate negative effects are highlighted in this respect. Growth could also be accommodated on non-strategic sites at identified settlements, some of which are not constrained by biodiversity considerations. Though there are some sensitivities in particular settlements, there ought to be sufficient flexibility to avoid sensitive locations as there is a wide range of site options available. Therefore, overall, **minor negative effects** are predicted. In north west Leicestershire, development could involve sensitive sites near to Castle Donnington.

Overall effects

The effects will be dependent upon the sites chosen at local authority level. However, the relatively wide range of sites available that are unconstrained, and the potential to utilise strategic sites where enhancement is more likely, means that only **minor negative effects** are predicted overall. The effects are most likely to be felt in Blaby (given the scale of residual growth required in the NLA) and North West Leicester (given the requirement for growth in the other settlements, which could involve sensitive sites near to Donnington.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	-	✗	✗	✗	✗

Health and Wellbeing

City

Though there is no additional growth in the City as such, growth directed to the NLA could have some knock on effects in the City through the provision of affordable housing, and (more likely with strategic sites) supporting shops, services, recreation and employment. On the flipside, an increase in traffic into the City could possibly have negative effects in terms of air quality and amenity. On balance, the positives are likely to outweigh the negatives, and so potential **minor positive effects** are predicted overall.

Near Leicester Area (NLA)

Additional growth on strategic sites could help to deliver new schools, health services and local shops (particularly at larger sites which can support growth beyond the plan period and where sites are in close proximity to one another). This is positive for those that would be living in these locations and reduces pressures on existing communities. Development at the non-strategic sites may also make a positive contribution in terms of housing and contributions to social infrastructure. However, there may also be potential for pressures on existing services, and for amenity and traffic concerns to arise in relation to new development.

Cumulatively, mixed effects are predicted including **moderate positive effects** from the delivery of affordable housing and social infrastructure and **minor negative effects** through the loss of access to green open space and impacts on amenity, noise and air quality for Blaby in particular.

Market Towns

Taking into account committed growth, there would be residual housing required in Hinckley and Bosworth (Hinckley) and North West Leicestershire (Coalville).

Growth at the scale proposed is likely to have positive effects on the health and wellbeing for some communities through delivery of affordable housing in a handful of market towns. With strategic sites, there should be ability to support new on-site social and health infrastructure potentially including new schools, health services and local shops. This should help reduce potential reliance on existing provision, although the new provision might not substantially improve provision and access for existing communities. Therefore, positive effects are predicted in this respect.

In Coalville and Hinckley, the provision of housing and services could potentially be beneficial for communities that are suffering from multiple deprivation, which further enhances the benefits. Conversely, additional development could potentially create localised amenity and health issues in the market towns (particularly if sites are small scale and new facilities and open space are not secured). For example, increased development could lead to air quality issues and could result in a loss of access to greenspace and countryside.

Health and Wellbeing

Overall, the effects across the market towns are mixed. Cumulatively, potential **moderate positive effects** are likely to arise as a result of affordable housing provision and contributions to social infrastructure. However, **minor negative effects** are also recorded given that there would be amenity issues, and a loss of green space (particularly in Coalville).

Other settlements

This could involve additional development on strategic sites close to 'other settlements' in Blaby and North West Leicestershire (to a lesser extent). Development at the scale proposed in Blaby is likely to have positive effects on the health and wellbeing for some communities through the delivery of affordable housing in proximity to existing settlements. The strategic scale of sites should also further be able to support a new school on-site and potential other social and health infrastructure. Growth on non-strategic sites would be more likely to rely on existing provision in a nearby settlement(s). This could reduce access and add pressures to social and health infrastructure for existing communities.

In NWL, the scale of growth could potentially be met through a series of non-strategic sites, which could have mixed effects on communities. On one hand, positive effects could arise by supporting existing facilities. However, on the other hand, it could put pressure on existing services, result in a loss of greenspace or lead to amenity concerns. If strategic site options are used, the potential to deliver a new community is greater, but this would likely be a longer term effect.

Overall, a **minor negative effect** is predicted mainly due to the growth in Blaby and the potential for these to have impacts on amenity and service provision for existing and new residents. **Minor positive effects** are also predicted mainly due to new provision of affordable housing for some groups (though these might not be the most deprived communities).

Overall effects

The delivery of new homes is likely to have positive effects in several settlements in relation to affordable homes, support for services and employment. Particular benefits are likely to arise in Blaby which could involve substantial growth in the NLA and have spill over effects for the City. Several areas that suffer from multiple deprivation could possibly benefit from growth, and the vitality of some smaller settlements could be boosted. Overall, these are **moderate positive effects**. It is also important to note that minor negative effects could arise in relation to amenity concerns, loss of greenspace, and possibly short term pressure on existing services. However, only **minor negative effects** are predicted, as they would not be widespread and would not necessarily be permanent.

Summary of effects	*City*	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
	✓?	✓✓ ✗	✓✓? ✗	✓ ✗	✓✓ ✗

Housing

Leicester City and the Near Leicester Area (NLA)

The proposed approach directs a substantial portion of housing to the NLA, with residual growth occurring in Blaby Harborough, Hinckley and Oadby. Development could be delivered on a range of sites, with a higher scale of growth in Blaby in particular supporting the need for strategic sites.

This approach would deliver a portion of identified housing need in areas in close proximity to where the need is required. It is noted that this scale of growth would be likely to involve some strategic growth sites within the areas which surround Leicester; these may deliver additional benefits relating to improved infrastructure to make housing more desirable. Overall, **moderate positive effects** are predicted for the NLA, with spill over **minor positive effects** in the City.

Market Towns

Though there is a substantial apportionment of growth to the market towns, this is addressed fully by existing commitments in several authorities, and so additional growth is limited. The exception is at Hinckley and Bosworth (Hinckley) and North West Leicestershire (Coalville). In these locations, growth could be accommodated on strategic sites and / or smaller site options, providing increased choice for residents in these areas. There are some connections to the City, especially Hinckley, which has train links. However, broadly speaking, some of the locations are somewhat detached from the NLA / City and would not directly address needs were they are arising. Nevertheless, **minor positive effects** are predicted.

Other settlements

Much of the housing apportioned to other identified settlements would be met through existing commitments. Therefore, residual / additional growth would be focused in North West Leicestershire and Blaby. There are some settlements within the NLA in Blaby that could have a connection to the City, and likewise, there could be strategic sites involved that offer a good mix of housing and supporting infrastructure. In North West Leicestershire, growth in other settlements might be less well connected to the City itself, but nonetheless would offer some increased housing choice. Overall, these are minor positive effects.

Overall effects

Overall, the proposed approach disperses housing in a way that ought to mean that unmet needs from Leicester are met through a combination of committed development and residual / additional homes. In the main, much of this additional growth should have a good connection to the City and help to meet needs close to where they arise. The benefits overall could potentially be major positives. However, it will be important to ensure that where commitments are relied upon to address Leicester City's unmet need that consideration is given to flexibility / buffers in meeting needs for each authority. This is something that would be picked up by individual local authorities, and so a degree of uncertainty is recorded in relation to the effects being **major positives**.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	✓	✓✓	✓	✓	✓✓✓?

Employment and Economy

City

Whilst none of the additional housing would be within Leicester, development nearby to the city would have some beneficial effects of delivering housing to meet the city's identified need, which would support economic growth in the City. It would be likely that the increase in population would provide an increase in footfall within the city centre, as well as within the service centres nearby to growth, especially nearby to larger strategic growth locations. Construction related employment and economic activity is likely to be beneficial for contractors and suppliers within Leicester. Whilst these effects are positive, the lack of growth within the city itself means that the effects are diluted somewhat. Overall, **minor positive effects** are predicted for Leicester.

Near Leicester Area (NLA)

Additional growth would be focused at Blaby, Harborough, Hinckley and Oadby. This could be on strategic sites or other smaller sites. The level of growth involved at strategic sites could help to create longer term benefits in terms of creating new local shops, services and construction related employment. There could also be local employment sites integrated into sites. Other dispersed growth could add to these benefits by supporting the vitality of existing settlements, creating jobs and providing accommodation for workers. Overall, the scale of growth is considered to have **minor positive effects**, as some of the benefits might not be fully realised in the short to medium term, and the scale of additional growth is relatively low.

Market Towns

Though there is a substantial apportionment of growth to the market towns, this is addressed fully by existing commitments in several authorities, and so additional growth is somewhat limited. The exception is at Hinckley and Bosworth (Hinckley) and North West Leicestershire (Coalville). In these locations, development could help to benefit employment and GVA from the market towns, and if strategic sites are involved could serve to deliver an increase in local shops and services. As such, **minor positive effects** are predicted overall.

Other settlements

Much of the housing apportioned to other identified settlements would be met through existing commitments. Therefore, residual / additional growth would be focused in North West Leicestershire and Blaby. A dispersed approach to growth could bring benefits in terms of support for the vitality of existing settlements, whilst a strategic site approach could create new settlements that generate GVA. Some of the housing might not be best place to provide accommodation for jobs in the City, but nonetheless, potential **minor positive effects** are predicted overall.

Employment and Economy

Overall effects

Additional housing development is predicted to have positive effects in terms of employment and economy. The effects are predicted to be minor in most locations, but cumulatively, potential **moderate positive effects** are predicted.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	✓	✓	✓	✓?	✓✓?

Transport and Travel

City and NLA

Additional growth would be focused at Blaby, Harborough, Hinckley and Oadby. This could be at strategic sites, or dispersed on other site options. The overall scale of growth spread across these locations is considered unlikely to have major implications in terms of congestion (in the NLA and City itself), but there could be localised increased in traffic where larger amounts of growth are concentrated. This is most likely for Blaby, which involves the highest level of additional growth, and also where strategic sites are utilised that involve large amounts of new development (albeit some of this would be beyond the period of time covered by the SOCG). Potential **minor negative effects** are predicted in this respect. However, on the flip side, the potential concentration of growth would be likely to increase the viability of sustainable transport infrastructure providing access into Leicester from the sites. This could include new public transport services as well as segregated active travel routes, helping to reduce car dependency for those accessing Leicester from the sites, as well as for those who live in Leicester and are in close proximity to the potential new sustainable transport routes. These are **minor positive effects** in terms of modal shift.

Market Towns

Though there is a substantial apportionment of growth to the market towns, this is addressed fully by existing commitments in several authorities, and so additional growth is somewhat limited at the market towns. For North West Leicestershire, some of the other settlements are not ideally located in terms of access to Leicester itself, but do have a degree of local facilities. Development could potentially be located some distance from Leicester and other higher order settlements, which is not ideal with regards to sustainable travel. However, the likelihood of congestion on busier routes close to the City would be reduced. The exception is at Hinckley and North West Leicestershire (Coalville). The market towns are relatively well serviced by public transport to surrounding settlements and also provide access to jobs and services. In this respect, the residual growth in these locations ought to encourage sustainable patterns of travel. However, the relationship to Leicester varies between market towns. Hinckley has a closer relationship with Leicester having an hourly train service, and bus links. However, it is still likely to result in a degree of car usage both within Hinckley and on trips to the City itself. Coalville has no train station, and is less well connected to Leicester itself. Overall, some growth is likely to encourage /enable sustainable transport and travel, whilst others less so, so the overall effect in this respect is **neutral**. In terms of traffic and congestion Hinckley and North west Leicestershire could see some **minor negative effects** depending on how housing is delivered.

Other settlements

Much of the housing apportioned to other identified settlements would be met through existing commitments. Therefore, residual / additional growth would be focused in North West Leicestershire and Blaby. The nature of effects will depend upon the extent to which strategic sites are used and the dispersal of sites. However, broadly speaking, it is likely that in Blaby growth could have some links. Overall, it is considered that there is potential for **minor negative effects**.

Overall effects

Transport and Travel

Overall, mixed effects are predicted. On one hand, some of the new growth would be located in areas that enable sustainable travel and shorter trips to access jobs and services. These are **minor positive effects**. However, concentrated growth in the NLA could lead to increased pressure on road networks, whilst development in other locations might be more likely to encourage car travel. These are potential **minor negative effects**.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	✓/ ✗?	✓/ ✗?	- / ✗?	✗?	✓/ ✗?

Climate Change Mitigation

Climate change is a cross cutting strategic topic, and therefore has been considered in the whole, rather than for individual aspects of the settlement hierarchy.

The additional growth involved is directed mostly to the NLA and market towns, which are relatively well served by public transport and have access to services and employment. This ought to help reduce the length and number of car trips associated with new development. The growth in some locations is unlikely to create the economies of scale to support significant improvements to sustainable transport services or secure low carbon energy generation schemes. However, growth at strategic sites could be more likely to present opportunities to implement measures to help reduce emissions from the built environment and transport. It could also help to support carbon sequestration measures such as tree planting.

A proportion of new development could be located in less accessible locations, which could therefore lead to increased car trips and emissions. However, overall the positives are thought to outweigh the negatives marginally. Overall, a potential **minor positive effect** is predicted given that growth ought to be located in broadly accessible locations, and through strategic sites could promote sustainably designed new communities.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	/	/	/	/	✓?

Landscape and Land

City

Growth in areas outside of the city is not likely to have any adverse effects on land resources in the city. In regard to landscape impact, accommodating growth outside the city should avoid the further intensification of the city area that could otherwise result in the loss of open and green spaces and require higher densities which would undermine the character of the built area.

Near Leicester Area (NLA)

If growth is directed to strategic sites, it is likely that there would be some loss of agricultural land, mostly classified as Grade 3. Whilst it is unclear if this is amongst the best and most versatile classification. However, there would be a loss of agricultural land resource nonetheless.

Development on site options in Harborough, Blaby and Oadby and Wigston will extend unrestricted into open countryside and in some locations could cause coalescence between the main urban area and independent settlements currently in open countryside (though only in the longer term as strategic sites are built out). At the scales of growth involved, it may also be possible to avoid the use of large scale sites, particularly in Harborough and Hinckley where the residual housing development is fairly low. The effects would likely be most prominent in Blaby and Oadby, where there could be some moderate negative effects on landscape by affecting the setting of settlements and / or appearing as an intrusion into the countryside. Though the effects are likely to be of a lesser extent in Harborough and Hinckley, minor negative effects could still arise. Overall, **moderate negative effects** are predicted.

Market Towns

Though there is a substantial apportionment of growth to the market towns, this is addressed fully by existing commitments in several authorities, and so additional growth is somewhat limited. The exception is at Hinckley and Bosworth (Hinckley) and North West Leicestershire (Coalville).

In Coalville, the growth proposed could involve development of strategic sites which could possibly result in coalescence between Coalville and the surrounding built up areas including Whitwick. Though this might only occur in the longer term, it would significantly alter the built character of the settlement. Likewise, if growth occurs on non strategic sites, there could still be a negative effect on landscape character if sensitive sites are involved. In terms of soil resources there is also likely to be a loss of agricultural land.

In Hinckley, growth involving strategic sites could potentially lead to negative effects by extending the settlement either to the south or the north. However, there is potential for the comprehensive introduction of new green space and landscape features to define the built development and avoid a sense of urban sprawl. If non strategic sites are proposed, some use of less sensitive site options could be achieved, but soil resources would be negative affected regardless.

Landscape and Land

Cumulatively, a potential **moderate negative effect** is predicted due to the loss of important agricultural land resources and from the possible effects on landscape character and coalescence between settlements. However, there ought to be some potential to avoid major negative effects and to implement mitigation and enhancement, so the effects could possibly be less significant.

Other settlements

Much of the housing apportioned to other identified settlements would be met through existing commitments. Therefore, residual / additional growth would be focused in North West Leicestershire and Blaby. The nature of effects will depend upon the extent to which strategic sites are used and the dispersal of sites.

In Blaby, development on the strategic sites would result in the loss of Grade 3 agricultural land, although it is unclear if this is amongst the best and most versatile. Comprehensive development to the east of the M69 could cause harm to the openness of the landscape character surrounding Stoney Stanton and Sapcote, which is intrinsic to the built character of these settlements. Development could also further increase a sense of coalescence between the settlements and with Hinckley to the west. In North West Leicestershire, strategic sites would likely result in the loss of soil resources and have negative effects on landscape character. With all of the strategic sites, there should be potential to include green infrastructure and mitigation measures to help reduce the severity of effects.

In Blaby and NWL, should non-strategic sites be utilised, there could be effects in terms of landscape character and land. There could be a need to release some Grade 2 agricultural land (mainly in NWL) alongside Grade 3 land. In the smaller settlements, smaller scale changes would be required, but these are relatively sensitive locations and thus negative effects here would still be likely.

Cumulatively, a potential **moderate negative effect** is predicted due to the loss of agricultural land and likely effects on landscape character. Although, at a localised scale the severity of effects could be greater.

Overall effects

The residual housing growth involved would likely have negative effects in terms of soil resources and landscape character in the NLA, market towns and other settlements. The effects would vary dependent upon whether strategic sites were utilised or a more dispersed spread of growth. However, some degree of negative effect would be likely given the sensitivity of smaller settlements, or the large scale intrusions that strategic sites could involve. The authorities most likely to experience negative effects are Blaby and North West Leicestershire, which both involve higher residual growth. Despite the range of choice in sites being fairly wide, and the potential for mitigation (particularly on strategic sites), potential **moderate negative effects** are predicted overall.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	-	xx	xx?	xx?	xx?

Cultural Heritage

Leicester City

The City contains a range of heritage assets across the area, with particular concentrations within the central parts of the City. These are unlikely to be affected by growth in the NLA or further afield. There are some sites on the urban fringes where development could possibly change the setting of specific heritage assets, as well as changing the interface between the urban edge and surrounding authorities. There are unlikely to be significant effects overall though, particularly for lower levels of growth in the NLA.

Growth in areas other than the NLA is unlikely to have indirect cumulative effects given the distant location of the site options from the city.

Near Leicester Area (NLA)

Additional growth would be focused in Blaby, Harborough, Hinckley and Oadby. This could be on strategic sites or other smaller sites.

In Blaby, there are several strategic sites. One lies around 600m away from the boundary of the Blaby Conservation Area, separated by fields (Highfields Farm). This site is also very close (25m) to the South Wigston Conservation Area. Therefore, developing this site would have potentially adverse effects on the setting of the conservation areas, particularly as the site would need to be fully utilised to accommodate proposed growth. Potential sensitivities to development exist at Kirby Muxloe, however one strategic site nearby is 1.75km away. The north of Glenfield site is closer, and could cause harm. At the Whetstone Pastures site, there is a listed building on site, and development would be likely to have negative effects on its setting. As such, moderate negative effects possible in this respect. On non-strategic sites, there are sensitivities for some locations and less for others. For example, the historic centre of Glenfield is close to some site options, and includes a Scheduled Monument (Moated site and garden enclosure at Glenfield) and several listed buildings. Development nearby would likely alter the setting of the proposed Conservation Area and the heritage assets. However, there is a range of other site options that could potentially be utilised that are less sensitive. Taking all the potential sites into consideration (strategic and otherwise) potential moderate negative effects are predicted.

In Harborough, there are strategic sites, but the scale of residual growth would not require comprehensive development of these (at least in the plan period). Though there are sensitivities associated with settlements such as Little Stretton, Great Stretton, Stoughton and the Houghton on the Hill it is likely that effects could be avoided or mitigated to an extent given that the level of residual growth is relatively low. Potential minor negative effects are predicted.

In Hinckley, the strategic site in the NLA is distant from designated heritage assets and significant effects are therefore unlikely. The scale of growth could also potentially be accommodated on smaller site options, of which there are a range which are not significantly constrained by heritage assets. Therefore, neutral effects are predicted.

At Oadby and Wigston, development could potentially impact the Grand Union Canal Conservation Area and Oadby Hill Top and Meadowcourt Conservation Area. The latter is around 300m from one of the proposed sites and therefore negative effects are possible.

Cultural Heritage

Overall, a mix of effects are possible across the different authorities, with potential moderate impacts in Blaby and minor negative effects in Harborough, Hinckley and Oadby. There is uncertainty involved though as some sites are less sensitive than others and a degree of choice exists. Therefore, overall **minor negative effects** are predicted.

Market Towns

Though there is a substantial apportionment of growth to the market towns, this is addressed fully by existing commitments in several authorities, and so additional growth is somewhat limited. The exception is at Hinckley and Bosworth (Hinckley) and North West Leicestershire (Coalville).

In Coalville (North West Leicestershire) developing strategic sites could lead to coalescence with Whitwick and other surrounding settlements, which could affect the character of the town. In terms of heritage assets, there are a range of non-strategic sites that are not as sensitive. The effects could therefore vary widely. Taking these factors into account a minor negative effect is predicted The smaller non-strategic sites are less sensitive, but nonetheless could give rise to minor negative effects.

In Hinckley, the strategic sites either contain or are adjacent to listed buildings, so depending on the choice of site and the layout / design, it is possible that negative effects on the setting of such assets would occur. The non-strategic sites in and around Hinckley and Burbage display a range of sensitivities. There are several sites available that are less sensitive, and so negative effects could potentially be avoided. Overall, minor negative effects are predicted taking these factors into account.

For the market towns as a whole, **minor negative effects** are predicted. Despite there being potentially moderate negative effects in some locations, other sites are less sensitive, and there ought to be choice and potential for avoidance / mitigation.

Other settlements

Much of the housing apportioned to other identified settlements would be met through existing commitments. Therefore, residual / additional growth would be focused in North West Leicestershire and Blaby. The nature of effects will depend upon the extent to which strategic sites are used and the dispersal of sites.

The Blaby strategic site options are not particularly sensitive with regards to heritage assets, but large scale growth could potentially affect the character of nearby settlements such as Stoney Stanton, Sapcote and Elmesthorpe. Therefore, potential minor negative effects are identified. In terms of smaller site options, there is a fairly wide choice of sites, and many do not contain heritage assets. The effects are therefore most likely to related to settlement character and form. Overall, it ought to be possible to avoid significant harm, and so only potential minor negative effects are predicted. The picture is similar for North West Leicestershire, with potential sensitivities in terms of harming the rural character of smaller settlements. Likewise, there are several strategic sites that are adjacent to heritage assets where the setting could be negatively affected. . In
, the development of the strategic site would be likely to have significant negative effects on the setting of heritage assets.

Overall, **minor negative effects** are predicted. Whilst there are some sensitive locations, it ought to be possible to avoid these and / or implement mitigation.

Cultural Heritage

Overall effects

Overall, **minor negative effects** are predicted. Whether strategic or non-strategic sites are utilised, it is possible that the character of settlements could be affected negatively, and / or the setting of heritage assets could be negatively affected. This is the case in the NLA, market towns and other settlements, but cumulatively, the effects are still considered to be minor. There need not be any significant concentration of growth in any particular location, and the extent of effects across the County should be limited to a handful of settlements. In addition, housing would be met by commitments for several authorities, so effects would be limited in this respect. Though a direct loss of heritage assets is a possibility, it is considered unlikely given the nature of sites and the degree of choice.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	-	✗	✗	✗	✗

Water

City

Whilst no growth is proposed in the Leicester city area, growth in the NLA and wider catchment could increase fluvial or surface water flood risk in the city . However, sustainable drainage systems can be implemented to improve the rate of runoff and should also help avoid development from causing adverse effects on water quality. Overall, a **neutral effect** is predicted for the City.

Near Leicester Area (NLA)

Additional housing (beyond commitments) would be directed towards several authorities, but the majority would be in Blaby.

Strategic sites in Blaby include some small areas of Flood Zones 2 and 3 or are adjacent to more significant areas of fluvial flood risk. It is likely that growth can be planned on strategic sites without infringing onto land at risk of flooding. In Blaby, where sites adjoin or include areas of flood risk, there is potential for this to exacerbate risk both in the immediate local area and further afield. However, such effects can be avoided through the use of sustainable drainage systems, particularly if they mimic natural drainage. There are also non-strategic sites that are within Flood Zone 1, but some site options overlap with areas at risk of flooding. This level of growth has potential to have adverse effects on the water quality of watercourses through potential pollution or increased effluents in run-off and waste water. However, given that much of the land available for development consists of farmland, it is possible that pollution resulting from existing farming activities would be reduced through a change in land use. This could offset the potential negative effects on water quality

For Harborough and Hinckley the scale of growth is relatively low and therefore it ought to be possible to avoid areas at risk of flooding, especially if delivered as additional sites to strategic ones. Therefore, neutral effects are considered likely.

Oadby involves growth that would likely be on a strategic site and other site options, none of which are at particular risk of flooding. Therefore, neutral effects are predicted.

Overall, a potential **minor negative effect** is predicted due to the location of development on strategic sites and smaller sites (mainly within Blaby) that contain areas at risk of fluvial and surface water flooding. However, given the potential to avoid sensitive areas and to incorporate SUDs, the effects are not considered to be significant.

Market Towns

Water

The majority of additional housing would be directed to Hinckley and Bosworth (Hinckley) and North West Leicestershire (Coalville). In both locations, strategic sites could be involved that are mostly within Flood Zone 1. In this respect, it ought to be possible to avoid and manage flood risk issues, especially if the use of natural SUDs are promoted.

Where urban intensification could occur in Coalville and Hinckley, the potential to increase surface water run off could increase, potentially affecting pluvial flooding and having effects on water quality. However, these effects are uncertain as the scope for the implementation of SuDS and their effectiveness would highly be dependent on the design of development and how development on numerous site options cumulatively address surface water discharge. The change in land use from agricultural could also offset water quality issues to an extent by reducing polluting activities. Overall, an uncertain **minor negative effect** is predicted.

Other settlements

The majority of additional housing growth is directed to Blaby, which could be accommodated on strategic sites and / or a mix of smaller site options. This could be delivered in locations that are either in flood zone 1 or only partially affected by flooding. SUDs would need to be secured, and on the strategic sites in particular, it may be more likely to achieve comprehensive green infrastructure and sustainable urban drainage to manage surface water run-off and improve water quality. However, overall, the effects are considered to be neutral.

Additional housing would also be necessary in North West Leicestershire. However, the dispersed nature of development means that it should still be possible to avoid negative effects in terms of flooding and water quality (given the site options available). There could however, be a need to avoid further growth in the Mease catchment, which could be constrained in terms of water quality. As such, potential minor negative effects are predicted.

Overall, **neutral effects** are predicted, but there is some uncertainty (providing that a proportion of growth is on strategic sites and not significant growth within the Mease catchment.

Overall effects

It should be possible to avoid areas at risk of flooding in the main, and therefore significant effects with regards to new development being at risk of flooding are unlikely. The cumulative effect of growth could potentially lead to some minor negative effects in terms of infiltration / surface water run off and pollution from effluence and construction. However, the use of SUDs and conversion of land that could already be contributing to diffuse pollution should offset these effects somewhat. Overall, only a minor negative effect is predicted, but with uncertainty as it ought to be possible to achieve neutral effects with site selection and mitigation.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	-	×?	×?	-?	×?

Minerals

City

The proposed approach will have no effects on mineral resources in the city, as no development is proposed in the city and the urbanised area is broadly unsuitable for the extraction of mineral resources and thus the availability of such resources in this area is less relevant.

Near Leicester Area (NLA)

The residual / additional growth involved in Harborough and Hinckley is relatively low, and could be accommodated on sites that do not overlap with mineral safeguarded areas. The nature of site options being close to or within existing settlements is also likely to make commercial mineral extraction unattractive. In this sense, neutral effects are predicted for these authorities. A higher amount of additional growth is directed to Blaby, which could overlap with some sand and gravel mineral resources if strategic sites are involved, which are potential **minor negative effects**.

The Oadby and Wigston developments would not overlap with MSAs and therefore no significant effects would be expected here.

Overall, potential **minor negative effects** are predicted, which is largely attributable to development in Blaby.

Market Towns

The majority of additional housing growth (aside from that covered by commitments) would be picked up in Hinckley and North West Leicestershire. The effects in the other authorities are therefore neutral. With regards to Coalville, the scale of growth involved could involve a mix of strategic sites or smaller site options. There ought to be potential to avoid MSAs though given that the strategic sites do not overlap, and there are other site options that do not overlap also.

For Hinckley, there is potential for some overlap with sand and gravel minerals safeguarding areas given that the strategic sites overlaps with a sand and gravel MSA and other larger site options (non-strategic) on the periphery of Hinckley also overlap with sand and gravel resources. Overall, potential **minor negative effects** are predicted (effects are uncertain because it is possible that resources might not be economically viable or could be extracted prior to development).

Other settlements

The majority of residual / additional housing is directed to Blaby. The strategic sites (outside the NLA boundary and Market Towns) do not overlap MSA, therefore neutral effects would be expected in this regard. Likewise, where the majority non-strategic site options do not overlap MSAs, and those that do are generally adjacent to built-up areas where exploitation of mineral resources would be unattractive / impractical. One of the sites partially overlaps an igneous rock MSA, where there is an existing quarry. If developed this site may lead to **minor negative effects**.

Minerals

The next largest amount of additional growth is directed to North West Leicestershire, where it would be harder to avoid overlap with MSAs. Having said that, the amount of growth allocated represents a small proportion of total available capacity therefore, only minor effects would be likely as there would be scope for avoidance of sites that pose more significant threats to mineral resources in the MSAs. The remaining allocations are relatively small and likely to be accommodated with no significant effects. Overall, potential **minor negative effects** are likely.

Overall Effects

Though there could be some small overlaps with Mineral Safeguarded Areas (mainly sand and gravel), it ought to be possible to avoid resources on most site options. Furthermore, the magnitude of effects would be small and effects would not necessarily arise if the sites are not deemed suitable for mineral extraction in any case. As such overall, uncertain minor negative effects are predicted for the NLA, market towns and other settlements. Cumulatively, these effects remain minor.

	City	*Near Leicester Area*	*Market towns*	*Other settlements*	**Overall effects**
Summary of effects	-	✘?	✘?	✘?	✘?

APPENDIX D: SCHEDULE OF COMPLIANCE

Schedule 2 requirements	Evidence
An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Presented in full within the Scoping Report and summarised in this report. Section 1.5 presents the area affected by the SOCG.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Presented in full within the Scoping Report and summarised in this report. Summarised within the appraisal tables in Appendix A, Appendix B and Appendix C
The environmental characteristics of areas likely to be significantly affected.	Presented in full within the Scoping Report and summarised in this report. Summarised within the appraisal tables in Appendix A, Appendix B and Appendix C
*Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(**a**) and the Habitats Directive.*	Presented in full within the Scoping Report and summarised in this report. Summarised within the appraisal tables in Appendix A, Appendix B and Appendix C

Schedule 2 requirements	Evidence
The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Presented in full within the Scoping Report and summarised in this report.
The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects.	The effects associated with the reasonable alternatives are presented in Appendix A and Appendix B. The effects associated with the 'draft Plan' are presented in Section 7, including cumulative effects. In the context of the SOCG, the draft Plan is the proposed approach to meeting unmet housing and employment needs.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Recommendations are presented for each sustainability topic within Section 5.5
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 3 sets out the rationale for selecting housing and employment options Section 4 sets out the appraisal methodologies including difficulties. Sections 5.6 and 6.2 present the outline reasons for the selection of the preferred approach in light of reasonable alternatives.
A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Table 8.1

Schedule 2 requirements	Evidence
A non-technical summary of the information provided under paragraphs 1 to 9.	Separate document prepared for final report.