



Appendix A – Report Conditions



REPORT CONDITIONS

This report is produced solely for the benefit of **Oadby and Wigston Borough Council** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model



and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors

November 2008

WYG Environment Planning Transport Ltd



Appendix B - Objectives Compatibility Matrix

**OADBY AND WIGSTON BOROUGH COUNCIL CORE STRATEGY
OBJECTIVES COMPATIBILITY MATIX**

Key				
✓✓	Highly Compatible	✓	Partially Compatible	~ Neutral
*	Potentially Incompatible	**	Highly Incompatible	

Oadby and Wigston SA Objectives	Oadby and Wigston Core Strategy Objectives														Comment on Compatibility between Oadby and Wigston Core Strategy Objectives and SA Objectives
	S01	S02	S03	S04	S05	S06	S07	S08	S09	S010	S011	S012	S013	S014	
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	✓✓	✓	✓	✓	~	✓	~	✓	~	*	~	*	✓	~	Overall implementation of the Core Strategy should improve the quality and affordability of housing in Oadby and Wigston Borough. Implementation of the Core Strategy may result in new housing development. Need to ensure that new housing is compatible with the needs of the existing population and that jobs and services are accessible to all residents. New housing development could have a negative impact upon environmental resources or environmentally sensitive sites.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	✓	✓	✓	✓	~	✓	~	✓✓	✓	~	✓	~	✓	~	The promotion of a healthy lifestyle is addressed in one of the Core Strategy objectives. Regeneration in more deprived areas will also help improve the health of the population. Need to ensure that health services meet the needs of the existing population and the residents of any new development, and are easily accessible for all. Provision of access to recreational activities and open space will also help improve the health of the population.
3. To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.	~	✓	✓	✓	~	✓	✓	✓	✓	~	✓✓	✓✓	✓	~	The need to promote access to cultural assets and leisure facilities is addressed in the Core Strategy objectives. It is important to ensure good accessibility for all members of the community to these sites.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	~	~	✓✓	✓	~	~	✓	✓	✓	~	✓	~	✓	~	Promoting understanding and cohesion in the community and the regeneration of deprived areas should help in reducing crime levels. In addition the Core Strategy could contribute to this objective through encouraging crime reduction as part of high quality design. The provision of leisure and recreational facilities may also help to reduce anti-social behaviour.
5. To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.	✓	~	✓	✓	✓	✓✓	✓	✓	✓✓	~	~	~	~	~	A number of the Core Strategy objectives are compatible with this SA objective. The public should be involved at all stages of the Core Strategy development and in particular efforts should be made to ensure that young people, the elderly and the deprived have input into the process. This will ensure that development is compatible with and meets the needs of local residents.
6. To promote racial harmony and create cohesive communities.	~	~	~	✓	~	✓	~	~	✓✓	~	~	~	~	~	The Core Strategy objective on building a safe and cohesive Borough is highly compatible with this objective. Development should also be designed so as to ensure it meets the needs of all members of the community.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	*	*	~	~	*	~	~	~	~	✓✓	✓	~	✓	✓✓	Implementation of the Core Strategy may result in new commercial and housing development. Construction may result in significant adverse effects on biodiversity and ecological sites (designated or otherwise) in Oadby and Wigston if inappropriately located. Core Strategy objectives on the management of wildlife and natural habitats, and achieving development that is respectful of the natural environment are highly compatible with this SA objective.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	*	*	✓	~	*	~	~	~	✓	~	✓	✓✓	~	~	Construction of new buildings may result in adverse effects on cultural heritage in Oadby and Wigston and impact on known or unknown archaeological sites (designated or otherwise) if inappropriately located. The Core Strategy needs to consider the protection of archaeology whilst seeking opportunities for interpretation. Some buildings are important in terms of local heritage and this importance may be undermined if any new developments located near cultural/historic assets do not involve sympathetic design. Core Strategy objective on the preservation of historic assets is highly compatible with this SA objective.

**OADBY AND WIGSTON BOROUGH COUNCIL CORE STRATEGY
OBJECTIVES COMPATIBILITY MATIX**

Key									
✓✓	Highly Compatible	✓	Partially Compatible	~	Neutral	*	Potentially Incompatible	**	Highly Incompatible

Oadby and Wigston SA Objectives	Oadby and Wigston Core Strategy Objectives														Comment on Compatibility between Oadby and Wigston Core Strategy Objectives and SA Objectives
	S01	S02	S03	S04	S05	S06	S07	S08	S09	S010	S011	S012	S013	S014	
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	~	✓	✓	~	~	✓	~	✓	✓	✓✓	✓✓	✓	✓	✓	A number of objectives (in particular in relation to the protection of Green Wedges) are compatible with this objective. New developments may result in significant adverse effects on landscape and open space in Oadby and Wigston if insensitively designed or inappropriately located.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	~	~	✓	~	~	✓	~	~	~	✓	~	~	✓	✓	Core Strategy objectives relating to the protection of environmental resources are compatible with this SA objective. New developments could compromise water quality and will increase pressure on drinking water resources and sewage treatment facilities. New buildings could include SUDS or greywater recycling to conserve water resources. New development could also increase the risk of pollution to surface waterbodies or groundwater resources and / or increase flooding if inappropriately located.
11. To improve air quality particularly through reducing transport related pollutants.	~	✓	✓	✓	~	✓✓	~	~	~	~	~	✓	~	✓	Core Strategy objectives relating to increasing sustainable transport and reducing greenhouse gas emissions are compatible with this objective. Inappropriately located development could increase travel thus increasing emissions of pollutants associated with motorised transport. There is a need to ensure that commercial / housing development is in proximity to residential / employment areas to reduce the need to use motorised vehicles.
12. To manage prudently mineral resources and avoid / reduce pollution of land.	~	✓✓	✓	✓	~	~	~	~	~	~	✓	✓	✓	✓	Construction of new developments may result in significant adverse effects on land particularly if development is on greenfield sites. Core Strategy objectives relating to the concentration of development on previously developed land is compatible with this objective. This also presents opportunities to tackle historic land contamination by cleaning up soils. The Core Strategy needs to consider the need to reduce the use of virgin mineral resources.
13. To minimise energy use and develop renewable energy resources.	~	~	✓	~	~	✓	~	~	~	~	~	~	~	✓✓	Energy conservation, sustainable design and climate change Core Strategy objectives are compatible with this SA objective. The Core Strategy offers significant potential to promote energy efficiency in new buildings and the use of renewable energy resources.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	~	✓	✓	✓	~	✓✓	~	~	~	~	~	~	~	✓✓	Core Strategy objectives are compatible with the need to tackle climate change. New industrial development could involve processes that contribute to global warming and should include measures that reduce emissions. Inappropriately located development could increase travel thus increase contributions of carbon dioxide to the atmosphere. Opportunities for the promotion of energy efficiency and to reduce greenhouse gas emissions.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	~	✓	✓✓	✓	~	✓✓	~	~	✓	✓	~	✓	~	✓✓	The Core Strategy objectives on sustainable design, sustainable transport and development that is respectful of the natural environment will help to encourage people to make lifestyle changes to help minimise their environmental impact. The Core Strategy should involve the public in making decisions which will affect the environment.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	~	✓	~	~	~	✓✓	~	~	✓	~	~	✓	~	✓	Accessibility and social inclusion Core Strategy objectives are compatible with this SA objective. Improvements in educational achievement are fundamental to reducing inequalities and ensuring economic growth. Quality of life for individual residents will increase and inward investment could be attracted due to improved skills levels of the local population.

**OADBY AND WIGSTON BOROUGH COUNCIL CORE STRATEGY
OBJECTIVES COMPATIBILITY MATIX**

Key				
✓✓	Highly Compatible	✓	Partially Compatible	~ Neutral
*	Potentially Incompatible	**	Highly Incompatible	

Oadby and Wigston SA Objectives	Oadby and Wigston Core Strategy Objectives														Comment on Compatibility between Oadby and Wigston Core Strategy Objectives and SA Objectives
	S01	S02	S03	S04	S05	S06	S07	S08	S09	S010	S011	S012	S013	S014	
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	~	✓	~	✓	✓✓	✓	✓✓	~	✓	*	*	*	✓	~	Overall the implementation of the Core Strategy should assist the creation of employment opportunities. Accessibility, regeneration and employment Core Strategy objectives are compatible with this SA objective. Need to ensure that new employment opportunities are compatible with the needs of the existing population. Local employment could be secured through the construction procurement process. New employment development could compromise environmental resources or environmentally sensitive sites.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	✓	✓✓	✓	✓	~	~	✓	~	~	~	✓	*	✓	✓	Core Strategy objective on the use of previously developed land is highly compatible with this SA objective. Previously developed land may be inappropriately located e.g. in the floodplain or not in sites which best meet local needs. Brownfield sites can also sometimes have a nature conservation and/or heritage value which should be taken into account.
19. To promote and ensure high standards of sustainable design and construction.	✓	✓	✓✓	✓	~	✓	~	~	✓	✓	~	~	~	✓	The Core Strategy objective on sustainable design is compatible with this SA objective. The Core Strategy offers potential for promoting sustainable construction and design in new developments.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	~	~	✓	~	~	~	~	~	~	~	~	~	~	✓✓	Core Strategy objectives on sustainable design and development that is respectful of the environment are compatible with this SA objective. Core Strategy needs to consider the need to reduce waste and make provision for (accessible) recycling facilities. Construction of new buildings could generate waste but construction also presents opportunities for the reuse of waste generated.
21. To improve access to services for those without a car, disabled people, elderly people, ethnic minorities and deprived people by providing for everyday needs in each settlement.	~	✓✓	~	✓	~	✓✓	✓	✓	✓	~	✓	✓	✓	~	Core Strategy objectives address the need for improved accessibility and the need for regeneration of disadvantaged areas. The Core Strategy presents an opportunity to improve access to services.
22. To encourage and develop the use of public transport, cycling and walking.	~	✓	✓	✓	~	✓✓	✓	✓	✓	~	~	~	~	✓	The Core Strategy objectives address the need to promote public transport and the use of walking and cycling. There is a need to ensure that new developments can be safely accessed by cyclists and pedestrians and have good public transport links.