

*Borough of Oadby & Wigston*



# Oadby & Wigston

Town Centres Area Action Plan

**Sustainability Appraisal Report**

**Publication Draft Proposed Submission Document**

**October 2011**



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## **1.0 Non Technical Summary**

### **1.1 Introduction**

Oadby and Wigston Borough Council are developing a combined Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document and associated masterplans for both Wigston Town Centre and Oadby Town Centre. This document will have statutory status and will be adopted as part of the Oadby and Wigston Borough Local Development Framework (LDF) to replace the existing Local Plan. The Area Action Plan will focus on regeneration, environmental improvements and development of Wigston and Oadby Town Centres.

Under the Environmental Assessment of Plans and Programmes Regulations 2004 it is a requirement that plans (setting out a framework for development and likely to have significant environmental effects) are subject to Strategic Environmental Assessment (SEA). Local Planning Authorities are therefore required to carry out a Strategic Environmental Assessment of the documents which make up their Local Development Framework.

Under the Planning and Compulsory Purchase Act 2004 Sustainability Appraisal (SA) is also mandatory for Local Development Framework documents. Sustainability Appraisal is a process through which the sustainability of a plan under preparation is assessed. Sustainability Appraisal addresses social, economic and environmental issues in an integrated manner.

Oadby and Wigston Borough Council will undertake a combined Sustainability Appraisal and Strategic Environmental Assessment of the Town Centre Area Action Plan. The combined approach is simply referred to as Sustainability Appraisal throughout this Sustainability Report.

### **1.2 Development of the Sustainability Appraisal Framework**

In June 2005 White Young Green Environmental undertook Stage A (Scoping Stage) of the Sustainability Appraisal of the Oadby and Wigston Local Development Framework on behalf of Oadby and Wigston Borough Council. This resulted in the production of a Sustainability Appraisal Scoping Report for the Oadby and Wigston Local Development Framework, including development of a Sustainability Appraisal framework to appraise documents making up the Local Development Framework. The Sustainability Appraisal framework for the Oadby and Wigston Local Development Framework has been used to appraise previous drafts of the Wigston and Oadby Town Centre Area Action Plans.

The Sustainability Appraisal Scoping Report of the Sustainability Appraisal of the Oadby and Wigston Local Development Framework details the outcomes of the following activities:

- Review of other plans and programmes of relevance to the Oadby and Wigston Local Development Framework;
- Collation of social, economic and environmental baseline data for Oadby and Wigston Borough;
- Identification of key sustainability issues; and
- Development of Sustainability Appraisal objectives.

The Sustainability Appraisal Scoping Report was issued for consultation (sent to statutory consultees and published on the Oadby and Wigston Borough Council website) in June 2005.

To ensure that the Sustainability Appraisal framework for the Oadby and Wigston Local Development Framework was up-to-date and relevant to the Wigston Town Centre and

Oadby Town Centre Area Action Plans, White Young Green Environmental undertook the following activities between February and June 2007:

- Review of key plans and programmes of specific relevance to the Wigston Town Centre and Oadby Town Centre Area Action Plans;
- Collation of social, economic and environmental baseline data;
- Identification of the current social, economic and environmental situation in Wigston Town Centre and Oadby Town Centre; and
- Identification of key sustainability issues.

Scoping Consultation Documents were sent to statutory and non-statutory consultees in February 2007 to allow for comments on the proposed approach to the Sustainability Appraisal.

Both the Wigston and Oadby Town Centre Area Action Plan Issues and Options Reports (Taylor Young, June 2007) and the Sustainability Appraisal of the options (White Young Green Environmental, June 2007) underwent a six-week period of consultation between June and August 2007. During this time, stakeholders and the public had the opportunity to submit comments to Oadby and Wigston Borough Council.

The outcomes of the consultation and the previous assessment informed the preparation of the Wigston and Oadby Area Action Plan Preferred Options Reports (Taylor Young, November 2007). The choice of the Preferred Options was guided by the Sustainability Appraisal, comments received during the consultation, national and regional policy, and financial implications.

Sustainability Appraisals of both the Preferred Options reports were carried out and identified a number of potentially significant effects. Mitigation measures were proposed in order to maximise beneficial effects and minimise adverse effects. The results of the Sustainability Appraisal process were presented in the Wigston and Oadby Sustainability Reports (White Young Green, November 2007).

The Sustainability Reports and the Wigston and Oadby Town Centre Area Action Plan Preferred Options Reports were issued for consultation for a six-week period during November and December 2007.

The outcome of the consultation and previous assessments informed the preparation of the Wigston and Oadby Area Action Plan Preferred Options Addendum Reports (Taylor Young, November 2008). In turn, the Wigston and Oadby Addendum Sustainability Reports (White Young Green, November 2008) were carried out and these went out, along with the Town Centre Area Action Plan Addendum Reports, for a further eight-week consultation from November 2008 to January 2009.

This Sustainability Appraisal Report (Oadby and Wigston Borough Council, October 2011) identifies the environmental, social and economic effects which are anticipated to occur from the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document (Taylor Young, October 2011) and takes into account consultation responses received from the Preferred Options consultation period, as listed in Appendix B of both the Wigston and Oadby Area Action Plan Preferred Options Addendum Reports (November 2008).

### **1.3 Monitoring**

Targets and indicators (Appendix G in the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document) have been developed to monitor the effects of the Town Centres Area Action Plan. These will enable Oadby and Wigston Borough Council to determine whether the Town Centres Area Action Plan performs as it

is expected to do, and whether any additional effects arise which were not identified within the Sustainability Appraisal. This will also provide useful information to improve plans in the future.

## **2.0 Introduction**

Oadby and Wigston Borough Council (as the Local Planning Authority for Oadby and Wigston Borough) are developing the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document and associated masterplans for Wigston Town Centre and Oadby Town Centre. These documents will have statutory status and will be adopted as part of the Oadby and Wigston Borough Local Development Framework being developed by Oadby and Wigston Borough Council to replace their existing Local Plan. The Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document will focus on regeneration, environmental improvements and managing the spatial development of the Borough's town centres to foster their viability and individual characteristics.

Under the Environmental Assessment of Plans and Programmes Regulations 2004 it is a requirement that plans (setting out a framework for development and likely to have significant environmental effects) are subject to Strategic Environmental Assessment (SEA). Local Planning Authorities are therefore required to carry out a Strategic Environmental Assessment of the documents which make up their Local Development Framework.

Under the Planning and Compulsory Purchase Act 2004 Sustainability Appraisal is also mandatory for Local Development Framework documents. Sustainability Appraisal is a process through which the sustainability of a plan under preparation is assessed. This is to compel Local Planning Authorities to work towards achieving sustainable development thus enabling existing and future residents to satisfy their basic needs and enjoy a better quality of life. Sustainability Appraisal addresses social, economic and environmental issues in an integrated manner.

This report undertakes a combined Sustainability Appraisal and Strategic Environmental Assessment of the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document. The combined approach is simply referred to as Sustainability Appraisal throughout this Sustainability Report.

The Sustainability Appraisal process undertaken has resulted in the production of this Sustainability Report. The purpose of this Sustainability Report is to present the findings of the Sustainability Appraisal process in a manner that can be used for stakeholder and public consultation. This report has the following format:

### **Chapter 1 Non Technical Summary**

The non technical summary provided at the start of the Sustainability Report offers a non technical overview of the Sustainability Appraisal process and its findings.

### **Chapter 2 Introduction**

The introduction offers an overall summary of the reports content.

### **Chapter 3 Background to the Area Action Plan**

Details the background to the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document.

### **Chapter 4 Sustainability Appraisal Process**

Provides an overview of the Sustainability Appraisal process undertaken including details of the consultation process and the Sustainability Appraisal objectives used to appraise the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document.

### **Chapter 5 Baseline and Key Issues**

Describes baseline conditions in relation to a series of social, economic and environmental parameters and outlines key sustainability issues that have been considered during the Sustainability Appraisal process.

**Chapter 6 Testing the Area Action Plan Objectives**

Tests the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document objectives against the Sustainability Appraisal objectives.

**Chapter 7 Sustainability Appraisal of the Submission Area Action Plan**

Outlines the appraisal process and how social, economic and environmental effects were considered. This section also predicts the likely social, economic and environmental effects of the Town Centres Area Action Plan and details mitigation to reduce adverse effects and maximise beneficial effects.

**Chapter 8 Implementation and Monitoring**

Provides details on how the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document will be implemented and proposals for monitoring its implementation.

## **3.0 Background to the Area Action Plan**

### **3.1 Study Area**

#### **3.1.1 Wigston**

Wigston Town Centre is located within the St Wolstons ward and All Saints ward and borders the Fields ward and Meadowcourt ward of the Wigston administrative area. Wigston is located to the south of the Leicester City Council administrative area, in the County of Leicestershire.

The Wigston Town Centre boundary predominantly comprises the primary and secondary shopping areas of Wigston Town Centre. The primary shopping area of Wigston Town Centre is situated south of Victoria Street and Wakes Road, which form the northern boundary of the Area Action Plan area. This area predominantly extends eastwards towards Junction Road and southwards to Paddock Street, situated centrally in the Area Action Plan area. Leicester Road intersects the primary shopping area in a southerly direction from the A5199 towards South Wigston. This area comprises predominantly high street commercial/retail shops and associated car parking. These include Boots the Chemists, Sainsbury's, a Post Office and a butchers shop. Other commercial/retail premises include a number of banks, charity shops and clothing shops.

Land uses north of the Town Centre boundary area comprise predominantly of commercial/retail, off North Street, Leicester Road and Wakes Road. Land uses south, east and west comprise predominantly residential housing with a number of retail/commercial properties interspersed close to the Town Centre boundary.

#### **3.1.2 Oadby**

The current Oadby Town Centre boundary area is located within the St Peters ward of Oadby and borders the Grange ward and Uplands ward of the Oadby administrative area. Oadby is located to the south of the Leicester City Council administrative area, in the County of Leicestershire.

The Oadby Town boundary area predominantly comprises the primary and secondary shopping areas of Oadby. The primary shopping area is situated east of Sandhurst Street, which forms the northwest boundary of the Area Action Plan area, and extends south towards Chestnut Avenue, situated off Leicester Road. This area comprises high street shops and associated car parking, situated predominantly around the Parade. These include Boots the Chemists, Marks and Spencers, a Post Office and Lloyds Pharmacy. Other commercial/retail premises include a number of banks, restaurants, estate agents and green grocers. The area to the west of Oadby's primary shopping area predominantly comprises residential uses.

## **3.2 Oadby and Wigston Local Development Framework**

As a result of the Planning and Compulsory Purchase Act 2004, Oadby and Wigston Borough Council are required to adopt a Local Development Framework in place of the existing Local Plan. The Local Development Framework will eventually become the document setting out guidelines for the development of Oadby and Wigston Borough.

In the transitional period, certain policies in the Local Plan will retain development plan status and be saved until those policies are superseded by the adoption of Local Development Framework documents. The Oadby and Wigston Borough Local Plan (adopted in 1999, reissued 2010) contains a number of policies applicable to the Publication Draft Proposed Town Centres Area Action Plan. These are listed in Appendix E of the Publication Draft Proposed Submission Town Centres Area Action Plan.

Planning Policy Statement 12 sets out the new Local Development Framework process. It requires Local Planning Authorities to adopt a spatial planning approach. The Local Development Framework will not be restricted solely to land use issues such as identifying where new houses, employment, retail and leisure facilities should be built. It will go beyond traditional land use planning by integrating policies for the development of land with policies that influence the nature of places and how they function.

The Local Development Framework will comprise of a number of Development Plan Documents (DPD) which will have statutory status. The proposals and policies set out in them will guide planning decisions. It will also comprise of a number of Supplementary Planning Documents (SPD) that are non-statutory and can be prepared to support the delivery of major development sites or complex policy areas. Supplementary Planning Documents will be taken into account as a material consideration in determining planning applications.

Oadby and Wigston Borough Council has produced a Statement of Community Involvement (SCI) and a Local Development Scheme (LDS) as part of their Local Development Framework. The Statement of Community Involvement outlines how and when Oadby and Wigston Borough Council intend to consult the local community and other stakeholders when preparing the documents which make up their Local Development Framework. The Local Development Scheme, reviewed in 2011, establishes a programme for delivering the Local Development Framework over a three year period. It identifies which Development Plan Documents/Supplementary Planning Documents will be produced, in what order and when.

The overarching document for the Local Development Framework is the Core Strategy and the Borough Council adopted this document in September 2010. This sets out the principal elements of the planning framework for Oadby and Wigston Borough.

### **3.3 Town Centres Area Action Plan**

#### **3.3.1 Background**

The Town Centres Area Action Plan will be a key document which focuses on regeneration, environmental improvements and management of the spatial development of both Wigston and Oadby to foster their viability and individual characteristics. The Area Action Plan will have statutory status as a Development Plan Document, and will be adopted as part of the Oadby and Wigston Borough Local Development Framework.

Taylor Young, in conjunction with BE Group and Faber Maunsell produced a Baseline Report in April 2007, presenting the first of a series of stages in the production of two documents; the Wigston Town Centre Area Action Plan and the Oadby Town Centre Area Action Plan. The Baseline Reports informed the development of the options set out in the Issues and Options Reports produced by Taylor Young, in conjunction with Oadby and Wigston Borough Council in June 2007. The Preferred Options Reports followed the Issues and Options Reports in November 2007 and put forward the preferred approach for the Area Action Plan.

Following the consultation of those documents, two Preferred Options Addendum Reports were produced by Taylor Young (November 2008) which reviewed both the Wigston and Oadby Area Action Plans in light of the comments received by the stakeholders during the Preferred Options consultation and taking into account the sustainability issues highlighted in the Sustainability Appraisals.

The Borough Council has subsequently decided to combine the two Area Action Plans into one document and therefore the Submission Town Centres Area Action Plan for Wigston and Oadby sets out the best approach for each town.

### 3.3.2 Vision and Objectives

Taylor Young, in conjunction with Oadby and Wigston Borough Council have developed a vision and objectives for both the Wigston and Oadby Area Action Plans.

The vision for the future of Wigston Town Centre is:

**“A 21<sup>st</sup> Century town, benefiting from high quality Town Centre development and a significant strengthening of the retail and office offer. A sustainable mixed use centre offering shopping, leisure, employment and residential opportunities, as well as a civic function serving the whole Borough”.**

The vision for the future of Oadby Town Centre is:

**“An attractive, safe, successful and desirable Town Centre in which to spend shopping and leisure time. Oadby will be seen as a place in which to live and invest, providing shops, jobs and services to its local population and beyond”.**

In order to achieve the visions for both Wigston and Oadby, the following objectives have been set to deliver the Town Centres Area Action Plan:

Wigston:

- To establish a distinct and sustainable role for Wigston by encouraging the growth of the town’s retail, office and civic function within the Borough.
- To encourage the growth of economic and social benefits for local people by providing service facilities within the town as well as new employment opportunities.
- To improve and diversify the town centre offer by introducing a range of new and improved retail floorspace as well as commercial floorspace.
- To provide a safe and legible town centre through well designed new development and improvements to existing environments and the extension of The Lanes forming a ‘backbone’ to the town’s pedestrian network.
- To achieve an attractive and accessible place to shop, live, work and visit by ensuring the highest standards of design and committing to the delivery of the regeneration of Wigston.
- To ensure that Wigston reflects high quality and inspirational design both through the planning process and by joint working with developers at the earliest stages of design development.

Oadby:

- To establish a distinct and sustainable role for Oadby by encouraging the growth of independent retail within the town as well as leisure and community facilities.
- To encourage the growth of economic and social benefits for local people by encouraging development that responds to Oadby’s catchment and established needs.
- To create a safe, distinctive and pedestrian friendly environment by maximising the opportunities presented by the existing highways and ensuring that the pedestrian is prioritised over the car.
- To achieve an attractive and accessible place to shop, live and work through ensuring the highest standards of design and committing to the regeneration of Oadby.
- To ensure that Oadby reflects high quality and inspirational design both through the planning process and by joint working with developers at the earliest stages of development.

- To link the town, physically and economically, to its catchment by providing for its needs and improving pedestrian linkages towards the centre.

### 3.3.3 Contents of the Publication Draft Proposed Submission Town Centres Area Action Plan

The Publication Draft Proposed Submission Town Centres Area Action Plan Report:

- Provides an overview of both Wigston and Oadby’s current position;
- Gives a summary of the policy and spatial context;
- Provides Development Control policies that apply to both Wigston and Oadby;
- Provides Wigston Masterplan and associated policies;
- Provides Oadby Masterplan and associated policies; and,
- Highlights the next steps that will be taken to monitor the policies.

**Table 1** summarises the policies that are included in the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document.

**Table 1 Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document Policies**

<b>Policy AAP1</b> Town centre boundaries	<ul style="list-style-type: none"> <li>• Consolidation of town centre boundaries for Wigston and Oadby.</li> </ul>
<b>Policy AAP 2</b> Primary frontages	<ul style="list-style-type: none"> <li>• Ground floor level primary frontage use class targets for the town centres of Wigston and Oadby.</li> </ul>
<b>Policy AAP 3</b> Secondary frontages	<ul style="list-style-type: none"> <li>• Ground floor level secondary frontage use class targets for the town centres of Wigston and Oadby.</li> </ul>
<b>Policy AAP 4</b> Other areas within the Town Centre boundary	<ul style="list-style-type: none"> <li>• Stance towards development proposals beyond the primary and secondary frontages but within the town centre boundary of Wigston and Oadby.</li> </ul>
<b>Policy AAP 5</b> Other areas within the Area Action Plan boundary	<ul style="list-style-type: none"> <li>• Stance towards development proposals outside of the town or district centre boundary but within the Area Action Plan boundary of Wigston and Oadby.</li> </ul>
<b>Policy AAP 6</b> Shop fronts	<ul style="list-style-type: none"> <li>• Stance towards installation of shop fronts within the town centres of Wigston and Oadby.</li> </ul>
<b>Policy AAP 7</b> Security shutters	<ul style="list-style-type: none"> <li>• Stance towards installation of security shutters within the town centres of Wigston and Oadby.</li> </ul>
<b>Policy AAP 8</b> Use of upper floors	<ul style="list-style-type: none"> <li>• Stance towards change of use proposals within the town centres of Wigston and Oadby.</li> </ul>
<b>Policy AAP 9</b> Hot food takeaways	<ul style="list-style-type: none"> <li>• Stance towards hot food takeaway proposals within the town centres of Wigston and Oadby.</li> </ul>
<b>Policy AAP 10</b> Taxis	<ul style="list-style-type: none"> <li>• Stance towards proposals for taxi offices within the town centres of Wigston and Oadby.</li> </ul>
<b>Policy AAP 11</b> Public realm	<ul style="list-style-type: none"> <li>• Stance towards development proposals of a scale where public realm within the town centres of Wigston and Oadby will need to be considered.</li> </ul>
<b>Policy AAP 12</b> Transport and movement	<ul style="list-style-type: none"> <li>• Development proposals must demonstrate how choices of sustainable travel modes as alternatives to the private car are accessible within the town centres of Wigston and Oadby.</li> </ul>
<b>Policy AAP 13</b> Implementation of the Wigston Town Centre Masterplan	<ul style="list-style-type: none"> <li>• Stance towards achieving new development in accordance with the principles of the Wigston town centre masterplan.</li> </ul>
<b>Policy AAP 14</b> Burgess Junction	<ul style="list-style-type: none"> <li>• Guidelines illustrating comprehensive redevelopment potential of ‘Burgess Junction’ in Wigston town centre.</li> </ul>

<p><b>Policy AAP 15</b> Long Lanes</p>	<ul style="list-style-type: none"> <li>Guidelines illustrating residential-led redevelopment potential of 'Long Lanes' in Wigston town centre.</li> </ul>
<p><b>Policy AAP 16</b> Chapel Mill</p>	<ul style="list-style-type: none"> <li>Guidelines for improvement to public realm in Wigston town centre and development potential around the 'Chapel Mill'.</li> </ul>
<p><b>Policy AAP 17</b> Implementation of the Oadby Town Centre Masterplan</p>	<ul style="list-style-type: none"> <li>Stance towards achieving new development in accordance with the principles of the Oadby town centre masterplan.</li> </ul>
<p><b>Policy AAP 18</b> Brooksby</p>	<ul style="list-style-type: none"> <li>Guidelines illustrating residential-led redevelopment potential of the Brooksby car park area in Oadby district centre.</li> </ul>
<p><b>Policy AAP 19</b> Baxter's Yard</p>	<ul style="list-style-type: none"> <li>Guidelines illustrating comprehensive redevelopment potential of 'Baxter's Yard' in Oadby district centre.</li> </ul>
<p><b>Policy AAP 20</b> The Parade</p>	<ul style="list-style-type: none"> <li>Guidelines for improvement to public realm in Oadby district centre, particularly along The Parade.</li> </ul>
<p><b>Policy AAP 21</b> Other opportunities within Oadby</p>	<ul style="list-style-type: none"> <li>Stance towards other potential development opportunities in Oadby and guidelines associated to these.</li> </ul>

## **4.0 Sustainability Appraisal Process**

### **4.1 Legislative Requirements**

Under the Planning and Compulsory Purchase Act (2004), as amended by the Planning Act (2008), Local Authorities must subject their Development Plan Documents to Sustainability Appraisal. Part 2, Section 19, Paragraph (5) of the amended Act states:

‘The local planning authority must also carry out an appraisal of the sustainability of the proposals in each development plan document and prepare a report of the findings of the appraisal.’

Strategic Environmental Assessment is a requirement of European Union Directive 2001/42/EC on the Assessment of Certain Plans and Programmes on the Environment, more commonly known as the ‘SEA Directive’. As stated in Article 1, the objective of the SEA Directive is:

‘To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans...with a view to promoting sustainable development...’

The SEA Directive was brought into effect in the UK on the 21st July 2004 through the Environmental Assessment of Plans and Programmes Regulations. The Regulations require that Local Authorities undertake Strategic Environmental Assessment of their Local Development Framework documents.

Although the statutory requirements for carrying out Sustainability Appraisal and Strategic Environmental Assessment are distinct it is possible to satisfy both through a single, but integrated process. Such a joint approach is advocated by Communities and Local Government (CLG) (formerly known as the Office of the Deputy Prime Minister (ODPM)).

### **4.2 Integrated Approach to Appraisal**

Strategic Environmental Assessment (SEA) is a means of evaluating the environmental acceptability of planning documents in a formalised and systematic manner. The process works to identify the key environmental issues associated with a study area and determining how adoption of a planning document will influence them. Strategic Environmental Assessment occupies a central position in the hierarchy of land use planning, sitting between high level Government planning policy and environmental assessment at project level. Both processes consider similar issues. However, planning documents often cover much larger areas than individual development proposals and contain less quantifiable detail than is available at project level. Strategic Environmental Assessment therefore examines the environment in much broader terms and sets environmental objectives for a study area against which strategic level proposals can be appraised.

Sustainability Appraisal differs from Strategic Environmental Assessment in that it expands the focus of the assessment process to encompass social and economic issues. Office of the Deputy Prime Minister guidance (2005) describes the purpose of Sustainability Appraisal as being:

‘...to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of revisions of Regional Spatial Strategies and for new or revised Development Plan Documents and Supplementary Planning Documents.’

This integrated Sustainability Appraisal process identifies the key social, economic and environmental issues associated with Oadby and Wigston Borough. It will ensure that significant adverse effects are either avoided or mitigated. However, it should be noted that whilst Sustainability Appraisal will inform the decision making process, the Town Centres Area Action Plan may not always reflect the options considered to be most sustainable.

The Sustainability Appraisal will also identify monitoring requirements to ensure the Town Centres Area Action Plan remains sustainable throughout its implementation. Monitoring will help to identify any unforeseen impacts and inform subsequent revisions or the replacement of the Town Centres Area Action Plan.

### **4.3 Sustainability Appraisal Guidance**

The Sustainability Appraisal process has been developed in accordance with the following national and European guidance:

- Department of Health (2007) Draft Guidance on Health in Strategic Environmental Assessment.
- English Nature, Royal Society for the Protection of Birds (RSPB), Countryside Agency and Environment Agency (2004) Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners.
- Environment Agency (2004) Strategic Environmental Assessment of External Plans and Programmes.
- Environment Agency (2007) Strategic Environmental Assessment and Climate Change Guidance Note.
- European Community (2001) Strategic Environmental Assessment and Integration of the Environment into Strategic Decision Making.
- Office of the Deputy Prime Minister (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities.
- Office of the Deputy Prime Minister (2005) A Practical Guide to the Strategic Environmental Assessment Directive.
- RSPB (2007) Strategic Environmental Assessment – Learning From Practice.

### **4.4 Strategic Environmental Assessment Directive Compliance**

This Sustainability Appraisal Report incorporates the requirements for an Environmental Report as set out in the SEA Directive (Annex I). Table 2 summarises the requirements of the SEA Directive, identifies how the requirements have been met and where these are located in the Sustainability Appraisal Report.

**Table 2 Strategic Environmental Assessment Directive Compliance**

<b>Requirement of SEA Directive</b>	<b>Where covered in the SA of the Town Centres AAP</b>
a) An outline of the contents and main policies of the Plan	Section 3 of this SA Report. SA Scoping Report (WYG, 2005)
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	SA Scoping Report (WYG, 2005) Section 5 of this SA Report
c) The environmental characteristics of areas likely to be significantly affected	SA Scoping Report (WYG, 2005) Section 5 of this SA Report.
d) The environmental problems which are relevant to the plan including, in particular those relating to any areas of a particular environmental importance	SA Scoping Report (WYG, 2005) Section 5 of this SA Report
e) Any existing environmental protection objectives which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	SA Scoping Report (WYG, 2005) Section 7 of this SA Report. Previous SA of Town Centres AAP
f) The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Section 7 and Appendix C of this SA Report.
g) 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	Section 7 and Appendix C of this SA Report.
h) An outline for the reasons for selecting the alternatives dealt with...and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	Section 7 of this SA Report. Previous SA of Town Centres AAP.
i) A description of the measures envisaged concerning monitoring in accordance with Article 10 of the SEA Directive	Section 8 and Appendix D of this SA Report.
j) A non-technical summary of the information provided under the above headings	Section 1 of this SA Report.

#### **4.5 Sustainability Appraisal Stages**

The Sustainability Appraisal process adopted by White Young Green for both the Oadby and Wigston Town Centres Area Action Plan has been developed following current guidance produced by the Office of the Deputy Prime Minister (2005). It involves the following steps:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- Consulting on the scope of the Sustainability Appraisal through distribution of a questionnaire and a consultation forum.
- Identifying other plans and programmes of relevance to the Town Centres Area Action Plan.
- Collating baseline data and identifying gaps in the current baseline.
- Identifying baseline conditions and key sustainability issues on the basis of the baseline data collated.
- Developing Sustainability Appraisal objectives.
- Consulting on the scope of the Sustainability Appraisal through publication of a Scoping Report.

#### Stage B: Developing and refining options and assessing effects

- Testing the Town Centres Area Action Plan objectives against the Sustainability Appraisal objectives.
- Developing and appraising the Town Centres Area Action Plan options.
- Predicting and evaluating the likely effects of the Town Centres Area Action Plan.
- Developing recommendations to mitigate any adverse effects and to maximise beneficial effects.
- Developing recommendations for future monitoring requirements or indicators.

#### Stage C: Preparing the Sustainability Appraisal Report

#### Stage D: Consulting on the Town Centres Area Action Plan and the Sustainability Appraisal Report

- Public participation on the Town Centres Area Action Plan and the Sustainability Appraisal Report.
- Appraising any significant changes to the Town Centres Area Action Plan.
- Providing information on how the Sustainability Appraisal and consultation responses were taken into account in preparing the Town Centres Area Action Plan.

#### Stage E: Monitoring implementation of the Town Centres Area Action Plan

- Monitoring significant effects of the Town Centres Area Action Plan once adopted.
- Responding to any adverse effects arising from the Town Centres Area Action Plan following adoption.

## 4.6 Stage A: Scoping Stage

### 4.6.1 Links with Sustainability Appraisal Scoping Report

Stage A of the Sustainability Appraisal (scoping stage) has already been undertaken for the overall Oadby and Wigston Local Development Framework (including the Town Centre Area Action Plans) and a Sustainability Appraisal Scoping Report was produced in June 2005. The Sustainability Appraisal Scoping Report detail the outcomes of the scoping stage including the development of the Sustainability Appraisal framework to be used in appraising all Development Plan Documents and Supplementary Planning Documents produced under the Oadby and Wigston Local Development Framework.

### 4.6.2 Links to Relevant Plans and Programmes

During the scoping stage a number of existing plans were identified and reviewed in order to determine any links with the Oadby and Wigston Local Development Framework

process. The Sustainability Appraisal Scoping Report provides details including a list of the plans and programmes reviewed by White Young Green following discussions with the Borough Council.

It is a requirement of the Strategic Environmental Assessment Directive that an analysis of the Local Development Frameworks ‘...relationship with other relevant plans and programmes...’ (Annex 1a of the Strategic Environmental Assessment Directive) and of ‘...the environmental protection objectives...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...’ (Annex 1e of the Strategic Environmental Assessment Directive) is undertaken.

Key aims and objectives (including environmental and sustainability objectives) of each plan were identified and then the implications of the plan for the Oadby and Wigston Local Development Framework identified. In addition to determining links with the Oadby and Wigston Local Development Framework the review process provided baseline information. It also helped to identify key sustainability issues and informed the development of the Sustainability Appraisal objectives.

The review of plans and programmes is provided in the Sustainability Appraisal Scoping Report (2005).

#### 4.6.3 Baseline and Key Issues

During the scoping stage baseline data were collated and reviewed in order to establish the baseline conditions and to help identify key sustainability issues. The baseline conditions provide the basis against which significant effects of the Local Development Framework can be predicted and assessed. Detailed baseline data were presented in the Sustainability Appraisal Scoping Report. Section 5 of this Sustainability Appraisal Report includes a summary of the baseline and key sustainability issues in Oadby and Wigston Borough, which has been updated to reflect the current situation. It also incorporates any changes following comments raised during consultation on the Sustainability Appraisal Scoping Report.

#### 4.6.4 Sustainability Appraisal Objectives

At the end of the scoping stage, Sustainability Appraisal objectives were developed. These Sustainability Appraisal objectives provide a basis against which to appraise all the Development Plan Documents and Supplementary Planning Documents which will make up the Oadby and Wigston Local Development Framework including the Core Strategy.

The Sustainability Appraisal objectives integrate social, economic and environmental considerations. The Oadby and Wigston Local Development Framework should aim to fulfil the Sustainability Appraisal objectives as this will allow it to be consistent with environmental regulations and high level sustainable development policies. However there may be some objectives on which the Oadby and Wigston Local Development Framework will have a limited impact or which are in conflict with one another.

The East Midlands Integrated Regional Framework (IRF) produced by the Government Office for the East Midlands (GOEM) sets out how sustainable development should be achieved in the East Midlands. It sets out 18 objectives covering social, economic and environmental issues. The Integrated Regional Framework objectives were used as a starting point for the development of Oadby and Wigston Borough Council's specific objectives. Consultees were asked for feedback on the relevance of the Integrated Regional Framework objectives to the Oadby and Wigston Local Development Framework and for suggestions as to any further objectives which should be included.

The resulting comments and the review of plans and programmes were used to inform the development of Oadby and Wigston Borough specific objectives. Further information on the origin of the objectives is presented in the Sustainability Appraisal Scoping Report.

The Sustainability Appraisal objectives used to appraise the Publication Draft Proposed Submission Town Centres Area Action Plan are listed in Table 3. These objectives have been slightly amended following consultee comments on the Sustainability Appraisal Scoping Report.

**Table 3 Oadby and Wigston Sustainability Appraisal Objectives**

<b>Sustainability Appraisal Objective</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	✓	✓	✓
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		✓	
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.		✓	
4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.		✓	
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.		✓	✓
6. To promote racial harmony and create cohesive communities.		✓	✓
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity Action Plan targets.			✓
8. To preserve and enhance the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and other cultural assets.		✓	✓
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.		✓	✓
10. To manage prudently water resources, improve water quality and protect the floodplain.		✓	✓
11. To improve air quality particularly through reducing transport related pollutants.		✓	✓

<b>Sustainability Appraisal Objective</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>
12. To manage prudently mineral resources and avoid / reduce pollution of land.	✓		✓
13. To minimise energy use and develop renewable energy resources.	✓		✓
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	✓	✓	
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		✓	
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	✓	✓	✓
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	✓	✓	✓
18. To optimise the use of previously developed land, buildings and existing infrastructure.	✓		✓
19. To promote and ensure high standards of sustainable design and construction.	✓		
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	✓		✓
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.		✓	✓
22. To encourage and develop the use of public transport, cycling and walking.		✓	

#### **4.7 Stage B: Developing and Refining Options and Assessing Effects**

Stage B of the Sustainability Appraisal process involves broad appraisal of the strategic options and then appraisal in more detail of the effects of the Preferred Options when these have been selected. The Office of Deputy Prime Minister (2005) guidance recognises that elements of Stage B may need to be carried out more than once in the

Development Plan Document development. Stage B of the Sustainability Appraisal of the Oadby and Wigston Town Centres Area Action Plan has been undertaken through a number of sub-stages; which are as follows.

Taylor Young, in conjunction with BE Group and Faber Maunsell produced a Baseline Report in April 2007, presenting the first of a series of stages in the production of two documents; the Wigston Town Centre Area Action Plan and the Oadby Town Centre Area Action Plan. The Baseline Reports informed the development of the options set out in the Issues and Options Reports produced by Taylor Young, in conjunction with Oadby and Wigston Borough Council in June 2007. The Preferred Options Reports followed the Issues and Options Reports in November 2007 and put forward the preferred approach for the Area Action Plan.

Following the consultation of those documents, two Preferred Options Addendum Reports were produced by Taylor Young (November 2008) which reviewed both the Wigston and Oadby Area Action Plans in light of the comments received by the stakeholders during the Preferred Options consultation and taking into account the sustainability issues highlighted in the Sustainability Appraisal Reports.

The Borough Council has subsequently decided to combine the two Area Action Plans into one document and therefore the Publication Draft Proposed Submission Town Centres Area Action Plan for Wigston and Oadby sets out the best approach for each town.

At each stage in development of the Town Centres Area Action Plan, White Young Green appraised the potential options / policies contained using the Sustainability Appraisal framework. The likely social, economic and environmental effects of each potential option were determined. During this process, recommendations were suggested to improve their sustainability.

#### **4.8 Stage C: Production of Sustainability Appraisal Report**

The Sustainability Appraisal Reports produced in November 2007 and November 2008, which accompanied the November 2007 Town Centre Area Action Plans for both Oadby and Wigston, as well as the Addendum Reports in November 2008 represented Stage C of the Sustainability Appraisal process for the Town Centres Area Action Plan.

#### **4.9 Stage D: Consulting on the Draft Development Plan Document and the Sustainability Report**

The Town Centres Area Action Plan and the accompanying Sustainability Appraisal Report will be issued for public consultation over a six week period from Friday 28th October 2011 and run until Friday 9th December 2011.

#### **4.10 Consultation**

##### **4.10.1 Consultation Questionnaire**

The following statutory and non-statutory consultees were contacted during March 2005, as part of the initial round of consultation for the overall Oadby and Wigston Local Development Framework Sustainability Appraisal, in conjunction with Hinckley and Bosworth Borough Council and Blaby District Council:

- Environment Agency
- English Nature
- Countryside Agency
- English Heritage

- University of Leicester
- South Leicestershire Primary Care Trust
- Leicestershire Constabulary
- Leicestershire Chamber of Commerce & Industry
- British Waterways
- Leicestershire Economic Partnership
- Government Office for the East Midlands
- Sport England East Midlands Region
- East Midlands Regional Assembly
- Transport 2000
- East Midlands Development Agency
- DEFRA Rural Development Service
- Forestry Commission
- Highways Agency
- Leicestershire & Rutland Wildlife Trust
- East Midlands Community Renewables Initiative
- Severn Trent Water
- National Farmers Union
- Leicestershire County Council
- RSPB Central England
- National Playing Fields Association
- Arriva Midlands
- Network Rail
- Leicestershire Development Agency
- Leicestershire Rural Transport Partnership
- First Buses
- Leicestershire Rural Partnership
- Brocks Hill Environment Centre
- Oadby Civic Society
- Wigston Civic Society

Consultees were issued with a letter outlining the background to the Oadby and Wigston Local Development Framework and asked to complete a consultation questionnaire. The purpose of the consultation questionnaire was to:

- Determine what interest consultees had in the Oadby and Wigston area.
- Identify social, economic and environmental issues that may need to be considered during the Sustainability Appraisal process.
- Identify baseline information which consultees held in relation to the Oadby and Wigston area.
- Identify any development studies or strategies produced by consultees that needed to be reviewed as part of the Sustainability Appraisal process.

This consultation also provided an opportunity to get feedback and suggestions from consultees on the objectives to be used in the Sustainability Appraisal process. Details of questionnaire consultation responses are provided in the Sustainability Appraisal Scoping Report.

#### 4.10.2 Consultation Forum

Consultees who expressed an interest in being involved in further rounds of consultation were invited to attend a consultation forum. The consultation forum was hosted jointly by Oadby and Wigston Borough Council, Blaby District Council and Hinckley and Bosworth Borough Council. It was held in Oadby on the 22 April 2005 at the Brocks Hill Environment Centre.

The following consultees attended:

- Environment Agency
- Highways Agency
- University of Leicester
- Transport 2000
- Leicestershire Constabulary
- Leicestershire County Council: Planning
- Leicestershire County Council: Education
- Leicestershire County Council: Historic and Natural Environment
- Blaby District Council: Housing
- Blaby District Council: Community Development
- Hinckley and Bosworth Borough Council: Environment
- Hinckley and Bosworth Borough Council: Environmental Health
- Hinckley and Bosworth Council: Energy Conservation
- Hinckley and Bosworth Council: Housing
- Oadby and Wigston Borough Council: Environmental Health
- Oadby and Wigston Borough Council: Community Development
- Oadby and Wigston Borough Council: Development Control

#### 4.10.3 Scoping Report Consultation

A Sustainability Appraisal Scoping Report for the overall Oadby and Wigston Local Development Framework (including the Town Centres Area Action Plan) was produced in June 2005. This report documented the findings of the first stage of the Sustainability Appraisal process referred to in the Office of the Deputy Prime Ministers guidance as Stage A. The Sustainability Appraisal Scoping Report was sent out to the statutory consultees (i.e. Environment Agency, Countryside Agency, English Heritage and English Nature) and other consultees who expressed an interest (on the initial questionnaire) in being involved in further rounds of consultation. The Sustainability Appraisal Scoping Report was also published on the Oadby and Wigston Borough Council website ([www.oadby-wigston.gov.uk](http://www.oadby-wigston.gov.uk)).

#### 4.10.4 Town Centres Area Action Plan Sustainability Appraisal Consultation

At each stage of the Town Centres Area Action Plans development, consultation was undertaken regarding the Sustainability Appraisal. This involved:

- Issue of the Sustainability Appraisal of the Options to statutory consultees in June 2007
- Issue of the Preferred Options Sustainability Appraisal Reports to statutory and other consultees in November 2007
- Issue of the Further Consultation Addendum Report Sustainability Appraisal Report to statutory and other consultees in November 2008.

## 5.0 Baseline and Key Issues to the Borough

### 5.1 Introduction

The SEA Directive requires the ‘...current state of the environment...’ (annex 1b of the SEA Directive) and the ‘...environmental characteristics of areas likely to be significantly affected...’ (annex 1c of the SEA Directive) to be identified. This chapter provides a broad overview of the social, economic and environmental features of Oadby and Wigston Borough. The defined study area includes Oadby and Wigston Borough and parts of adjacent authorities which have environmental and socio-economic links with Oadby and Wigston Borough Council.

The baseline data was first presented in the Scoping Report (2005). This has now been updated to reflect the current situation (2011) and to take into account consultation responses.

The following social, economic and environmental parameters have been considered:

- Economy and Employment.
- Population and Quality of Life.
- Tourism and Recreation.
- Traffic and Transport.
- Geology and Land.
- Waste Management.
- Water Environment.
- Biodiversity and Nature Conservation.
- Landscape and Visual Amenity.
- Cultural Heritage and Archaeology.
- Noise.
- Air Quality.
- Climate Change.

Key issues have been identified at the end of each section.

### 5.2 Socio-Economic Baseline

#### 5.2.1 Introduction

This section outlines the socio-economic situation in Oadby and Wigston Borough.

The baseline has been established with reference to:

- State of Oadby and Wigston Report (2008)
- National Statistics website ([www.statistics.gov.uk](http://www.statistics.gov.uk))
- NOMIS - Official Labour Statistics ([www.nomisweb.co.uk](http://www.nomisweb.co.uk))
- Oadby and Wigston Corporate Plan
- Oadby and Wigston Faith Community Profile and Places of Worship Needs Assessment 2008
- Audit Commission Best Value Indicators ([www.audit-commission.gov.uk](http://www.audit-commission.gov.uk))
- South Leicestershire Primary Care Trust (SLPCT) Annual Report 2004-2005
- Oadby and Wigston Crime Reduction Partnership Strategy 2008-2011
- Oadby and Wigston Sports and Leisure Strategy 2002-2007
- Oadby and Wigston Core Strategy (2010)
- Oadby and Wigston Saved Local Plan (2010)
- Oadby and Wigston Open Space, Sport & Recreation Facilities Study 2009

- Oadby and Wigston Local Agenda 21 Strategy
- Oadby and Wigston Sustainable Community Strategy
- Leicestershire Local Transport Plan 3 (2011-2026)
- Third Local Transport Plan for Leicester (2011-2026)
- Leicestershire County Council Website ([www.leics.gov.uk](http://www.leics.gov.uk))
- EcoSchools website ([www.eco-schools.org.uk](http://www.eco-schools.org.uk))
- Annual Monitoring Report 2009-2010 ([www.oadby-wigston.gov.uk](http://www.oadby-wigston.gov.uk))

### 5.2.2 Economy and Employment

The State of Oadby and Wigston Report (2008) identifies that the Borough has a small economy relative to rest of the country, scoring 28.66 on its economic scale 'score' (when Great Britain = 100) measured by a combination of its share of national Gross Value Added (GVA) and employment. Productivity (measured by a combination of average weekly earnings and Gross Value Added per head) in Oadby and Wigston Borough is also below the average for Leicestershire, the East Midlands and Great Britain. Oadby and Wigston experienced a very low rate of economic growth between 1998 and 2006, ranking 394 out of 408 areas in Great Britain on its overall economic change score.

The local economy is largely dependant on traditional manufacturing jobs with less opportunities being available for employment in the high-technology industries and other new sectors. The Oadby and Wigston Corporate Plan identifies the need to diversify the economy away from traditional manufacturing industries. Oadby and Wigston Borough is largely urban in nature and therefore only a small percentage of the population work in agriculture.

The employment rate in Oadby and Wigston stood at 80 per cent in April-June 2007 (The State of Oadby and Wigston Report, 2008) above the national and regional averages and well over the European Union Lisbon Strategy target of 70 per cent. Oadby and Wigston also has below-average unemployment figures, relative to national levels.

### 5.2.3 Population and Quality of Life

Population growth is high in Oadby and Wigston Borough compared to the national rate. However, it is similar to the average for Leicestershire. Most of the population of Oadby and Wigston Borough live in the settlements of Oadby, Wigston and South Wigston. According to the State of Oadby and Wigston Report (2008) 17.5% of the population of Oadby and Wigston Borough are from ethnic minorities (non-white), compared to 11.3 per cent in England as a whole, and the majority of these people are of Asian or British Asian origin. The percentage of ethnic minorities is well above the Leicestershire County average of 7.3% and the East Midlands figure of 8.7% (Oadby & Wigston Community Profile, 2005).

In the 2001 census 64.8% of people in the Borough identified themselves as Christian, and the largest non-Christian religious groups were Hindu (6.0%), Sikh (4.2%) and Muslim (2.8%). In July 2008, Oadby and Wigston Borough Council commissioned a Faith Community Profile and Places of Worship Needs Assessment, which identified that Census figures are thought to be very out of date and under-represent numbers of people within some faith communities (notably Sikhs, Muslims and Hindus) by a significant amount.

Communities and Local Government produce the Indices of Deprivation to identify areas of social and economic deprivation in England. The Index of Multiple Deprivation incorporates various measures of deprivation including income, employment, health, education, barriers to housing, living environment and crime. The Indices are produced at local authority and Super Output Area levels. The lower the rank / percentile the more deprived the area is.

Oadby and Wigston Borough is ranked as 293 out of 354 local authorities nationally in the Indices of Multiple Deprivation 2007, (Rank of Average Score). This indicates that the Borough as a whole is significantly less deprived in comparison to the majority of other Districts / Boroughs in England. However, there are some pockets of deprivation in the Borough. The Index of Deprivation is based on the small area geography known as Lower Super Output Areas (LSOAs). LSOAs have between 1000 and 3000 people living in them with an average population of 1500 people. In most cases, these are smaller than wards, thus allowing the identification of small pockets of deprivation. The Lower Super Output Areas with the highest levels of deprivation are mainly concentrated in the south west of the Borough (i.e. around Wigston and South Wigston).

None of the council owned housing in Oadby and Wigston Borough has been classified as non decent.

Health in Oadby and Wigston Borough is good compared with the rest of England. In 2006/07, 6.9% of the population considered their health to be Not Good compared to 8.8% for England as a whole. In addition life expectancy is higher than the national average for both males and females.

The South Leicestershire Primary Care Trust (SLPCT) is responsible for the primary health care in Oadby and Wigston Borough. The South Leicestershire Primary Care Trust Annual Report highlights the main health related issues in South Leicestershire. Smoking is the greatest single cause of preventable death and illness in South Leicestershire. Other key areas for improvement include: a reduction in coronary heart disease and diabetes; increasing physical activity, healthy eating and preventing obesity; reducing teenage pregnancy; improving sexual health; reducing excess winter deaths in older people; improving access to services; and improved child protection.

Another important issue is inequalities in health which are often linked to levels of deprivation. In addition there are some health problems which affect people of ethnic minorities disproportionately, for example, there is a 40% higher death rate from heart disease in the South Asian community.

Leicestershire County Council is the Local Education Authority for Oadby and Wigston Borough. Attainment at GCSE level and at Key Stages 2, 3 and 4 of the National Curriculum in Leicestershire is well above the national average. There are 2 (out of 23) schools in Oadby and Wigston Borough that have achieved the EcoSchools award run by the Foundation for Environmental Education. The aim of this scheme is to provide recognition for schools that actively encourage children to take responsibility for the future of their own environment.

The State of Oadby and Wigston Report (2008) identifies that the skills and qualifications profile of the Borough is relatively strong and the share of residents with 'high skills' (NVQ4 or above) is very high relative to regional and national levels. Baseline data shows that the level of crimes in Oadby and Wigston Borough is low compared to the national averages. The Oadby and Wigston Crime Reduction Partnership Strategy identifies priorities for the Borough based on crime trends and consultation evidence. Youth issues were identified as a priority due to high levels of anti-social behaviour in youths and a lack of facilities for young people. The other priority identified was road safety due to concerns over speeding vehicles and poor driver behaviour in general.

#### 5.2.4 Tourism and Recreation

The urban areas of Oadby and Wigston Borough have a limited ability to attract overnight tourists. However the countryside areas do have potential to attract day visitors to take

advantage of the recreational assets. Recreation facilities of particular importance in terms of tourism include Brocks Hill County Park and Environment Centre, the Botanic Gardens, Parkland Leisure Centre, Leicester Racecourse and the Framework Knitters Cottages.

Oadby and Wigston Borough has a wide resource of leisure and recreation activities to serve the local community. These include two swimming pools, parks, allotments, playing fields and informal open space. Other recreation facilities include Brocks Hill County Park, the Botanic Gardens, Parklands Leisure Centre and Leicester racecourse.

Open space and playing fields within the Borough provide informal and formal recreation for all ages. The Open Space, Sport & Recreation Facilities Study (2009) identified a particular need for additional provision of parks and recreation grounds, children and young people's play space and informal open space. In addition, it identified differences in access to open space and recreation in different areas within the Borough.

Access to the countryside is also important as it plays a major role in outdoor recreation activities. Oadby and Wigston Borough has a number of footpaths and bridleways which extend from the urban areas to the Grand Union Canal and outlying villages. The Grand Union Canal provides a significant recreational resource. It provides opportunities for walking, cycling, fishing and the tow path forms the longest stretch of Public Right of Way in the Borough.

#### 5.2.5 Traffic and Transport

Oadby and Wigston Borough is crossed by the A6 which runs from London to Leicester and the A5199 road from Northampton to Leicester. The B582 is an orbital route which links Oadby, Wigston and South Wigston. In addition the A563 Southern District Distributor Road, to the north of the Borough, enables access to the M1 and M69 motorways.

Car ownership in Oadby and Wigston Borough is relatively high compared to the averages for England and the East Midlands, but is below average for Leicestershire. The proportion of people driving to work shows a similar pattern. Oadby and Wigston Borough Council have identified that there is considerable potential for changing the mode of transport used in the urban areas where public transport / walking are viable alternatives to private car use.

The main form of public transport in Oadby and Wigston Borough is the bus. There are a number of bus routes which connect the three settlements with Leicester city centre. There is a railway station at South Wigston on the Birmingham to Leicester line which allows a five minute journey to Leicester Station and also connects to Nottingham and Coventry city centres. However, this service is very infrequent with trains to Leicester running every two hours during the daytime. The Midland Mainline from Sheffield to London runs through the Borough but the nearest station on this line is Leicester Station.

The Oadby and Wigston Local Agenda 21 Strategy highlights the need to improve access to public transport, in particular for people with disabilities, parents, people of social and cultural minority groups and for people on a lower income. An issue raised in the consultation questionnaire responses was that there is an absence of evening and Sunday bus services between Oadby, Wigston and South Wigston.

There are three main cycle routes in Oadby and Wigston Borough; a dedicated cycle route along Manor Road connecting Leicester University with the student halls of residence in Oadby; a cycle track along the line of the A6 road (this is still being developed) and a cycle route in Wigston, connecting the town centre with the Knighton Park cycle track, eventually leading into Leicester city centre.

The Leicestershire Local Transport Plan sets out plans to increase the proportion of travel undertaken by foot and bicycle. Proposals include an integrated network of cycle routes, pedestrian priority and clear zones, improved pedestrian and cycle facilities, interchanges with the public transport system and a road safety plan to address the issues of road safety which affect pedestrians and cyclists. The Central Leicestershire Local Transport Plan also sets out plans to encourage walking, cycling and public transport and where appropriate bring about a reduction in travel overall.

#### 5.2.6 Key Socio-Economic Sustainability Issues

The key sustainability issues relating to the socio-economic situation in Oadby and Wigston Borough are:

- High unemployment rate for all those over 16;
- Pockets of deprivation in some areas;
- The need to tackle health inequalities;
- The need to improve facilities for young people; and
- The need to tackle road safety issues.
- The need to address the shortfall in equipped children's play space.
- The need to reduce private car use;
- Poor bus services between Oadby, Wigston and South Wigston in the evenings and on Sundays;
- The need to improve access to public transport;
- The need to increase the proportion of journeys made by foot and bicycle;
- Congestion on major routes at peak times; and
- Tourism related traffic and transport issues.

### 5.3 Environmental Baseline

#### 5.3.1 Introduction

This section outlines the environmental situation in Oadby and Wigston Borough. The baseline has been established with reference to:

- Natural England
- Oadby and Wigston Core Strategy (2010)
- Oadby and Wigston Local Plan 1999 (2010)
- Oadby and Wigston Contaminated Land Strategy
- Environment Agency website ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk))
- Oadby and Wigston Biodiversity Action Plan
- Leicester, Leicestershire and Rutland Biodiversity Action Plan
- Oadby and Wigston Phase 1 Habitat Survey and Biodiversity Audit
- Oadby and Wigston Landscape Character Assessment
- Oadby and Wigston Green Wedge Management Plan
- English Heritage ([www.english-heritage.org.uk](http://www.english-heritage.org.uk))
- Oadby and Wigston Conservation Area Supplementary Planning Document 2008
- Sites and Monuments Record held by Leicestershire County Council
- Oadby and Wigston Air Quality Strategy
- Oadby and Wigston Air Quality Stage 4 Review and Assessment
- Oadby and Wigston Borough website ([www.oadby-wigston.gov.uk](http://www.oadby-wigston.gov.uk))
- Strategic Flood Risk Assessment for Hinckley and Bosworth Borough Council, Blaby District Council and Oadby and Wigston Borough Council (2007)
- Renewable Energy Opportunities for Blaby, Harborough, Hinckley and Bosworth, Melton, North West Leicestershire, Oadby and Wigston and Rutland (2008)

### 5.3.2 Geology and Land

The geology of much of the western half of Leicestershire is dominated by the red mudstones of the Triassic aged Mercia Mudstone Group. The outcrop of these rocks gives rise to a moderately undulating landscape characterised by mixed pasture and arable agricultural that has developed on the neutral clay soils.

One site in Oadby and Wigston Borough has been identified as a Regionally Important Geological Site (RIGS) as it is considered important for geological interest and therefore worthy of protection. This site is at Kilby Bridge Pit, a former limestone quarry which is flooded at the bottom.

There is approximately 36ha of derelict land in Oadby and Wigston Borough with sites being of varying size. Some of these derelict sites are of important biodiversity value. This biodiversity value should be considered in any plans to redevelop these sites.

There are a number of contaminated and unstable sites in Oadby and Wigston Borough. Oadby and Wigston Local Plan (1999) identifies a site in South Wigston which is known to be generating methane to a significant extent.

### 5.3.3 Waste Management

Baseline data indicates that Oadby and Wigston Borough achieved a recycling rate of 43% in 2007/08 which is relatively high compared with the regional and national figures. This exceeded the waste recycling Best Value Performance Indicator target of 30%.

The Leicestershire Waste Management Strategy has been produced to enable local authorities in the county to work together to achieve common goals. It provides a framework under which new collection, treatment and disposal infrastructure can be developed. Future aims include: new and enhanced kerbside collections for recyclable materials including the collection of green waste; increased separation of waste particularly green waste for composting; new treatment and processing capacity for waste collected; and an education and awareness campaign.

### 5.3.4 Water Environment

The River Sence is the main river in Oadby and Wigston Borough. It flows from east to west through the south of the Borough. The Grand Union Canal is located slightly north of the River Sence and generally follows a similar path. All stretches of Environment Agency Main Rivers in the Borough are currently meeting their River Quality Targets.

There are no major aquifers in the Borough. There are some areas which are underlain by a minor aquifer. Although not producing large quantities of water for abstraction minor aquifers are important for local supplies and in supplying base flow to rivers. In most areas the minor aquifer is classified as being of high vulnerability with small sections of intermediate vulnerability.

According to the Environment Agency website there are no Groundwater Source Protection Zones in Oadby and Wigston Borough.

Severn Trent Water provides water supplies in the Borough. The Water Resources Strategy for the East Midlands indicates that in some areas of the Borough there are no additional surface water resources available for extraction in summer.

A Strategic Flood Risk Assessment (SFRA) covering Oadby and Wigston Borough was undertaken in November 2007. This indicates areas at risk of flooding in the Borough.

There are two main areas at risk of flooding in the Borough; these are situated around Wash Brook to the south of Oadby, and the River Sence to the southeast of South Wigston. The brooks which feed into the River Sence are liable to flooding after severe rainfall. The floodplains (washlands) along the River Sence were identified in the Oadby and Wigston Local Plan which also highlights the need to protect it from development.

The Strategic Flood Risk Assessment identifies the need for surface water control measures to be used to reduce downstream flood risk, particularly in the upper reaches of river catchments, for example along the upper reaches of Wash Brook in the Borough.

Climate change is one of the greatest global environmental threats. There is potential that climate change will have significant impacts upon Oadby and Wigston Borough (as with the rest of the globe) particularly through changes to weather patterns and a potential increase in flood risk.

### 5.3.5 Biodiversity and Nature Conservation

There is one Site of Special Scientific Interest (SSSI) in Oadby and Wigston Borough; the Kilby Foxton canal (part of the Grand Union Canal) which is split into 15 units. All but one of the units of this Site of Special Scientific Interest is in an unfavourable declining condition, due to the lack of long term management plan to allow a planned dredging programme as well as a large number of boats passing through which are causing damage. The condition of the Site of Special Scientific Interest is continuing to decline and thus protection and restoration of this site is a key issue.

There is also one Local Nature Reserve (LNR) in the Borough; Lucas Marsh. In addition to the Site of Special Scientific Interest and the Local Nature Reserve a number of Sites of Importance to Nature Conservation (SINC) have been designated by Oadby and Wigston Borough Council.

The Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) identifies local and national priority species and habitats. It also sets targets for their conservation and outlines mechanisms for achieving these. The Oadby and Wigston Biodiversity Action Plan identifies the contribution which Oadby and Wigston Borough can make to the achievement of the Leicestershire Biodiversity Action Plan objectives. It argues that, as the countryside in Oadby and Wigston Borough is relatively small, and largely made up of intensive agriculture, the remaining wildlife habitats are of particular importance. It identifies the following broad habitat types in the Borough:

- Urban habitats
- Farmland habitats
- Woodland and scrub habitats
- Wetland habitats.

A Phase 1 Habitat Survey and Biodiversity Audit was carried out for the Borough in 2005. This identified the following main habitats and species within the Borough:  
Habitats:

- Veteran trees;
- Trees of special interest (potential bat roosts);
- Hedgerows
- Woodland
- Ponds
- Wildlife Sites
- Site of Special Scientific Interest
- Nature Reserves

- Gardens
- Grand Union Canal
- River Sence
- Washbrook

Species:

- Otters
- Water voles
- Farmland birds
- Bats
- Great crested newts
- Marbles white butterfly
- Brown hares

### 5.3.6 Landscape and Visual Amenity

The landscape of Oadby and Wigston Borough is diverse and includes the townscapes of Oadby, Wigston and South Wigston and the countryside areas on the rural-urban fringe. The urban fringe is generally well-integrated into the rural landscape and hedgerows, trees and subtle changes in the landform help to limit views of the town from the countryside.

The Oadby and Wigston Landscape Character Assessment (OWLCA) describes the Borough as "...a transition zone between the more distinct plateau and steep sided valley landscapes to the north and east, and the more open, rolling landscapes to the south and west." The landscape is also influenced by the River Sence valley to the south and the valley of the Upper Soar to the west. The townscape of Oadby is predominantly suburban residential and the Oadby and Wigston Landscape Character Assessment states that overall it does not have a high level of local distinctiveness. Wigston is also predominantly residential but has areas distinguished by employment and educational use. The southern part of Wigston town centre retains its historical character and is one of the highest quality urban areas in the Borough. South Wigston is a relatively young settlement, characterised by a mix of uses, and its urban character is considered unremarkable.

English Heritage (2005) reported that nearly half of all parkland in the East Midlands recorded in 1918 had been lost by 1995 as a result of agricultural development, conversion to golf courses and other changes. Oadby and Wigston Borough is one of the areas that suffered the heaviest losses (96%).

The towns and villages of Oadby and Wigston Borough also have historic landscapes which should be preserved. Leicestershire County Council will be undertaking a Historic Landscape Characterisation of the county. This study will complement existing Landscape Character Assessments by considering landscape components that are "natural" but nevertheless the product of centuries of human action, such as, hedgerows, woodland, ponds and modified watercourses.

The Oadby and Wigston Local Plan identifies an Area of Local Landscape Value, around the River Sence, to the south west of the Borough. It also identifies an area of Historic Landscape at Stoughton Farm Park.

The Green Wedges within Oadby and Wigston Borough create a significant area of open space in the Borough and prevent the settlements of Oadby, Wigston and South Wigston from coalescing. They are important not only in terms of landscape but also for recreation and nature conservation. There are two Green Wedges in the Borough: the

Thurnby, Leicester and Oadby Green Wedge; and the Oadby and Wigston Green Wedge.

The Oadby and Wigston Local Plan also identifies other significant areas of open space within the urban area which should be protected. The Countryside Agency (which has now merged with English Nature to form Natural England) has highlighted the importance of establishing a Green Infrastructure: a network of multi-functional greenspace that will contribute to a high quality natural and built environment.

Natural England has set an aspirational target for Local Planning Authorities of at least one hectares of Local Nature Reserve per 1000 population. In addition Natural England recommends that:

- No person should live more than 300m from an area of natural greenspace of at least 2 hectares;
- There should be at least one 20 hectare site of accessible natural greenspace within 2km of all homes;
- There should be at least one 100 hectare site within 5km of all homes; and
- There should be at least one 500 hectare site within 10km of all homes.

### 5.3.7 Cultural Heritage and Archaeology

There are a number of archaeological sites of interest in the Borough which form an important part of its heritage. 85 of these are listed on the Sites and Monuments Record held by Leicestershire County Council. There is potential for archaeological sites and areas of cultural heritage to exist that are currently unknown and so are not specifically designated.

There are currently no Scheduled Monuments in the Borough although this situation is currently being reviewed.

There are 38 Listed Buildings in the Borough which have special architectural or historic value. Many of these are located within Conservation Areas. Oadby and Wigston Borough Council has designated nine Conservation Areas in the Borough, as follows:

- All Saints Conservation Area
- London Road and Saint Peters Conservation Area
- Midland Cottages Conservation Area
- North Memorial Homes and Framework Knitters Cottages Conservation Area
- Oadby Court
- Oadby Hill Top and Meadowcourt Conservation Area
- Spa Lane Conservation Area
- South Wigston Conservation Area
- The Lanes Conservation Area

The purpose of these is to preserve and enhance the character and appearance of areas with heritage interest. Conservation Area Appraisals have been produced and adopted for all nine Conservation Areas designated by the Council and there is also a Conservation Areas Supplementary Planning Document 92008). The Grand Union Canal Conservation Area, designated by Leicestershire County Council also falls partially within the Borough.

According to the Heritage at Risk Register 2008, no monuments/buildings are currently at risk in the Oadby and Wigston Borough.

### 5.3.8 Noise

Background noise levels vary considerably within the Borough. However, high background noise levels are principally associated with road corridors. Noise levels to the south of the Borough are generally lower than in the north due to its rural nature.

### 5.3.9 Air Quality

The most recent Air Quality Updating and Screening Assessment (2009) identified that there are no likely exceedences of the air quality objectives for carbon monoxide, benzene, 1, 3-butadiene, lead, sulphur dioxide and PM10.

Previous air quality review and assessments resulted in the declaration of four Air Quality Management Areas (AQMA) in Oadby and Wigston Borough. These were all declared in 2001 due to predicted exceedences (due to road traffic) in the levels of Nitrogen Dioxide (NO<sub>2</sub>) against the National Air Quality Strategy Objectives. The locations of the Air Quality Management Areas were as follows:

- Saffron Road, Wigston
- Moat Street to Bull Head Street, Wigston
- Aylestone Land, Wigston
- A6 Leicester / Harborough Road, Oadby

As a result of the latest monitoring data and the applying of calculations of pollutant levels at building facades (rather than kerb-side concentrations), Oadby and Wigston Borough Council have identified that the objective figure of 40 µg/m<sup>3</sup> for NO<sub>2</sub> was met in all four Air Quality Management Areas for the years 2003, 2004 and 2005, and is likely to be met in subsequent years. As a result, all four Air Quality Management Areas have been revoked. However, it is still important to ensure that good air quality in the Borough is maintained.

### 5.3.10 Climate Change

Climate change is one of the greatest global environmental threats. It is likely that it will have significant impacts upon Oadby and Wigston Borough (as with the rest of the globe) particularly through increased rainfall intensity resulting in an increase in the number and severity of flood events.

According to a Renewable Energy Study (2008) commissioned by the Leicester and Rutland area to quantify the potential for renewable energy in the Leicestershire and Rutland area, Oadby and Wigston Borough has a very limited potential for renewable energy development, because of its relatively small area and its high population density.

The Oadby and Wigston Core Strategy highlights the need to reduce greenhouse gas emissions through improved energy efficiency and conservation. The Brocks Hill Environment Centre, owned by Oadby and Wigston Borough Council, is an example of a fully sustainable building. It is designed to be energy efficient and generates its own electricity through photovoltaic panels and a wind turbine.

### 5.3.11 Key Environmental Sustainability Issues

The key sustainability issues relating to the environmental situation in Oadby and Wigston Borough are:

- Future flooding risk associated with climate change;
- The need to improve the condition of the Kilby Foxton Canal SSSI;
- The need to protect key sites of geological interest;

- The need to reduce the amount of waste produced;
- No additional surface waters available for abstraction in summer;
- The need to protect and enhance both statutory and non statutory sites designated for nature conservation;
- The need to protect habitats and species listed in the Biodiversity Action Plans;
- The need to create new habitats;
- The need to protect and enhance the area of Green Wedges;
- The need to protect other areas of urban open space;
- The need to preserve and enhance sites of archaeological and cultural heritage interest and their settings;
- Noise pollution associated with the road corridors in the Borough;
- The need to maintain good air quality in the Borough;
- The need to reduce greenhouse gas emissions;
- Potential climate change related impacts upon Oadby and Wigston Borough.

#### **5.4 Summary of Key Issues**

The SEA Directive requires an analysis of “...*any existing environmental problems which are relevant to the plan...*” (Annex 1d of the SEA Directive).

Key sustainability issues that affect the Town Centres Area Action Plan area were identified through an analysis of the baseline conditions and through the review of plans and programmes. These key issues identified in the previous sections are summarised in Table 4.

Table 4 also shows whether the issue is social, economic, environmental or cross cutting (covers more than one category). It identifies the implications for the Town Centres Area Action Plan and the potential degree of influence that the document will have on the issue.

**Table 4 Key Sustainability Issues**

<b>Issue</b>	<b>Eco</b>	<b>Soc</b>	<b>Env</b>	<b>Implications for the AAP</b>	<b>Potential Influence of the AAP</b>
Low Economic Activity Rate in the Borough	✓			The AAP should seek to improve the attractiveness of the Borough to investors, for example through regeneration and the provision of quality office space for new businesses.	Minor to Moderate
Below average earnings for full time workers in the Borough	✓	✓		The AAP should look at ways to improve average earnings in the Borough, for example through the provision of learning centres and facilities which could help increase skills levels. The AAP should further seek to improve access to/provision of appropriate employment opportunities in Borough.	Minor
Over reliance upon traditional manufacturing jobs with few opportunities being available for employment in high technology industries and other new sectors	✓	✓		The AAP should seek to reduce the over reliance on traditional manufacturing, for example, through regeneration and the provision of quality office space for new business sectors. The AAP should ensure the effective and efficient use of employment land and seek to improve current employment land use.	Minor to Moderate
The need to improve diversification of the economic base	✓	✓		The AAP should look at ways of diversifying the economic base, for example through regeneration and the provision of quality office space for new business sectors. The AAP should ensure the effective and efficient use of employment land and seek to improve current employment land use.	Minor to Moderate
High unemployment rates in the Borough in comparison to the rest of the County, in particular for those aged 16 and over	✓	✓		The AAP should ensure the effective and efficient use of employment land and ensure employment sites are accessible to everyone. The AAP should further seek to improve access to/provision of education and learning facilities, which may help people acquire the necessary skills to find and remain in work.	Minor to Moderate

<b>Issue</b>	<b>Eco</b>	<b>Soc</b>	<b>Env</b>	<b>Implications for the AAP</b>	<b>Potential Influence of the AAP</b>
The lack of available land for industrial development, which limits job creation opportunities	✓	✓		No implications.	Minor
Ageing population of the Borough and the outward migration of young people from the area	✓	✓		The AAP needs to take the age of the population into account when planning the development. The AAP should also seek to address issues which may lead to the outward migration of young people, for example, through regeneration and the provision of education and employment opportunities.	Minor
The need to reduce crime and anti-social behaviour		✓		The AAP should look at ways of reducing crime and anti-social behaviour, for example by improving poorly lit areas. Secured by Design Principles should be adopted.	Minor
Poor general health of residents in St Peters Ward and Oadby and Wigston SOA 003D and SOA 003E in comparison to the Borough	✓	✓	✓	The AAP should consider its role in tackling health deprivation. For example through the provision of healthcare facilities, ensuring provision of open/green space in development and by improving access to services and facilities that could help improve the health and well being of local communities (i.e. healthcare and leisure/recreation facilities).	Minor
The need to improve education and skills attainment levels off both children and adults in the Borough		✓		The AAP should consider its role in tackling education and skills deprivation. For example, through the provision of accessible learning centres and facilities for both children and adults.	Minor

<b>Issue</b>	<b>Eco</b>	<b>Soc</b>	<b>Env</b>	<b>Implications for the AAP</b>	<b>Potential Influence of the AAP</b>
High house price to income ratio in the Borough compared to the rest of the County and Region	✓	✓		The AAP should consider its role in tackling the high house price to income ratio. For example, through provision of affordable housing that meets local needs.	Minor
The need for more affordable accommodation in the Borough		✓		The AAP should consider the need to build more houses and ensure these houses are affordable. Housing provision should meet the needs of local communities and contribute to creating balanced communities.	Minor to Moderate
Road traffic congestion and road safety issues on the main roads, especially during peak periods	✓	✓	✓	The AAP should ensure good linkages with the public transport network (e.g. provision of easily accessible bus stops). The AAP should also ensure good linkages with safe cycle and pedestrian routes and consider the need to enhance existing routes. These measures could help to reduce traffic congestion and encourage use of more sustainable modes of transport.	Minor to Moderate
Pedestrian/vehicle conflicts along The Parade as a result of the street being used as a through route for private and public transport	✓	✓	✓	The AAP should look at ways of addressing the pedestrian/vehicle conflict along The Parade and improve facilities for pedestrians, for example by ensuring there are good linkages with the public transport network and provision of safe cycle and pedestrian routes. Careful consideration should be given to the provision of car parking along and around The Parade.	Major
Opportunities to encourage walking, cycling and the use of public transport as alternatives to the private car	✓	✓	✓	The AAP should ensure good linkages with the public transport network. The AAP should also ensure good linkages with safe cycle and pedestrian routes and consider the need to enhance existing routes.	Moderate

<b>Issue</b>	<b>Eco</b>	<b>Soc</b>	<b>Env</b>	<b>Implications for the AAP</b>	<b>Potential Influence of the AAP</b>
The need to ensure adequate access to and provision of Public Open Space and natural green space		✓	✓	The AAP should ensure good linkages with Public Open Space and natural green space (i.e. linked footpaths, cycleways and public transport networks). The AAP should also consider provision of Public Open Space/natural green space as part of development.	Moderate to Major
The need to protect existing areas of significant urban open space within the AAP area		✓	✓	Where possible, the AAP should protect, and where possible enhance existing areas of significant urban open space. Where possible the AAP should also seek to create new areas of urban space within the AAP area and ensure these areas are accessible.	Major
The need to maintain existing leisure facilities and to ensure that sufficient provision is made for the future	✓	✓		The AAP should ensure that development does not compromise existing leisure facilities and consider the provision of new leisure facilities within the AAP area.	Moderate
Relatively limited access to a hospital and a secondary school	✓	✓		The AAP should consider the need to improve access to these services either by providing these services on the development site or by ensuring good public transport linkages to them.	Moderate
The need to protect surface waters and groundwater			✓	The AAP should ensure best practise is adopted during development design and construction to avoid pollution to surface waters and groundwater.	Moderate
The need to prevent increases in surface water run-off and flood risk	✓	✓	✓	The AAP should ensure that future development does not increase surface water run-off and the risk of flooding. Best practice should be adopted during development design and construction to avoid surface water run-off and flood risk.	Moderate
The limited sewage treatment capacity in the Borough.			✓	The AAP should ensure that future development takes into account the limited sewage capacity in the Borough.	Minor

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
Scarcity of water resources in the East Midlands region	✓	✓	✓	The AAP should ensure development incorporates SuDS and water conservation measures.	Moderate
The need to protect habitats and species, including those listed in the Leicester, Leicestershire and Rutland BAP			✓	Development could impact upon protected species and habitats. The AAP should ensure that habitats and species present are protected. Ecological advice should be sought from suitably qualified ecologists at the start of the design process and ecological surveys should be undertaken where appropriate to determine the nature conservation value of the site. The AAP should also consider opportunities to enhance wildlife habitats within the AAP area e.g. through planting additional trees and hedgerows.	Moderate
The potential for protected species to be present within the AAP area, including otter, water vole and bats			✓	Ecological advice should be sought from suitably qualified ecologists at the start of the design process and ecological surveys should be undertaken where appropriate to determine the presence of protected species. Where necessary, ensure that the necessary steps are taken to avoid disturbance of any protected species. The AAP should also consider opportunities to enhance habitats on the AAP area e.g. through planting additional trees and hedgerows.	Moderate
The need to ensure the remediation and re-use of contaminated land	✓	✓	✓	Ensure contaminated land is remediated in accordance with best practice guidelines – PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR 11) and the relevant Environment Agency Pollution Prevention Guidelines.	Major

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
The need to reduce waste produced and increase the proportion of waste recycled and composted	✓	✓	✓	The AAP should encourage the use of recycled or re-used materials in construction of new buildings. In addition, the AAP should ensure that design of development incorporates facilities to promote recycling and composting. For example through the provision of accessible recycling and composting bins.	Minor
The need to protect sites of archaeological and cultural heritage interest, in particular the London Road/St Peters Conservation Area, Listed Buildings and Locally Listed Buildings, and the area of archaeological potential at St Peters Church		✓	✓	The AAP should ensure development has no negative impact upon sites of archaeological and cultural heritage interest, in particular the Conservation Area, Listed Buildings (including those listed locally) and the area of archaeological potential situated within the development site. Advice should be sought from English Heritage, qualified archaeologists and other relevant bodies at the start of the design process. Protection should be afforded to designated sites/buildings where necessary. The AAP should only allow development that will appropriately fit in with the setting of the Conservation Area and Listed Buildings.	Major
The need to avoid damage to unknown archaeological features within the AAP area			✓	The AAP should ensure that the necessary steps are undertaken to minimise damage to any potential archaeological remains. Take archaeological advice from qualified archaeologists at the start of the development design process.	Major

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
<p>The need to minimise the impact of the development upon air quality particularly due to traffic related emissions</p>		✓	✓	<p>The AAP should ensure good linkages with the public transport network. For example through provision of easily accessible bus stops. The AAP should also ensure good linkages with safe cycle and pedestrian routes and consider the need to enhance these. In addition best practise should be adopted to minimise dust and air pollution arising from construction activities. Further consideration to be given to emissions from road traffic potentially generated by the development.</p>	Minor
<p>The need to manage the causes of climate change particularly through reducing greenhouse gas emissions</p>	✓	✓	✓	<p>The AAP should encourage the use of renewable energy, energy efficiency measures and low energy embodied materials. All non-domestic buildings should achieve a BREEAM rating of at least 'Very Good' and 'Excellent' if possible. Residential buildings should achieve a Code for Sustainable Homes level 3, or a level 4 where possible. In addition, the AAP should ensure good linkages with the public transport network, cycle and pedestrian routes and consider the need to enhance these.</p>	Moderate
<p>The need to manage the impacts of climate change particularly the likelihood of increased flooding and demands on water resources</p>	✓	✓	✓	<p>Current and future impacts of climate change should be taken into consideration at the start of the development design process. The AAP should ensure development incorporates SuDS and water conservation measures.</p>	Moderate

## 6.0 Testing the Plan Objectives

In order to determine whether the Town Centres Area Action Plan objectives are in accordance with sustainability principles, it is necessary to test their compatibility against the Sustainability Appraisal objectives.

For the purposes of this compatibility test, it is necessary to outline what the primary goal for each objective from the Town Centres Area Action Plan for both Wigston and Oadby is.

**Table 5 Town Centres Area Action Plan Objectives**

<b>Town Centres Area Action Plan Objective</b>	<b>Primary Goal</b>
<b>Wigston</b>	
To establish a distinct and sustainable role for Wigston by encouraging the growth of the town's retail, office and civic function.	To establish a distinct and sustainable role for Wigston.
To encourage the growth of economic and social benefits for local people by providing service facilities within the town as well as new employment opportunities.	To encourage the growth of economic and social benefits for local people.
To improve and diversify the town centre offer by introducing a range of new and improved retail floorspace as well as commercial floorspace.	To improve and diversify the town centre offer.
To provide a safe and legible town centre through well designed new development and improvements to existing environments and the extension of The Lanes forming a 'backbone' to the town's pedestrian network.	To provide a safe and legible town centre.
To achieve an attractive and accessible place to shop, live, work and visit by ensuring the highest standards of design and to commit to the delivery of the regeneration of Wigston.	To achieve an attractive and accessible place to shop, live and work.
To use the planning system and joint working with developers through the development process to deliver high quality and inspirational design in Wigston town centre.	To ensure that Wigston reflects high quality and inspirational design.
<b>Oadby</b>	
To establish a distinct and sustainable role for Oadby by encouraging the growth of independent retail within the town as well as leisure and community facilities.	To establish a distinct and sustainable role for Oadby.
To encourage the growth of economic and social benefits for local people by encouraging development that responds to Oadby's catchment and established needs.	To encourage the growth of economic and social benefits for local people.
To create a safe, distinctive and pedestrian friendly environment by maximising the opportunities presented by the existing highways and ensuring that the pedestrian is prioritised over the car.	To create a safe, distinctive and pedestrian friendly environment.
To achieve an attractive and accessible place to shop, live and work through	To achieve an attractive and accessible place to shop, live and work.

<b>Town Centres Area Action Plan Objective</b>	<b>Primary Goal</b>
ensuring the highest standards of design and committing to the regeneration of Oadby.	
To use the planning system and joint working with developers throughout the development process to deliver high quality and inspirational design in Oadby town centre.	To ensure that Oadby reflects high quality and inspirational design.
To link the town, physically and economically, to its catchment by providing for its needs and improving pedestrian linkages towards the centre.	To link the town, physically and economically, to its catchment.

The objectives compatibility matrix in Appendix B identifies areas where conflicts may arise and is illustrated through the use of symbols as shown in the key below.

### Objectives Compatibility Matrix Key

<b>Key</b>	
✓✓	Highly compatible
✓	Potentially compatible
✕✕	Highly incompatible
✕	Potentially incompatible
~	Neutral

## 7.0 Sustainability Appraisal of the Submission Area Action Plan

### 7.1 Introduction

The Sustainability Appraisal of the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document has been undertaken in relation to the Sustainability Appraisal framework. The social, economic and environmental effects of implementing the Town Centres Area Action Plan have been predicted taking into account the baseline situation and key sustainability issues identified during earlier drafts, which were determined using information from a wide range of sources, including data / information from plans, programmes and policies, as well as consultation with key organisations and consultees.

The predicted effects of the Town Centres Area Action Plan are detailed in the Appraisal Tables in Appendix C. An Appraisal Table has been produced for each policy, detailing the social, economic and environmental effects of that particular policy. Measures to mitigate adverse effects and to enhance beneficial effects have been recommended where possible.

For the purposes of the Sustainability Appraisal the baseline conditions are assumed to be the *status quo* for the study area. Implementation of the Town Centres Area Action Plan will result in either an improvement to or deterioration in this baseline. If the Area Action Plan is not implemented (do nothing situation) then it must be assumed that there will be no change to the current baseline conditions. In reality this would not occur as natural and social processes would continue to operate.

It should be noted that this Sustainability Appraisal has been based precisely upon the information provided in the Town Centre Area Action Plan. Therefore, if any of the specifics within the Area Action Plan change, the potential significant effects may also change. In this event, the Area Action Plan will need to be reassessed to determine significant effects.

The methodology for assessing significant effects is detailed in the following sections.

### 7.2 Appraisal Methodology

#### 7.2.1 Prediction of Effects

The social, economic and environmental effects of the Town Centre Area Action Plan have been predicted in relation to each of the Sustainability Appraisal objectives developed at Stage A. The predicted effects have been qualified within the Appraisal Tables in terms of their nature, duration, magnitude and geographical scale.

Effects may be of the following nature:

- Adverse or beneficial.
- Direct or indirect.

Effects may be of the following duration:

- Temporary or permanent.
- Short or long term.

Effects may be of the following geographical scale:

- Immediate.
- Local.
- District.
- Regional.
- National.

- International.

Effects have also been qualified in terms of their likelihood and the magnitude of changes in the baseline conditions. The magnitude of effects has been determined based upon the changes to the baseline conditions that are predicted to arise from the Town Centre Area Action Plan taking into account the likelihood and scale of change.

Table 6 details the methodology for determining the magnitude of effects.

**Table 6 Determining Magnitude of Effects**

Magnitude of Effect	Description
Major	Effect resulting in a considerable change in baseline conditions with undesirable / desirable consequences on the receiving environment
Minor	Effect resulting in a discernible change in baseline conditions with undesirable / desirable consequences that can be tolerated
No effect	No discernible change in baseline conditions

### 7.2.2 Assessment of Effects

Following the prediction of effects, as detailed above, an assessment of the significance of these effects has been undertaken. The factors described above (magnitude, geographical scale, duration and nature) have been considered in order to determine significance. As advised in the ODPM Sustainability Appraisal Guidance (2005) significance has been determined based on the individual merits of each case, as effects which are significant in one situation may not necessarily be significant in another.

Where effects have been identified to be potentially beneficial or potentially adverse this means that there is a degree of uncertainty associated with the effects. This may be because the effects will depend upon implementation of the option or there may be limited information available at the strategic level to confirm their significance.

The Appraisal Tables show how significant adverse effects represent a move away from a Sustainability Appraisal objective and significant beneficial effects represent a move towards a Sustainability Appraisal objective. Table 7 provides a key to the significance of effects as shown within the Appraisal Tables.

**Table 7 Significance of Effects**

Significance of Effects	
Direct Effects	Indirect Effects
 Major beneficial	 Major beneficial
 Minor beneficial	 Minor beneficial
 Potentially beneficial	 Potentially beneficial
 Potentially adverse	 Potentially adverse
Minor adverse	 Minor adverse
Major adverse	 Major adverse
Potentially beneficial or adverse	
 No significant effect	

### 7.2.3 Limitations

As advised in the ODPM Sustainability Appraisal Guidance (2005) any uncertainties and / or limitations encountered in the Sustainability Appraisal have been documented, which are summarised as follows. Future Sustainability Appraisal and monitoring of Local Development Framework documents should take into account these limitations / uncertainties.

The purpose of the Area Action Plan is to provide an overarching framework for the spatial development of the town centres of Wigston and Oadby.

It should be noted that the Sustainability Appraisal has been based on a combination of quantitative information from a number of sources (e.g. National Statistics and Nomis) and qualitative assessment using considered judgement. Given the strategic nature of the plan the robustness of the Sustainability Appraisal is not considered to be compromised by the use of a qualitative approach. Detailed quantitative information relating to the effects of the plan is likely to only be available at a later stage (e.g. once planning applications are submitted).

## 7.3 Effects of the Town Centres Area Action Plan

This section gives an overview of the potentially beneficial and adverse effects associated with the Town Centres Area Action Plan. Full details of the effects are given in the Policy Appraisal Matrices in Appendix C. Table 8 gives a summary of the overall effects of the Publication Draft Proposed Submission Town Centres Area Action Plan.

### 7.3.1 Overall Effects

Some of the Town Centre Area Action Plan policies will encourage development in the Borough (particularly Area Action Plan Policies 13 to 21). These in particular could potentially have an adverse effect upon some of the Sustainability Appraisal objectives, particularly those relating to environmental resources. Other policies focus on preserving

the physical urban landscape in the town centres (particularly Area Action Plan Policies 4 to 9) and therefore may help to mitigate some of these adverse effects.

Large-scale construction work associated with development in the town centres is likely to result in a number of temporary minor adverse effects upon the environment such as emission of air pollutants, dust and debris which could cause localised air pollution.

New developments (due to construction works and following occupation) may or may not also have adverse effects upon the biodiversity resources of a site and therefore ecological surveys must be carried out prior to the commencement of any development.

Once occupied, new developments may attract more people (residents / employees / visitors) to the Borough which could lead to an increase in car use; this may result in increased levels of traffic congestion, noise, vibration, air pollution and greenhouse gas emissions. Therefore it is essential that efficient forms of public transport and walking and cycling routes are provided. Attracting new people to the area may also place additional demand on transport infrastructure, education facilities, health facilities, utilities infrastructure and leisure / recreational opportunities in the Borough.

### 7.3.2 Effects of Individual Potential Policies

#### 7.3.2.1 Area Action Plan Policy 1 - Town Centre Boundaries

The Town Centre Boundary for each centre has been revised in order to consolidate the towns spatially, but to focus growth in terms of retail and commercial floorspace on specifically allocated sites to secure the successful and sustainable futures of the towns. It is unlikely that this policy will have an impact on many of the Sustainability Appraisal objectives other than that by consolidating the boundary of each centre, it is more likely that the use of previously developed land, buildings and existing infrastructure will be optimised and therefore the pressure to develop on areas of open space or Greenfield land may be reduced.

#### 7.3.2.2 Area Action Plan Policy 2 - Primary Frontages

This policy aims to maintain a vibrant and successful core in the centres by retaining a high proportion of retail units on the primary frontages. This policy is unlikely to have a significant impact upon the majority of the Sustainability Appraisal objectives. However, such a policy is likely to have a positive impact upon accessibility of jobs and services in the retail units, as well as other uses that are deemed appropriate in such a location.

#### 7.3.2.3 Area Action Plan Policy 3 - Secondary Frontages

This policy aims to diversify the range of commercial offer in the town centres by allowing uses such as cafes and banks etc. This policy is also likely to have a positive impact upon accessibility of jobs and services for groups such as those without access to a private car; disabled people and other deprived groups.

#### 7.3.2.4 Area Action Plan Policy 4 - Other areas within the Town Centre Boundary

This policy focuses on the areas outside of the primary and secondary frontages and would encourage changes of use to residential so long as no significant impact to the residential amenity is caused. This policy is likely to have a mixed impact upon the delivery of the Sustainability Appraisal objectives.

The direct major benefits of this policy includes optimising the use of previously developed land and improving accessibility to all convenience, comparison and service sector businesses that will be concentrated in the Town Centre Boundaries. Other direct

or indirect benefits include the potential increase of affordable and decent homes; the protection of green space or open spaces by optimising development in town centres; and to provide a greater supply and variation of appropriate employment opportunities for local people.

The direct or indirect adverse or potentially beneficial / negative effects of this policy include short term air pollution associated with construction of development; longer term air pollutants from a potential increase in visitors / car journeys to visit the improved facilities in each centre; and such developments in each town centre may or may not protect or improve the urban landscapes, depending upon what was there initially and what is developed in its place.

#### 7.3.2.5 Area Action Plan Policy 5 - Other Areas within the Area Action Plan Boundary

The Area Action Plan boundary for each town has been revised to reflect the Town Centre boundary from the saved Local Plan Proposals Map which formed the basis for the development of the Area Action Plan. The impacts of this policy reflect those for Area Action Plan Policy 4: Other areas within the Town Centre Boundary.

#### 7.3.2.6 Area Action Plan Policy 6 – Shop Fronts

This policy is designed to ensure that any installation or replacements of shop fronts are done so to a standard that is in line with the Borough Council's Local Development Framework's policy documents. This policy is likely to have a beneficial impact in terms of improving the public realm and streetscape in the towns, which as a result will potentially help to reduce levels of crime / fear of crime through helping local residents to foster a sense of ownership.

#### 7.3.2.7 Area Action Plan Policy 7 - Security Shutters

This policy seeks to ensure a consistent and attractive approach to design of security shutters for when the Borough Council considers proposals that require their installation. This policy is therefore likely to have a beneficial impact in terms of improving the streetscene in both towns and as a result helping to reduce levels of crime / fear of crime through helping local residents to foster a sense of ownership.

#### 7.3.2.8 Area Action Plan Policy 8 - Use of Upper Floors

This policy seeks to encourage an active streetscene on the upper floors of town centre properties by encouraging changes of use to residential, office and other appropriate service or community uses in order to contribute towards more vibrant centres. The impacts of such a policy are by in large beneficial with particularly positive implications for optimising the use of previously developed land and as a result, limiting the risk of development elsewhere on open space or Greenfield land. There may also be other positive implications as a result of this policy such as greater employment possibilities for local people or perhaps a wider choice of affordable and decent housing for disadvantaged groups.

The only adverse impacts of Area Action Plan Policy 8 is that there would potentially be short term air pollution from the construction costs or longer term implications from the increase in visitors to the centre to use the services that come to fruition as a result of this policy.

#### 7.3.2.9 Area Action Plan Policy 9 - Hot food takeaways

This policy seeks to ensure that any proposals for a hot food takeaway is assessed against a rigorous criteria to ensure such would not impact upon the vitality and viability

of the of the town centres. Such a policy is likely to have some beneficial impacts upon the locality such as contributing to an improved streetscene by smartening up the appearance of the retail units, as well as also potentially improving the safety on the streets by increasing the natural surveillance in the town centres when the majority of other retailers have closed (out of normal opening hours for use class A1 retailers).

#### 7.3.2.10 Area Action Plan Policy 10 - Taxis

This policy seeks to control and administer the use of premises for the control centres that manage the operational side of taxi businesses. Impacts of this policy will be minimal, but nevertheless, there will be some degree of impact upon the locality. Positively, such premises may improve employment opportunities for local people, as well as improve access to services for those without a car, disabled people, elderly people etc.

The adverse impacts of allowing taxi businesses in the town centres may be that there could be an increase in air pollution due to the generation of increased traffic in the area.

#### 7.3.2.11 Area Action Plan Policy 11 - Public Realm

This policy will ensure that all significant development proposals include public realm improvements in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document. The policy itself is therefore almost certainly going to benefit the Borough's town centres in achieving high standards of design and construction, as well as preserving and enhancing the quality of the sites that are developed. By implementing this policy to improve the public realm around the town centres, this is also likely to improve people's living conditions and contribute towards reducing health inequalities.

#### 7.3.2.12 Area Action Plan Policy 12 - Transport and Movement

This policy aims to ensure that all development proposals fully account for the needs to consider how access will be achieved by sustainable modes of transport and to maximise the opportunities to access it without requiring access to a private vehicle.

This policy has many benefits when assessed against the Sustainability Appraisal objectives, in particular, it will ensure that access via public transport or other means of transport is maximised for those people that find accessing services difficult, such as those without a car including disabled people, the elderly or disadvantaged groups. Such a policy will almost certainly have a positive impact upon the levels of polluting emissions as a result of increasing public transport and other modes of transport / movement because it is likely that the levels of private car journeys will be reduced.

#### 7.3.2.13 Area Action Plan Policy 13 - Implementation of the Wigston Town Centre Masterplan

This policy seeks to set out the overall strategy for the implementation of the Wigston Town Centre Masterplan. The policy contains a lot of detail and has a significant and beneficial impact upon a number of the Sustainability Appraisal objectives.

Access to health services in Wigston is likely to improve as a result of this policy due to the potential development of a new health centre. The lifestyle of the local population may well also improve if investment into improved public realm, an extension of The Lanes and better public transport can be achieved.

There are also strong economic benefits to this policy with the likely creation of a mix of employment opportunities as a result of the office and retail development. There would

also be an up rise in the number of visitors to the town and therefore this would likely have a largely positive knock-on effect on the local businesses around Wigston.

There may or may not be a positive impact upon the environment as a result of this policy. On the one hand there would be a reduction in polluting emissions as a result of the improved public transport and accessibility to businesses through investment into public realm. But on the other hand, provision of at least 500 car parking spaces will have a detrimental impact upon reducing emissions in the Borough because it encourages visitors to come to Wigston via the private car.

#### 7.3.2.14 Area Action Plan Policy 14 - Burgess Junction

The major benefit to Area Action Plan Policy 14 is that investment in this location is likely to deliver a greater mix and number of employment opportunities for local people and it will also provide its users with a lot of facilities in Wigston which will benefit those that rely on public transport to access facilities such as the elderly or disadvantaged groups.

By delivering a development of this scale in such a location, there would be a number of benefits to the locality surrounding Burgess Junction such as investment in high quality public realm and a link to The Lanes which would encourage greater levels of movement through the town.

The more adverse impacts of this policy are likely to be the environmental impacts that such development may inflict due to the increase in visitors to the town and therefore the rise in pollution etc.

#### 7.3.2.15 Area Action Plan Policy 15 - Long Lanes

This residential-led policy to redevelop the Long Lanes site in Wigston will inevitably have a beneficial impact upon ensuring the provision of decent and affordable housing that meets local needs and links into the provision of services. The development of this site in line with this policy would also provide a small element of new jobs for local people and investment in amenity space for residents and a link to The Lanes connecting north and south of the development would improve theirs and other people's quality of life and lifestyle.

#### 7.3.2.16 Area Action Plan Policy 16 - Chapel Mill

This policy would lead to an improvement to Bell Street's public realm and would increase the mix and amount of new employment opportunities for local people. There would be a lot of benefits to implementing this policy for Wigston including a new public town square to the west of the existing Library which would inevitably have a positive impact upon providing better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.

Investment in a new public transport area, taxi rank and associated facilities will benefit those that rely on public transport to access facilities such as the elderly or disadvantaged groups and the concentration of a mix of retail and office in the development will also assist those that have accessibility difficulties. The investment in public transport may also be of benefit to the local environment in a bid to reduce polluting emissions by reducing the number of private vehicles entering Wigston.

#### 7.3.2.17 Area Action Plan Policy 17 - Implementation of the Oadby Town Centre Masterplan

Implementation of this policy will ensure that the mix and amount of employment opportunities for local people are improved and that the use of previously developed land is maximised and therefore open spaces may be protected from the threat of similar developments in the Borough.

A new community use building may help to foster a sense of community in Oadby and with its local population and as a result help to promote racial harmony and create a more cohesive community. The investment into the public realm along The Parade will also help to foster a sense of ownership for local people and should therefore help to encourage a reduction in the level of crime or anti-social behaviour in the town.

The delivery of residential development should also help to ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.

Negatively, the creation of 370 car parking spaces will encourage people visiting Oadby to use the private vehicle to do so and therefore, this may have an adverse impact upon the level of emissions in the town.

#### 7.3.2.18 Area Action Plan Policy 18 - Brooksby Square

The redevelopment of the East Street car park area would have a lot of benefits for Oadby. By implementing this policy, a new public square next to the Oadby Trinity Methodist Church would add to the community cohesiveness in the town. This would also provide an excellent space for local people, including those that would live in the residential development, to enjoy and thus improve their quality of life.

The refurbishment of the office block on South Street would also attract new investment and may create a greater mix of job opportunities for local people. The residential element may also help to address issues regarding housing mix and tenure in Oadby through the delivery of affordable and decent homes.

The provision of 150 car parking spaces does however promote private vehicle movement into the town which may lead to negative impacts upon the local air quality. This policy does not include any objectives to encourage and develop the use of public transport, cycling and walking and therefore may have a negative impact upon this Sustainability Appraisal objective.

#### 7.3.2.19 Area Action Plan Policy 19 - Baxter's Place

The redevelopment of the Sandhurst Street car park area would also have a lot of benefits for Oadby. The creation of a mix of retail and commercial employment opportunities may be of benefit to local people and the development of a new community use building may well help to increase community cohesiveness and foster a sense of ownership of the new development and therefore help to reduce anti-social behaviour in the town. Links to the The Parade and high quality public realm in a new central square / plaza would also have positive impacts upon the physical character of the area and would in turn help to improve accessibility to services for those groups that struggle to access such.

The provision of at least 200 car parking spaces does however promote private vehicle movement into the town which may lead to negative impacts upon the local air quality. This policy does not include any objectives to encourage and develop the use of public transport, cycling and walking and therefore may have a negative impact upon this

Sustainability Appraisal objective as well people's lifestyles because it does not promote physical activity or movement without the use of the private car.

#### 7.3.2.20 Area Action Plan Policy 20 – The Parade

This policy seeks to address issues concerning the quality of public realm along The Parade and would therefore have a positive impact upon the town centre environment in Oadby. By investing in such, it may be that investment will improve community safety, reduce anti-social behaviour and also the fear of crime by encouraging the local population and each of the towns' visitors to foster a sense of ownership.

There would clearly also be positive impacts upon the design and quality of the streetscape in Oadby by implementing this policy and it may also have a positive impact upon the quality of public transport because improving bus stops for instance would encourage more people to use the buses to visit the town.

#### 7.3.2.21 Area Action Plan Policy 21 - Other opportunities within Oadby

Should this redevelopment be implemented, there may be a mix of housing types and tenures available for local people; a better scheme in terms of urban design to replace the existing buildings on these sites; and it would make good use of previously developed land which would therefore hopefully protect open spaces and other land in Borough against such forms of development.

#### 7.3.3 Cumulative Effects of the Town Centres Area Action Plan Policies

Table 8 overleaf provides an overall summary of the cumulative effects of the Town Centres Area Action Plan's policies in relation to the Sustainability Appraisal objectives. This uses the same key as the Appraisal Tables as detailed in Table 8. In some columns there is more than one type of effect. This is because in some cases different elements of the same policy may have different impacts upon the same Sustainability Appraisal objective.

**Table 8 Cumulative Effects of the AAP Policies**

	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	SA20	SA21	SA22	
AAP 1	↔	↔	↔	↔	↔	↔	↔	↔	↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 2	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 3	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 4	→	↔	↔	↔	↔	↔			↔		↓/↓/ ↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 5	→	↔	↔	↔	↔	↔			↔		↓/↓/ ↑	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 6	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 7	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 8	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 9	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 10	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 11	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 12	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 13	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 14	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 15	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 16	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 17	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 18	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 19	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 20	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
AAP 21	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

<b>Key</b>																							
<b>Direct Impacts:</b>	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗
<b>Indirect Impacts:</b>	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗	↗
	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔

## 7.4 Mitigation Measures

### 7.4.1 Introduction

In order to maximise beneficial effects and minimise adverse effects of any impacts, a series of mitigation measures have been developed. These should be implemented by Oadby and Wigston Borough Council as part of the Town Centres Area Action Plan. It should be noted that these are suggested mitigation measures only and that Oadby and Wigston Borough Council will determine their implementation.

The following hierarchy is used when determining mitigation measures for adverse impacts:

- **Prevent impacts** as far as possible by designing out or using preventative measures during the construction process.
- **Reduce impacts** as far as possible by using preventative measures to minimise effects.
- **Offset impacts** to compensate for unavoidable effects that cannot be further reduced.

Mitigation measures can be incorporated at three stages of the development:

- During preparation of the Town Centres Area Action Plan in order to design out or reduce adverse impacts, and to maximise beneficial impacts.
- During construction in order to minimise adverse impacts/maximise beneficial impacts arising during the construction process.
- Following development in order to minimise impacts/maximise beneficial impacts arising during the post implementation phase.

### 7.4.2 Mitigation Measures for the Town Centres Area Action Plan

Suggested mitigation measures (not an exhaustive list) are given below. Detailed mitigation measures are presented in Appendix C in relation to each of the Sustainability Appraisal objectives.

- Ensure that retail development incorporates essential services such as a convenience store.
- Ensure inclusion of cycle and pedestrian friendly infrastructure and facilities such as pedestrian/cycle crossing points and secure cycle storage to promote walking and cycling.
- Ensure that there are appropriate car parking policies to limit car park use, and discourage use of the private car (for example, restricted car parking allocations).
- Consider an overall reduction in the amount of car parking offered in the Town Centre.
- Ensure that new development incorporates Secured by Design principles.
- Ensure that all areas within the Town Centre are well lit and secure.
- Ensure consultation with the local community with regards to the development plans.
- Ensure opportunities are provided to involve the local community with public realm improvements (for example, community designed public art).
- Ensure that the necessary ecological surveys are carried out before work commences.
- Opportunities for habitat enhancement and/or creation should be sought where possible (e.g. bat boxes).
- Ensure that the development is sensitively designed so that the historical, cultural and archaeological assets of the area are protected.
- If appropriate, incorporate an area of green space into the development.
- Ensure where possible that developers use contractors that are registered with the Considerate Constructors Scheme.
- Ensure that Sustainable Drainage Systems (SuDS) are incorporated to reduce surface water runoff.
- Ensure that restrictions on development exist where necessary to protect groundwater, as detailed in the Policy and Practice for the Protection of Groundwater.

- For residential development, ensure new homes achieve a level 3 of the Code for Sustainable Homes, and for non-domestic development, BREEAM 'Excellent' where possible, and a minimum 'Very Good'.
- Ensure that water conservation measures are implemented to reduce demand, for example, rainwater collection systems and/or greywater recycling systems and toilets with 6/4 litre or 4/2 litre cisterns.
- Building or home user guides should be provided (where appropriate) including information on environmental features of the development, recycling and waste collection, responsible purchasing and energy.
- Ensure improvements to public transport infrastructure, such as bus stops, to promote use of public transport.
- Ensure the provision of real time displays for public transport information.
- Development should aim to make the best of insulation and energy efficient heating systems, and implement renewable energy where feasible.
- Ensure that the local population are given priority for employment opportunities at the new development.
- If appropriate, ensure that existing buildings are used as part of any development.
- Ensure developers use sustainable materials for construction, i.e. sustainable timber from a recognised source such as the Forest Stewardship Scheme, and take advantage of opportunities to use materials with a high recycled content using the WRAP toolkit.
- Construction waste should be sorted and reused wherever possible.
- Ensure the provision of bins for storage of recyclable waste.

## **8.0 Implementation and Monitoring**

### **8.1 Next Steps**

The Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document Consultation Paper will be consulted on for a period of six weeks. Oadby and Wigston Borough Council will then consider the responses to the consultation and produce the submission draft Area Action Plan. Submission of the Area Action Plan to the Secretary of State will be followed by an examination in public before it can be adopted. Any significant changes made to the Area Action Plan during these stages will need to be subject to further Sustainability Appraisal prior to adoption.

The next steps of the Sustainability Appraisal and associated steps of the Area Action Plan are detailed in Table 9.

**Table 9 Next Steps in the Sustainability Appraisal**

ODPM Stage		Sustainability Appraisal Steps	Links to the Area Action Plan Process
Stage D Consulting on the Area Action Plan and the Sustainability Appraisal Report	D1	Consultation on the Sustainability Appraisal Report.	Undertaken at the same time as the consultation on the Area Action Plan Consultation Paper
	D2	Appraise any significant changes to the Area Action Plan following consultation and examination.	Undertaken in conjunction with finalisation of the Area Action Plan for submission and following examination.
	D3	Produce an adoption statement to accompany the Area Action Plan outlining how the findings of the Sustainability Appraisal have been taken into account and how sustainability considerations have been integrated into it.	Undertaken in conjunction with finalisation of the Area Action Plan prior to adoption.
Stage E Monitoring the significant effects of implementing the Area Action Plan	E1 & E2	Undertake monitoring of significant effects arising from the Area Action Plan and respond to adverse effects.	Undertaken after the Area Action Plan has been adopted.

## 8.2 Proposals for Monitoring

Monitoring is an important part of Sustainability Appraisal because it ensures that the process is ongoing and does not simply end once the Town Centres Area Action Plan has been adopted. Monitoring will enable Oadby and Wigston Borough Council to determine whether the implementation of the Town Centres Area Action Plan is working towards achievement of the Sustainability Appraisal objectives.

A set of targets and indicators have been developed which could potentially be used for monitoring purposes. These were determined using the Sustainability Appraisal objectives, the key issues identified and the review of plans and programmes. Targets and indicators for each Sustainability Appraisal objective are presented in Appendix G in the Oadby and Wigston Town Centres Area Action Plan Publication Draft Proposed Submission Document. It should be noted that these are suggested targets and indicators only and that Oadby and Wigston Borough Council will determine the exact nature of monitoring for the Town Centres Area Action Plan.

## Appendices

## **Appendix A – Regulation 27 Consultation Responses**

## **Appendix B – Objectives Compatibility Matrix**

### Town Centres Area Action Plan Objectives Compatibility Matrix

<b>Town Centres Area Action Plan Objectives</b>	
<b>Wigston (Wig)</b>	<b>Oadby (Oad)</b>
Wig 1: To establish a distinct and sustainable role for Wigston	Oad 1: To establish a distinct and sustainable role for Oadby
Wig 2: To encourage the growth of economic and social benefits for local people	Oad 2: To encourage the growth of economic and social benefits for local people
Wig 3: To improve and diversify the town centre offer	Oad 3: To create a safe, distinctive and pedestrian friendly environment
Wig 4: To provide a safe and legible town centre	Oad 4: To achieve an attractive and accessible place to shop, live and work
Wig 5: To achieve an attractive and accessible place to shop, live and work	Oad 5: To ensure that Oadby reflects high quality and inspirational design
Wig 6: To ensure that Wigston reflects high quality and inspirational design	Oad 6: To link the town, physically and economically, to its catchments

Oadby and Wigston Town Centres Area Action Plan Sustainability Appraisal Report  
 Publication Draft Proposed Submission Document

Key					
✓✓	Highly Compatible	✓	Potentially Compatible	~	Neutral
■	Potentially Incompatible	■	Highly Incompatible		

Oadby and Wigston SA Objectives	Oadby and Wigston Town Centres Area Action Plan Objectives												Comment on Compatibility between Town Centres Area Action Plan Objectives and Sustainability Appraisal Objectives
	Wig 1	Wig 2	Wig 3	Wig 4	Wig 5	Wig 6	Oad 1	Oad 2	Oad 3	Oad 4	Oad 5	Oad 6	
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	✓	✓✓	✓	~	✓✓	✓	✓	✓✓	~	✓✓	✓	✓	The objectives of the Area Action Plan (AAP) will allow the provision of decent and affordable homes; meeting local needs with links to services. Any new housing must be compatible with the needs of the existing population, and should engender high quality design.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	✓	✓✓	~	✓	✓	~	✓	✓✓	✓✓	✓	~	~	The reduction of health inequalities through the provision of wide access to health services could be addressed through the promotion of social benefits for local people. In addition, achieving an attractive place for people to work and live will require the provision of good access to health services and will help to maintain good health. The provision of safe and pedestrian friendly environment will encourage people to walk around the town more and develop healthier lifestyles.
3. To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.	✓	✓	✓	~	✓	✓	✓	✓	~	✓	✓	~	Access to local heritage features and cultural / recreational activities could be incorporated into the requirement to provide an attractive place to live, and through the growth of social benefits for local people. Local heritage will also play an important part in the establishment of a distinctive role for Wigston and Oadby. High quality and inspirational design presents opportunities for incorporating local heritage.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	~	✓✓	✓	✓✓	✓✓	✓	~	✓✓	✓✓	✓✓	✓	~	As part of the provision of a safe town centre and the growth of economic & social benefits for local people, an improvement of community safety and a reduction in the fear of crime should be integral. This will also contribute towards the provision of an attractive place to shop, live and work. High quality design should also incorporate design to reduce crime.
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.	~	✓✓	✓	✓	✓	✓	~	✓✓	✓	✓	✓	✓	The growth of social benefits for local people and an improvement of the town centres offer will present opportunities for the provision of improved support and empowerment for elderly and deprived groups. High quality and inspirational design may present opportunities for the involvement of local communities. Linking the both towns physically to their catchment will improve the access to service provision.
6. To promote racial harmony and create cohesive communities.	~	✓	✓	✓	✓	~	~	✓	✓	✓	✓	~	A growth in economic and social benefits for local people and an increase in the diversity of the town centres offer will contribute towards the promotion of racial harmony and social cohesion. This will also be partially achieved through the provision of an attractive places to live and work.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	✓	~	~	~	✓	✓	✓	~	✓	✓	✓	■	As part of the provision of an inspirational design and achievement of an attractive place, the protection of the natural environment and achievement of BAP targets should be integral. This may also be achieved through the provision of attractive places to live and work. However, the process of linking the towns physically to their catchment may result in adverse impacts on the natural environment, through highways construction etc.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	■	✓	■	~	✓	✓	■	✓	~	✓	✓	■	Development associated with establishing the roles of Wigston and Oadby and the physical linking of the towns to their catchment could adversely affect any conservation areas or cultural assets within the locale. Conversely, the preservation and enhancement of historical assets may be achieved through the provision of an inspirational and high quality design, and through the achievement of attractive places to live and work. In addition, this will contribute towards a growth in social benefits for local people.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	■	✓	■	~	✓	✓	■	✓	~	✓	✓	■	Through the provision of an attractive place to live and work and a growth in the social benefits for local people, the protection and enhancement of the greenspaces and landscape in the locality may be integral. Development associated with establishing a role for Wigston and Oadby and the physical linking of the towns to their catchment could result in loss of open / green spaces. Therefore, it is important to ensure these are protected.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	~	✓	~	~	✓	✓	~	✓	~	✓	✓	~	High quality design and the provision of measures to ensure accessibility considers protection against flood risk and the prudent management of water resources. In addition, this will work towards the growth of social benefits for local people.
11. To improve air quality particularly through reducing transport related pollutants.	■	✓	■	~	✓	✓	■	✓	✓	✓	✓	■	As part of the AAP objectives to ensure an attractive place to live and work, and to ensure sustainable roles for Wigston and Oadby, the reduction of transport related air pollution should be considered. This will also be engendered within the growth of social benefits for local people. However, development associated with establishing a role for Wigston and Oadby and the physical linking of the town to its catchment could attract more people to the Borough and lead to an increase in car use and associated air pollutant emissions.

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Key									
✓✓	Highly Compatible	✓	Potentially Compatible	~	Neutral	■	Potentially Incompatible	■	Highly Incompatible

Oadby and Wigston SA Objectives	Oadby and Wigston Town Centres Area Action Plan Objectives												Comment on Compatibility between Town Centres Area Action Plan Objectives and Sustainability Appraisal Objectives
	Wig 1	Wig 2	Wig 3	Wig 4	Wig 5	Wig 6	Oad 1	Oad 2	Oad 3	Oad 4	Oad 5	Oad 6	
12. To manage prudently mineral resources and avoid / reduce pollution of land.	✓	✓	✓	~	✓	~	✓	✓	~	~	~	~	As part of the objective to ensure the growth of economic and social benefits for local people and the provision of an attractive place to live and work, the prudent management of land resources should be integral. Development in Wigston and Oadby may also reduce the need for development of greenfield sites.
13. To minimise energy use and develop renewable energy resources.	✓	■	~	~	■	✓	✓	✓	~	■	✓	~	The use of renewable energy sources could be taken forward as part of the objective to develop a sustainable role for Wigston and Oadby and to produce high quality and inspirational design. However, the use of certain modes of renewable energy sources (e.g. wind turbines) may have a negative impact on the visual amenity of the area for some potential residents.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	■	✓	■	~	~	✓	■	✓	✓	~	✓	■	Under the AAP objectives to provide a sustainable role for both Wigston and Oadby, and to ensure the growth of social and economic benefits for local people, a commitment to reduce greenhouse gas production should be integral. However, development associated with establishing a role for Wigston and improving the town centre offer could attract more people to the town and lead to an increase in car use and associated 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 prevention and avoidance of local, regional and global environmental impacts resulting from human activity in the locale will form part of the AAP objective to establish a sustainable role for Oadby. In addition, this will also assist in the growth of economic and social benefits for local people. Provision of an accessible location and a pedestrian friendly environment will help to encourage people to walk rather than use their cars.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	✓	✓✓	~	~	✓✓	~	✓	✓✓	~	✓	~	✓	Through the AAP objective to ensure the growth in economic and social benefits for local people, and the provision of an accessible and attractive place to live and work, the improvement of access to education and training facilities will be paramount. This will also encourage the economic linking of the town centres to their catchment.
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	✓	✓✓	✓	~	✓✓	✓	✓	✓✓	~	✓✓	✓	✓	As part of the growth of economic benefits for local people and the provision of attractive places to shop, work and live, the development of a strong enterprise culture with good access to employment opportunities for all will be central. Again, this will also encourage the economic linking of the town centres to their catchment.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	✓	✓	✓✓	~	✓	✓	✓	✓	~	✓	✓	~	The objectives to improve and diversify the town centres, and to provide high quality and inspirational design presents opportunities to optimise the re-use of land and existing buildings wherever possible.
19. To promote and ensure high standards of sustainable design and construction.	✓	✓	✓	~	✓	✓✓	✓	✓	~	✓	✓✓	~	The establishment of a distinct and sustainable role for Wigston and Oadby, and the use of high quality and inspirational design will contribute towards the use of sustainable construction techniques.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	■	✓	■	~	✓	✓	■	✓	■	✓	✓	■	The AAP objectives to increase social benefits for local people and to achieve an attractive place to live and work are compatible with waste minimisation and recycling. However, development associated with establishing a role for both Wigston and Oadby and the physical linking of the town centres to their catchment could result in construction and operational waste.
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.	✓✓	✓✓	✓	✓	✓✓	✓	✓✓	✓✓	✓✓	✓✓	✓	✓	To achieve the AAP objective of ensuring growth in economic and social benefits for local people, the improvement of access to services for special needs groups and those without access to private modes of transport will be paramount. Ensuring that both Wigston and Oadby are attractive and accessible places to shop, live and work, and the physical and economic linking of the town centres to their catchment will contribute towards improving access for all.
22. To encourage and develop the use of public transport, cycling and walking.	✓✓	✓	✓	✓	✓✓	✓	✓✓	✓	✓✓	✓✓	✓	✓	The establishment of sustainable roles for both Wigston and Oadby and the provision of accessible and attractive places to shop, live and work will help to encourage improvements in public transport infrastructure. The creation of safe and pedestrian friendly environments will be vital in encouraging an increase in walking and cycling throughout both towns.

## **Appendix C – Policies Appraisal Tables**

APPRAISAL TABLES KEY			
Direct Effects		Indirect Effects	
	Major beneficial		Major beneficial
	Minor beneficial		Minor beneficial
	Potentially beneficial		Potentially beneficial
	Potentially adverse		Potentially adverse
	Minor adverse		Minor adverse
	Major adverse		Major adverse
	Potentially beneficial or adverse		No significant effect

Effects may be of the following Duration:
Temporary or Permanent
Short Term or Long Term

Effects may be of the following Geographical Scale:
Immediate
Local
Borough
Regional
National
International

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SA Objectives	Area Action Plan Policy 1 - Town Centre Boundaries				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	/	/	No significant effects are anticipated.	/
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	↔	/	/	No significant effects are anticipated.	/
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.	↔	/	/	No significant effects are anticipated.	/
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Permanent Long Term	Borough	By considering development of previously developed land in the town centre and ensuring efficient use of land and buildings, this may help to reduce the need for developing areas of open space and the countryside, which should help to protect the landscape. This policy will also help to improve and create landscape and green spaces.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.

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SA Objectives	Area Action Plan Policy 1 - Town Centre Boundaries				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>4</sup>
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↔	/	/	No significant effects are anticipated.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↔	/	/	No significant effects are anticipated.	/
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	Permanent Long Term	Local	Consolidation of the town centre boundaries spatially will optimise the development of previously developed land and use of buildings in each centre. Development in each town centre will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.	↔	/	/	No significant effects are anticipated.	/
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↔	/	/	No significant effects are anticipated.	/
22. To encourage and develop the use of public transport, cycling and walking.	↔	/	/	No significant effects are anticipated.	/

<sup>4</sup> Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 2 - Primary Frontages				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>+</sup>
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	/	/	No significant effects are anticipated.	/
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	↔	/	/	No significant effects are anticipated.	/
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.	↔	/	/	No significant effects are anticipated.	/
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↔	/	/	No significant effects are anticipated.	/
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↔	/	/	No significant effects are anticipated.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 2 - Primary Frontages				
	Magnitude	Duration	Geographical Scale	Description	Recommendations *
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Permanent Long Term	Borough	Concentration of retail and other use classes complimentary to the regeneration of the Borough's town centres is likely to provide long term employment opportunities.	Ensure any new developments on primary frontages meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	/	/	No significant effects are anticipated.	/
19. To promote and ensure high standards of sustainable design and construction.	↔	/	/	No significant effects are anticipated.	/
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑	Permanent Long Term	Local	By providing a mixture of uses but retaining and encouraging the retail-led uses along the primary frontages in both Wigston and Oadby, this could help to ensure that there is good access (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	↔	/	/	No significant effects are anticipated.	/

\* Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 3 - Secondary Frontages				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	/	/	No significant effects are anticipated.	/
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	↔	/	/	No significant effects are anticipated.	/
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.	↔	/	/	No significant effects are anticipated.	/
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↔	/	/	No significant effects are anticipated.	/
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↔	/	/	No significant effects are anticipated.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 3 - Secondary Frontages				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Permanent Long Term	Borough	Concentration of retail and other use classes complimentary to the regeneration of the Borough's town centres is likely to provide long term employment opportunities.	Ensure any new developments on primary frontages meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	/	/	No significant effects are anticipated.	/
19. To promote and ensure high standards of sustainable design and construction.	↔	/	/	No significant effects are anticipated.	/
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑	Permanent Long Term	Local	By providing a mixture of uses along the secondary frontages in both Wigston and Oadby, this could help to ensure that there is good access (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	↔	/	/	No significant effects are anticipated.	/

\* Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 4 - Other areas within the Town Centre boundary				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	➔	Permanent Long Term	Borough	Changes of use to residential outside of the primary and secondary frontages but within the town centre boundary will help to improve housing provision in the town centres. By allowing development of such in close proximity to the town centres, this will also ensure good access to services.	Ensure that residential developments incorporate a range of house types and tenures and that there is adequate provision for affordable housing.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	➔	Permanent Long Term	Borough	Allowing changes of use in the town centre boundary but outside the primary and secondary frontages may increase the ease of accessing leisure activities in and around the town centres of Oadby and Wigston.	Ensure accessibility to leisure and recreational activities in the town centre by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	➔	Permanent Long Term	Local	Prioritising changes of use or development of previously developed land in the town centre boundary but outside the primary and secondary frontages may help to promote regeneration in these areas. This may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	↔	Temporary Short Term	Borough	There may be opportunities for consulting and involving local communities in new development to ensure local needs are met.	Ensure that all groups within local communities are consulted and given opportunities to input into the planning and design of new developments.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging changes of use or new development in and around the town centres may or may not have a positive impact upon species and habitats; this depends on biodiversity value of potential development sites. Some previously developed sites may have equal or greater biodiversity value than some greenfield sites and existing buildings could, for example, have bat roosts.	Confirm the ecological value of any proposed sites through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↕	Permanent Long Term	Borough	Encouraging changes of use and development in and around town centres may have an impact upon Conservation Areas in Oadby and Wigston, historical buildings and archaeological sites and their settings. Redundant buildings and previously developed land may have historic, cultural or archaeological value. Development could adversely affect these features, or enhance them depending upon the location and design of development.	Ensure developments are integrated into the existing townscape (e.g. through the sensitive re-use / refurbishment of historic buildings). The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	➔	Permanent Long Term	Borough	By prioritising changes of use or development on previously developed land in the town centre boundary and ensuring efficient use of land and buildings may help to reduce the need for developing areas of open space and the countryside, which should help to protect landscape.	Encourage the incorporation of natural green spaces into developments in the town centre boundary in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Borough	By prioritising changes of use and development on previously developed land in the town centre boundary and ensuring efficient use of land and buildings may help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	⬇	Temporary Short Term	Borough	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	⬇	Permanent Long Term	Borough	Developments in such locations is likely to attract more visitors from outside the Borough or from distances too great to walk to the centres and therefore this may increase the number of private vehicles entering the towns and negatively impact upon air quality.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
	⬆	Permanent Long Term	Borough	Encouraging changes of use and development in town centres may help to reduce dependence upon the car and help reduce transport related air pollutant emissions.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 4 - Other areas within the Town Centre boundary				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↑	Permanent Long Term	International	Changes of use and new development in the town centres may help to reduce dependence upon the car and help reduce transport related greenhouse gas emissions.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure all new developments include measures to conserve energy resources and give consideration to the generation of renewable energy on-site. Encourage the use of sustainable building assessments (e.g. CSH and BREEM).
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↕	Permanent Long Term	Borough	Changes of use and new development in the town centres may or may not help ensure that there is good access to services thus reducing the need to travel. This may or may not help to provide opportunities for changes in peoples lifestyles and help them minimise their environmental impacts (e.g. by using public transport as opposed to the private car).	Ensure provision of frequent, efficient and high quality public transport linkages to encourage the use of this instead of the car. Encourage travel by walking and cycling (e.g. incorporate well-lit footpaths, cycleways and cycle storage on new developments). Ensure all new developments include measures to conserve energy resources and give consideration to the generation of renewable energy on-site. Encourage the use of sustainable building assessments (e.g. CSH and BREEM).
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Permanent Long Term	Regional	Changes of use and new development in the town centres which include employment will help ensure that there is good access to employment opportunities for residents who live in these developments as well as for other residents in the Borough. Such development in town centres may also make the Borough a more attractive place to set up businesses.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	Permanent Long Term	Borough	By prioritising changes of use and development on previously developed land in the town centre and ensuring efficient use of land and buildings will help to ensure the optimal use of previously developed land and buildings. Development in the town centre will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.	↔	/	/	No significant effects are anticipated.	/
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑↑	Permanent Long Term	Borough	Encouraging changes of use and construction of new development that incorporate housing, retail, employment, community, leisure, cultural and tourist facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	↑	Permanent Long Term	Borough	Encouraging changes of use and new developments within town centres will help to encourage use of public transport, walking and cycling to access services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

\* Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 5 - Other Areas Within the Area Action Plan Boundary				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	➔	Permanent Long Term	Borough	Changes of use to residential outside of the primary and secondary frontages but within the town centre boundary will help to improve housing provision in the town centres. By allowing development of such in close proximity to the town centres, this will also ensure good access to services.	Ensure that residential developments incorporate a range of house types and tenures and that there is adequate provision for affordable housing.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	➔	Permanent Long Term	Borough	By protecting residential properties within the area action plan boundary this will help to ensure that people living in these areas have access to cultural and leisure activities in the town centres, as well as across the Borough via public transport links.	Encourage the use of public squares and buildings for cultural / historic events where appropriate.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	➔	Permanent Long Term	Local	Prioritising changes of use or development of previously developed land in the town centre boundary but outside the primary and secondary frontages may help to promote regeneration in these areas. This may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	↔	Temporary Short Term	Borough	There may be opportunities for consulting and involving local communities in new development to ensure local needs are met.	Ensure that all groups within local communities are consulted and given opportunities to input into the planning and design of new developments.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging changes of use or new development in and around the town centres may or may not have a positive impact upon species and habitats; this depends on biodiversity value of potential development sites. Some previously developed sites may have equal or greater biodiversity value than some greenfield sites and existing buildings could, for example, have bat roosts.	Confirm the ecological value of any proposed sites through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↕	Permanent Long Term	Borough	Encouraging changes of use and development in and around town centres may have an impact upon Conservation Areas in Oadby and Wigston, historical buildings and archaeological sites and their settings. Redundant buildings and previously developed land may have historic, cultural or archaeological value. Development could adversely affect these features, or enhance them depending upon the location and design of development.	Ensure developments are integrated into the existing townscape (e.g. through the sensitive re-use / refurbishment of historic buildings). The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	➔	Permanent Long Term	Borough	By considering changes of use or development on previously developed land in the area action plan boundary and ensuring efficient use of land and buildings may help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Borough	By prioritising changes of use and development on previously developed land in the town centre boundary and ensuring efficient use of land and buildings may help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	⬇	Temporary Short Term	Borough	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	⬇	Permanent Long Term	Borough	Developments in such locations is likely to attract more visitors from outside the Borough or from distances too great to walk to the centres and therefore this may increase the number of private vehicles entering the towns and negatively impact upon air quality.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
	⬆	Permanent Long Term	Borough	Encouraging changes of use and development in town centres may help to reduce dependence upon the car and help reduce transport related air pollutant emissions.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 5 - Other Areas Within the Area Action Plan Boundary				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↑	Permanent Long Term	International	Changes of use and new development in the town centres may help to reduce dependence upon the car and help reduce transport related greenhouse gas emissions.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure all new developments include measures to conserve energy resources and give consideration to the generation of renewable energy on-site. Encourage the use of sustainable building assessments (e.g. CSH and BREEAM).
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↕	Permanent Long Term	Borough	Changes of use and new development in the town centres may or may not help ensure that there is good access to services thus reducing the need to travel. This may or may not help to provide opportunities for changes in peoples lifestyles and help them minimise their environmental impacts (e.g. by using public transport as opposed to the private car).	Ensure provision of frequent, efficient and high quality public transport linkages to encourage the use of this instead of the car. Encourage travel by walking and cycling (e.g. incorporate well-lit footpaths, cycleways and cycle storage on new developments). Ensure all new developments include measures to conserve energy resources and give consideration to the generation of renewable energy on-site. Encourage the use of sustainable building assessments (e.g. CSH and BREEAM).
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Permanent Long Term	Regional	By preserving residential or by allowing changes of use and new development in the area action plan boundary areas which could include employment would help to ensure that there is good access to employment opportunities for residents who live in these developments as well as for other residents in the Borough. Such development may also make the Borough a more attractive place to set up businesses.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	Permanent Long Term	Borough	By prioritising changes of use and development on previously developed land in the area action plan boundary areas and ensuring efficient use of land and buildings will help to ensure the optimal use of previously developed land and buildings. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.	↔	/	/	No significant effects are anticipated.	/
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑↑	Permanent Long Term	Borough	Encouraging changes of use and construction of new development that incorporate housing, retail, employment, community, leisure, cultural and tourist facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	↑	Permanent Long Term	Borough	Encouraging changes of use and new developments within town centres will help to encourage use of public transport, walking and cycling to access services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

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SA Objectives	Area Action Plan Policy 6 - Shop Fronts				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	/	/	No significant effects are anticipated.	/
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	→	Permanent Long Term	Local	The improvement or replacement of shop fronts will be beneficial to the town centres because it will improve the appearance of the streetscape and this in turn may help local residents to foster a sense of ownership and therefore reduce anti-social behaviour and the fear of crime.	Ensure that design principles are fully considered to discourage any prospect in increasing crime or perceived risk of crime.
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.	↔	/	/	No significant effects are anticipated.	/
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↑	Permanent Long Term	Local	The enhancement and appearance of shop fronts in conservation areas or areas of cultural importance may be beneficial to both Oadby and Wigston.	Ensure all proposals for shop front replacement or improvement meet the guidelines set out in this policy and meet the principles set out in the Borough Council's Public Realm Strategy.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↔	/	/	No significant effects are anticipated.	/
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↔	/	/	No significant effects are anticipated.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 6 - Shop Fronts				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↔	/	/	No significant effects are anticipated.	/
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	/	/	No significant effects are anticipated.	/
19. To promote and ensure high standards of sustainable design and construction.	→→	Permanent Long Term	Local	The enhancement and appearance of shop fronts in the town centres will be beneficial to both Oadby and Wigston.	Ensure all proposals for shop front replacement or improvement meet the guidelines set out in this policy and meet the principles set out in the Borough Council's Public Realm Strategy.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	→	Permanent Long Term	Local	Improvements on shop fronts would need to comply with building regulations and therefore this may be beneficial to individuals requiring easier access, e.g. Disabled people and the elderly.	Ensure all proposals for shop front replacement or improvement meet the guidelines set out in this policy and meet the principles set out in the Borough Council's Public Realm Strategy.
22. To encourage and develop the use of public transport, cycling and walking.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 7 - Security Shutters				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>8</sup>
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	/	/	No significant effects are anticipated.	/
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	↑	Permanent Long Term	Local	The improvement or installation of security shutters may improve the appearance of the streetscape at night and provide added security to the shops and businesses in this location and therefore will have a positive impact upon the perception of crime.	Ensure that design principles and the impacts of installing security shutters are fully considered to discourage any prospect in increasing crime or perceived risk of crime.
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.	↔	Temporary Short Term	Borough	There may be opportunities for consulting and involving local communities in new development to ensure local needs are met.	Ensure that all groups within local communities are consulted and given opportunities to input into the planning and design of new developments.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↑	Permanent Long Term	Local	The appearance of shop fronts through the installation of inappropriate security shutters in conservation areas or areas of cultural importance may have a negative impact in both Oadby and Wigston.	Ensure all proposals for shop front security shutter installations meet the guidelines set out in this policy and meet the principles set out in the Borough Council's Public Realm Strategy.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↔	/	/	No significant effects are anticipated.	/
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↔	/	/	No significant effects are anticipated.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 7 - Security Shutters				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>a</sup>
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↔	/	/	No significant effects are anticipated.	/
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	/	/	No significant effects are anticipated.	/
19. To promote and ensure high standards of sustainable design and construction.	↑	Permanent Long Term	Local	The installation of security shutters in town centres may improve the street scene in both centres.	Ensure all proposals for installation of security shutters meet the guidelines set out in this policy and meet the principles set out in the Borough Council's Public Realm Strategy.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↔	/	/	No significant effects are anticipated.	/
22. To encourage and develop the use of public transport, cycling and walking.	↔	/	/	No significant effects are anticipated.	/

<sup>a</sup> Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 8 - Use of Upper Floors				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	➔	Permanent Long Term	Borough	Changes of use of upper floors in town centres to residential will help to improve housing provision.	Ensure that residential developments incorporate a range of house types and tenures and that there is adequate provision for affordable housing.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	/	/	No significant effects are anticipated.	/
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	➔	Permanent Long Term	Local	Any changes of use of upper floors in town centres to residential or offices may help to promote regeneration in these areas. This may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging such developments in these areas may help to maintain a level of activity throughout the day and night, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	➔	Permanent Long Term	Borough	By allowing changes of use to residential and offices to upper floors in town centres, such developments may be beneficial to disadvantaged groups such as young people seeking jobs or affordable places to live. There may also be wider community benefits.	Ensure any jobs provided as part of new developments meet the needs of the local population and that the residential developments incorporate a range of house types and tenures.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	➔	Permanent Long Term	Local	Depending upon the design or impact of such changes of use, the impact of such upon the locality in the town centre may be beneficial to preserve and enhance local assets and important designations.	Ensure developments are integrated into the existing townscape (e.g. through the sensitive re-use / refurbishment of historic buildings). The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↔	/	/	No significant effects are anticipated.	/
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	⬇	Temporary Short Term	Borough	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	⬇	Permanent Long Term	Borough	Developments in such locations is likely to attract more visitors from outside the Borough or from distances too great to walk to the centres and therefore this may increase the number of private vehicles entering the towns and negatively impact upon air quality.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
	⬆	Permanent Long Term	Borough	Encouraging changes of use and development in town centres may help to reduce dependence upon the car and help reduce transport related air pollutant emissions.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 8 - Use of Upper Floors				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↑	Permanent Long Term	International	Changes of use of upper floors to residential and offices in the town centres may help to reduce dependence upon the car and help reduce transport related greenhouse gas emissions.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure all new developments include measures to conserve energy resources and give consideration to the generation of renewable energy on-site. Encourage the use of sustainable building assessments (e.g. CSH and BREEAM).
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↕	Permanent Long Term	Borough	Changes of use of upper floors to residential and offices in the town centres may or may not help ensure that there is good access to services thus reducing the need to travel. This may or may not help to provide opportunities for changes in peoples lifestyles and help them minimise their environmental impacts (e.g. by using public transport as opposed to the private car).	Ensure provision of frequent, efficient and high quality public transport linkages to encourage the use of this instead of the car. Encourage travel by walking and cycling (e.g. incorporate well-lit footpaths, cycleways and cycle storage on new developments). Ensure all new developments include measures to conserve energy resources and give consideration to the generation of renewable energy on-site. Encourage the use of sustainable building assessments (e.g. CSH and BREEAM).
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Permanent Long Term	Borough	Changes of use of upper floors to residential and offices in the town centres will help to ensure that there is good access to employment opportunities for residents who live in these developments as well as for other residents in the Borough. Such development in town centres may also make the Borough a more attractive place to set up businesses.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	Permanent Long Term	Borough	Encouraging changes of use of upper levels in town centres for residential or offices, this will help to ensure the optimal use of previously developed land and buildings. Development in the town centre will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.	↑	Permanent Long Term	Borough	Changes of use of upper floors to residential and offices in the town centres should be delivered in accordance with Borough Council design guidance and policy and therefore be of a high quality design.	Encourage the use of sustainable building assessments (e.g. CSH and BREEAM). New developments should seek to incorporate renewable energy (e.g. wind, solar) technologies where possible.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	→	Permanent Long Term	Borough	Changes of use of upper floors to residential and offices in the town centres will help ensure that there is good accessibility (e.g. in close proximity) to services for residents and employees in these developments, therefore reducing the need to reach such via private car or public transport. Such development will also ease access to services outside the Borough through increasing the ease of accessibility of public transport for the residents and businesses based in the town centres.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	→	Permanent Long Term	Borough	Changes of use of upper floors to residential and offices in the town centres will encourage use of public transport, walking and cycling to access services for residents and employees of these developments, both in the Borough's town centres and beyond.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

\* Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 9 - Hot food takeaways				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	/	/	No significant effects are anticipated.	/
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	→	Permanent Long Term	Local	The policy seeks to reduce any negative impacts associated with hot food takeaways.	Ensure that the location of such businesses are not in areas that will encourage people to loiter in alleyways or dark spaces. Heightened perception of crime can also be caused by factors such as poor street lighting and therefore proposals must include awareness of this when being considered by the Local Authority.
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.	↔	/	/	No significant effects are anticipated.	/
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	→	Permanent Long Term	Local	This policy will help to mitigate negative impacts that such businesses may have upon the locality.	Ensure that all proposals have minimal impact upon their locality.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↔	/	/	No significant effects are anticipated.	/
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↔	/	/	No significant effects are anticipated.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Permanent Long Term	Borough	Such businesses may potentially create employment opportunities for local people.	Ensure any jobs provided as part of new developments meet the needs of the local population.

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SA Objectives	Area Action Plan Policy 9 - Hot food takeaways				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>1</sup>
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	/	/	No significant effects are anticipated.	/
19. To promote and ensure high standards of sustainable design and construction.	↑	Permanent Long Term	Local	Hot food takeaways may contribute favourably to the standards of design in either Wigston or Oadby.	Ensure that proposals do not decrease or negatively impact upon the standards of design but rather maintain or improve the existing appearance of the building.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↔	/	/	No significant effects are anticipated.	/
22. To encourage and develop the use of public transport, cycling and walking.	↔	/	/	No significant effects are anticipated.	/

<sup>1</sup> Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 10 - Taxis				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↔	/	/	No significant effects are anticipated.	/
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	↔	/	/	No significant effects are anticipated.	/
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.	↔	/	/	No significant effects are anticipated.	/
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↔	/	/	No significant effects are anticipated.	/
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↓	Permanent Long Term	Local	Air quality in the locality of such businesses may be negatively impacted upon due to the generation of increased traffic in the area.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	Permanent Long Term	Local	Greenhouse gas emissions may be negatively impacted upon due to the generation of increased traffic in the area.	/
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Permanent Long Term	Borough	Such businesses may potentially create employment opportunities for local people.	Ensure any jobs provided as part of new developments meet the needs of the local population.

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SA Objectives	Area Action Plan Policy 10 - Taxis				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	/	/	No significant effects are anticipated.	/
19. To promote and ensure high standards of sustainable design and construction.	↔	/	/	No significant effects are anticipated.	/
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	➡	Permanent Long Term	Local	Taxi businesses could potentially provide a means of transport for those without access to a private car or to those individuals that have difficulty accessing other modes of transport.	/
22. To encourage and develop the use of public transport, cycling and walking.	➡	Permanent Long Term	Local	By allowing taxi offices to be located in the town centres, this may encourage people to use more sustainable modes of transport than the private vehicle.	/

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SA Objectives	Area Action Plan Policy 11 - Public Realm				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	➡	Permanent Long Term	Local	Requiring high quality public realm for all new development and major refurbishment will help to improve people's living conditions and contribute towards reducing health inequalities.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	➡	Permanent Long Term	Local	Improved access to local heritage assets will be increased through investment in high quality public realm.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	⬆	Permanent Long Term	Local	Investment in high quality public realm as part of a new development or general streetscape improvements will more than likely improve community safety, reduce anti-social behaviour and also the fear of crime by encouraging the local population and each towns visitors to foster a sense of ownership.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm). Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
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.	↔	Permanent Long Term	Borough	There may be opportunities for consulting and involving local communities on the standards set out in this policy.	Ensure communities are fully consulted and involved in the design process of new developments.
6. To promote racial harmony and create cohesive communities.	➡	Permanent Long Term	Local	Requiring development to promote safe and inclusive communities and utilise principles such as natural surveillance may help to contribute towards cohesive communities.	Ensure communities are fully consulted and involved in the design process of new developments.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	⬆	Permanent Long Term	Local	Requiring development to respect local character and patterns of development and to be sympathetic to surrounding landscapes may contribute towards this objective.	Proposals for development should wherever practical consider the need for public realm improvements and should they be needed, the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document should be referred to in order to guide such consideration.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	➡	Permanent Long Term	Local	Requiring development to respect and to protect the landscape may contribute towards this objective.	Proposals for development should wherever practical consider the need for public realm improvements and should they be needed, the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document should be referred to in order to guide such consideration.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↔	/	/	No significant effects are anticipated.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 11 - Public Realm				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	➡	Permanent Long Term	Borough	By improving the town centres by investing in high quality public realm, this may increase the likelihood of further investment and employment opportunities in the town centres and the Borough.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	/	/	No significant effects are anticipated.	/
19. To promote and ensure high standards of sustainable design and construction.	↑↑	Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of sustainable construction and design will also be extended to the need to invest in quality public realm to compliment such schemes.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑	Permanent Long Term	Local	By encouraging high quality public realm schemes, this is likely to improve the surfacing of the area and therefore may improve accessibility in that development for sections of the community such as the elderly or disabled people.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
22. To encourage and develop the use of public transport, cycling and walking.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 12 - Transport and Movement				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	➔	Permanent Long Term	Borough	Improved services will provide better access for all to cultural and leisure activities in the Borough.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	➔	Permanent Long Term	Borough	Community safety will be improved through investment in transport services and public access.	Encourage the reduction of crime and the fear of crime through carefully thought out schemes. Careful attention should be paid to issues such as lighting, location, natural surveillance etc.
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.	➔	Temporary Short Term	Borough	There may be opportunities for consulting and involving local communities in new development to ensure local needs are met.	Ensure that all groups within local communities are consulted and given opportunities to input into the planning and design of new developments.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↔	/	/	No significant effects are anticipated.	/
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	➔	Permanent Long Term	Borough	Air quality in the town centres and across the Borough may positively benefit from this policy due to the increased use of alternative means of travel to the private car.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	➔	Permanent Long Term	Borough	By providing electric car parking points and improved cycle parking, this policy will help to reduce energy use.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	➔	Permanent Long Term	International	Greenhouse gas emissions may be positively impacted upon due to the reduction of traffic in the area.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	➔	Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 12 - Transport and Movement				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>8</sup>
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↔	/	/	No significant effects are anticipated.	/
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑	Permanent Long Term	Borough	This policy may have a potentially beneficial impact upon the existing infrastructure through investment to improve its quality.	Encourage developers to consider the redevelopment of available and suitable brownfield sites whenever possible.
19. To promote and ensure high standards of sustainable design and construction.	↔	/	/	No significant effects are anticipated.	/
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑↑	Permanent Long Term	Borough	Investment in alternative modes of transport to the private car could potentially provide a means of transport for those without access to such or to those individuals that have difficulty accessing services due to limited means by which they can do so.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.
22. To encourage and develop the use of public transport, cycling and walking.	↑↑	Permanent Long Term	Borough	This policy will provide people with more opportunities to use more sustainable modes of transport than the private vehicle.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within the town centres.

<sup>8</sup> Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 13 - Implementation of the Wigston Town Centre Masterplan				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>1</sup>
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↑	Permanent Long Term	Borough	Development of residential properties within the town centre of Wigston may help to improve provision of decent and affordable homes.	Ensure that residential developments incorporate a range of house types and tenures and that there is adequate provision for affordable housing.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↑↑	Permanent Long Term	Borough	By providing a new health centre in Wigston, this will directly improve access to such facilities for people in and around Wigston.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres. Also encourage new developments to design in access routes that encourage movement through the development and beyond.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑↑	Permanent Long Term	Local	Extension of The Lanes as well as improving movement through the town by concentrating on public realm, opportunities for people to access and understand local heritage, as well as to participate in cultural and leisure activities may be improved.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	→	Permanent Long Term	Local	Implementation of this policy will help to promote regeneration in these areas. This may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	→	Permanent Long Term	Borough	Such development may be beneficial to disadvantaged groups such as young people seeking jobs. There may also be wider community benefits.	Ensure any jobs provided as part of new developments meet the needs of the local population.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging development in and around Wigston town centre may or may not have a positive impact upon species and habitats; this depends on biodiversity value of potential development sites. Some previously developed sites may have equal or greater biodiversity value than some greenfield sites and existing buildings could, for example, have bat roosts.	Confirm the ecological value of any proposed sites through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↕	Permanent Long Term	Local	Encouraging development in and around Wigston town centre may have an impact upon Conservation Areas, historical buildings and archaeological sites and their settings. Redundant buildings and previously developed land may have historic, cultural or archaeological value. Development could adversely affect these features, or enhance them depending upon the location and design of development.	Ensure developments are integrated into the existing townscape (e.g. through the sensitive re-use / refurbishment of historic buildings). The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Permanent Long Term	Borough	By considering development on previously developed land in Wigston and ensuring efficient use of land and buildings, this may help to reduce the need for developing areas of open space and the countryside, which should help to protect the landscape. This policy will also help to improve and create landscape and green spaces.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Local	By prioritising changes of use and development on previously developed land in Wigston and ensuring efficient use of land and buildings may or may not help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	↓	Temporary Short Term	Local	Construction associated with development in the town centre may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	↕	Permanent Long Term	Borough	Improved public transport may have a positive impact upon air quality but the increase in car parking spaces may have a detrimental impact.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/

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SA Objectives	Area Action Plan Policy 13 - Implementation of the Wigston Town Centre Masterplan				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.		Permanent Long Term	Borough	Improved public transport may have a positive impact upon the reduction of greenhouse gas emissions but the increase in car parking spaces may have a detrimental impact.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.		/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.		Permanent Long Term	Borough	Encouraging commercial development as part of the overall Masterplan will help to create employment opportunities for local people.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.		Permanent Long Term	Local	By prioritising development in Wigston will help to ensure the optimal use of previously developed land and buildings. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.		Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of public realm to compliment such schemes will help to deliver this objective.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		/	/	No significant effects are anticipated.	/
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.		Permanent Long Term	Borough	Encouraging new development that incorporate housing, retail, employment, community, leisure, cultural and tourist facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.		Permanent Long Term	Borough	Encouraging development in Wigston will help to encourage use of public transport, walking and cycling to access services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

\* Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 14 - Burgess Junction				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↑	Permanent Long Term	Local	Should health provision as part of this development be achieved, access to such would certainly be improved.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑	Permanent Long Term	Local	Extension of The Lanes as well as improving movement through the town by concentrating on public realm, opportunities for people to access and understand local heritage, as well as to participate in cultural and leisure activities may be improved.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	⇒	Permanent Long Term	Local	Development of Burgess Junction may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	⇒	Permanent Long Term	Borough	Such development may be beneficial to disadvantaged groups such as young people seeking jobs. There may also be wider community benefits.	Ensure any jobs provided as part of new developments meet the needs of the local population.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging development in and around Burgess Junction may or may not have a positive impact upon species and habitats; this depends upon the biodiversity value of the site.	Confirm the ecological value of the site through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	⇒	Permanent Long Term	Borough	Development of Burgess Junction may help to reduce the need for developing areas of open space and the countryside, which should help to protect landscape.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Local	By prioritising development on this site and ensuring efficient use of land may or may not help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	↓	Temporary Short Term	Local	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	↓	Permanent Long Term	Borough	The provision of a 400-space multi-storey car park may have a detrimental impact upon this objective.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	Permanent Long Term	Borough	The provision of a 400-space multi-storey car park may have a detrimental impact upon this objective.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.

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SA Objectives	Area Action Plan Policy 14 - Burgess Junction				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>4</sup>
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	→	Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑↑	Permanent Long Term	Regional	Encouraging commercial development as part of the overall scheme will help to create employment opportunities for local people.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	Permanent Long Term	Local	By encouraging the re-development of Burgess Junction, this will help to ensure the optimal use of previously developed land and buildings. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.	→→	Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of public realm to compliment such schemes will help to deliver this objective.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑	Permanent Long Term	Borough	Encouraging new development that incorporates retail, employment, community, leisure, cultural and tourist facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	→	Permanent Long Term	Borough	Encouraging developments in Wigston will help to encourage use of public transport, walking and cycling to access services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

<sup>4</sup> Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 15 - Long Lanes				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↑↑	Permanent Long Term	Borough	The prioritisation of a residential-led development on the Long Lanes is likely to ensure the provision of decent and affordable housing.	Ensure that the development that takes place in this location is in line with planning policy in the Core Strategy and also reflects the local market-demand at that time.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑	Permanent Long Term	Local	Extension of The Lanes as well as improving movement through the town by concentrating on public realm, opportunities for people to access and understand local heritage, as well as to participate in cultural and leisure activities may be improved.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	→	Permanent Long Term	Local	Development of Long Lanes may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	→	Permanent Long Term	Borough	Such development may be beneficial to disadvantaged groups seeking housing. There may also be wider community benefits.	Ensure any housing provided as part of new developments meet the needs of the local population.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging development in and around Long Lanes may or may not have a positive impact upon species and habitats; this depends on the biodiversity value of the site.	Confirm the ecological value of the site through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	→	Permanent Long Term	Borough	Development of Long Lanes may help to reduce the need for developing areas of open space and the countryside, which should help to protect landscape.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Local	By prioritising development on this site and ensuring efficient use of land may or may not help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	↓	Temporary Short Term	Local	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	↓	Permanent Long Term	Borough	The provision of public and private car parking may have a detrimental impact.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	Permanent Long Term	Borough	The provision of public and private car parking may have a detrimental impact.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	→	Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.

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SA Objectives	Area Action Plan Policy 15 - Long Lanes				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑	Permanent Long Term	Borough	Small scale retail / leisure will provide new jobs.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑	Permanent Long Term	Local	By encouraging the re-development of Long Lanes, this will help to ensure the optimal use of previously developed land and buildings. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.	→→	Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of public realm to compliment such schemes will help to deliver this objective.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑↑	Permanent Long Term	Borough	Encouraging new development that incorporates residential, retail, employment, community, leisure, cultural and tourist facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	→	Permanent Long Term	Borough	Encouraging developments in Wigston will help to encourage use of public transport, walking and cycling to access services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

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SA Objectives	Area Action Plan Policy 16 - Chapel Mill				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑	Permanent Long Term	Local	Extension of The Lanes, development of the new town square to the west of the Library, as well as improving movement through the town by concentrating on public realm, opportunities for people to access and understand local heritage, as well as to participate in cultural and leisure activities may be improved.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	→	Permanent Long Term	Local	Development of Chapel Mill may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	→	Permanent Long Term	Borough	Such development may be beneficial to disadvantaged groups such as young people seeking jobs. There may also be wider community benefits.	Ensure any jobs provided as part of new developments meet the needs of the local population.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging development in and around Chapel Mill may or may not have a positive impact upon species and habitats; this depends on the biodiversity value of the site.	Confirm the ecological value of the site through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	→	Permanent Long Term	Borough	Development of Chapel Mill may help to reduce the need for developing areas of open space and the countryside, which should help to protect landscape.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Local	By prioritising development on this site and ensuring efficient use of land may or may not help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	↓	Temporary Short Term	Local	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	↑	Permanent Long Term	Borough	Improved public transport provision may have a positive impact upon air quality.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↑	Permanent Long Term	Borough	Improved public transport provision may have a positive impact upon the reduction of greenhouse gas emissions.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.

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SA Objectives	Area Action Plan Policy 16 - Chapel Mill				
	Magnitude	Duration	Geographical Scale	Description	Recommendations <sup>4</sup>
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	⇒	Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑↑	Permanent Long Term	Borough	By delivering retail and office space as part of this development, a significant number of employment opportunities will be created.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑	Permanent Long Term	Local	By encouraging the re-development of Chapel Mill, this will help to ensure the optimal use of previously developed land and buildings. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.	⇒⇒	Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of public realm to complement such schemes will help to deliver this objective. A new public town square would also contribute towards achieving this objective.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑↑	Permanent Long Term	Borough	Encouraging new development that incorporates retail, employment, community, leisure, cultural and tourist facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	↑↑	Permanent Long Term	Borough	Encouraging developments in Wigston will help to encourage use of public transport, walking and cycling to access services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

<sup>4</sup> Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 17 - Implementation of the Oadby Town Centre Masterplan				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↑	Permanent Long Term	Borough	The prioritisation of a residential element as part of potential development in Oadby is likely to contribute towards the provision of decent and affordable housing.	Ensure that the development that takes place in this location is in line with planning policy in the Core Strategy and also reflects the local market-demand at that time.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑	Permanent Long Term	Local	The potential development of a community use building as well as improving movement through the town by concentrating on public realm, opportunities for people to access and understand local heritage, as well as to participate in cultural and leisure activities may be improved.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	⇒	Permanent Long Term	Local	Implementation of this policy will help to promote regeneration in Oadby. This may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	↑	Permanent Long Term	Borough	Such development may be beneficial to disadvantaged groups such as young people seeking jobs. There may also be wider community benefits. Providing a community use building may also satisfy this objective by promoting and supporting the empowerment of local communities.	Ensure any jobs provided as part of new developments meet the needs of the local population.
6. To promote racial harmony and create cohesive communities.	↑	Permanent Long Term	Local	A new community use building may help to foster a sense of community in Oadby and with its local population.	Ensure that all groups within the local communities are consulted and give opportunities to input into the planning and design of new developments.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging development in and around Oadby may or may not have a positive impact upon species and habitats; this depends on biodiversity value of potential development sites. Some previously developed sites may have equal or greater biodiversity value than some greenfield sites and existing buildings could, for example, have bat roosts.	Confirm the ecological value of any proposed sites through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↕	Permanent Long Term	Local	Encouraging development in and around Oadby may or may not have an impact upon Conservation Areas, historical buildings and archaeological sites and their settings. Redundant buildings and previously developed land may have historic, cultural or archaeological value. Development could adversely affect these features, or enhance them depending upon the location and design of development.	Ensure developments are integrated into the existing townscape (e.g. through the sensitive re-use / refurbishment of historic buildings). The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Permanent Long Term	Borough	Changes of use or new development on previously developed land in Oadby and ensuring efficient use of land and buildings may help to reduce the need for developing areas of open space and the countryside, which should help to protect landscape.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Local	By prioritising changes of use and development on previously developed land in Oadby and ensuring efficient use of land and buildings may or may not help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	↓	Temporary Short Term	Local	Construction associated with development in the town centre may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	↓	Permanent Long Term	Borough	The provision of at least 370 car parking spaces may have a detrimental impact upon this objective.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	Permanent Long Term	Borough	The provision of at least 370 car parking spaces may have a detrimental impact upon this objective.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.

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SA Objectives	Area Action Plan Policy 17 - Implementation of the Oadby Town Centre Masterplan				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	⇒	Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↑↑	Permanent Long Term	Borough	Encouraging commercial development as part of the overall Masterplan will help to create employment opportunities for local people.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↑↑	Permanent Long Term	Local	By prioritising development in Oadby, this will help to ensure the optimal use of previously developed land and buildings. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.	⇒⇒	Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of public realm to compliment such schemes will help to deliver this objective.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑↑	Permanent Long Term	Borough	Encouraging new development that incorporate housing, retail, employment, community, leisure, cultural and tourist facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.	↑	Permanent Long Term	Borough	Encouraging development in Oadby will help to encourage use of public transport, walking and cycling to access services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

\* Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents

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SA Objectives	Area Action Plan Policy 18 - Brooksby Square				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↑	Permanent Long Term	Borough	The prioritisation of a residential element as part of this development may contribute towards the provision of decent and affordable housing.	Ensure that the development that takes place in this location is in line with planning policy in the Core Strategy and also reflects the local market-demand at that time.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑	Permanent Long Term	Local	The new public square next to Oadby Trinity Methodist Church may provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	→	Permanent Long Term	Local	Development of Brooksby Square may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	→	Permanent Long Term	Borough	Such development may be beneficial to disadvantaged groups such as disadvantaged groups seeking jobs and housing. There may also be wider community benefits.	Ensure any jobs provided as part of new developments meet the needs of the local population.
6. To promote racial harmony and create cohesive communities.	→	Permanent Long Term	Local	The public square may help to foster a sense of community in Oadby and its local population.	Ensure that all groups within the local communities are consulted and give opportunities to input into the planning and design of the public square.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging development in and around Brooksby Square may or may not have a positive impact upon species and habitats; this depends upon the biodiversity value of the site.	Confirm the ecological value of the site through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↕	Permanent Long Term	Local	Encouraging development in and around Oadby may or may not have an impact upon Conservation Areas, historical buildings and archaeological sites and their settings. Redundant buildings and previously developed land may have historic, cultural or archaeological value. Development could adversely affect these features, or enhance them depending upon the location and design of development.	Ensure developments are integrated into the existing townscape (e.g. through the sensitive re-use / refurbishment of historic buildings). The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Permanent Long Term	Borough	Development of Brooksby Square may help to reduce the need for developing areas of open space and the countryside, which should help to protect landscape.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Local	By prioritising development on this site and ensuring efficient use of land may or may not help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	↓	Temporary Short Term	Local	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	↓	Permanent Long Term	Borough	The provision of at least 150 car parking spaces may have a detrimental impact upon this objective.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	Permanent Long Term	Borough	The provision of at least 150 car parking spaces may have a detrimental impact upon this objective.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.

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15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.		/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.		Permanent Long Term	Regional	Encouraging commercial development as part of this scheme will help to create employment opportunities for local people.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.		Permanent Long Term	Local	By encouraging the re-development of Brooksby Square, this will help to ensure the optimal use of previously developed land. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.		Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of public realm to compliment such schemes will help to deliver this objective.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		/	/	No significant effects are anticipated.	/
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.		Permanent Long Term	Borough	Encouraging new development that incorporates residential, retail, employment and cultural facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.		Permanent Long Term	Borough	The provision of at least 150 car parking spaces may have a detrimental impact upon this objective.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.

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SA Objectives	Area Action Plan Policy 19 - Baxter's Place				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑↑	Permanent Long Term	Local	The new community use building may provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	↑	Permanent Long Term	Local	Development of Baxter's Place may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	↑	Permanent Long Term	Borough	Such development may be beneficial to disadvantaged groups such as young people seeking jobs. There may also be wider community benefits.	Ensure any jobs provided as part of new developments meet the needs of the local population.
6. To promote racial harmony and create cohesive communities.	↑	Permanent Long Term	Local	The community use building and central square may help to foster a sense of community in Oadby and its local population.	Ensure that all groups within the local communities are consulted and give opportunities to input into the planning and design of the public square.
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Encouraging development in and around Baxter's Place may or may not have a positive impact upon species and habitats; this depends upon the biodiversity value of the site.	Confirm the ecological value of the site through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↕	Permanent Long Term	Local	Encouraging development in and around Oadby may or may not have an impact upon Conservation Areas, historical buildings and archaeological sites and their settings. Redundant buildings and previously developed land may have historic, cultural or archaeological value. Development could adversely affect these features, or enhance them depending upon the location and design of development.	Ensure developments are integrated into the existing townscape (e.g. through the sensitive re-use / refurbishment of historic buildings). The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Permanent Long Term	Borough	Development of Baxter's Place may help to reduce the need for developing areas of open space and the countryside, which should help to protect the landscape.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Local	By prioritising development on this site and ensuring efficient use of land may or may not help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	↓	Temporary Short Term	Local	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
	↓	Permanent Long Term	Borough	Increase in car parking spaces may potentially have a negative impact upon this objective.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↓	Permanent Long Term	Borough	Increase in car parking spaces may potentially have a negative impact upon this objective.	Development proposals should encourage public transport through investment in travel plans and other initiatives to promote sustainable travel.

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15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.		/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.		Permanent Long Term	Regional	Encouraging commercial development as part of this scheme will help to create employment opportunities for local people.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.		Permanent Long Term	Local	By encouraging the re-development of Baxter's Place, this will help to ensure the optimal use of previously developed land. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.		Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of public realm to compliment such schemes will help to deliver this objective.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		/	/	No significant effects are anticipated.	/
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.		Permanent Long Term	Borough	Encouraging new development that incorporates retail, employment and cultural facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the Borough.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.		Permanent Long Term	Borough	The provision of at least 200 car parking spaces may have a detrimental impact upon this objective.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.
* Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents					

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SA Objectives	Area Action Plan Policy 20 - The Parade				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↔	/	/	No significant effects are anticipated.	/
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	→	Permanent Long Term	Local	Requiring high quality public realm along The Parade will help to improve people's living conditions and contribute towards reducing health inequalities.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	→	Permanent Long Term	Local	Improved access to local heritage assets will be increased through investment in high quality public realm.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	↑	Permanent Long Term	Local	Investment in high quality public realm as part of general streetscape improvements will more than likely improve community safety, reduce anti-social behaviour and also the fear of crime by encouraging the local population and each of the towns' visitors to foster a sense of ownership.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm). Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
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.	↔	Permanent Long Term	Borough	There may be opportunities for consulting and involving local communities on the standards set out in this policy.	Ensure communities are fully consulted and involved in the design process of this scheme.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↔	/	/	No significant effects are anticipated.	/
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↔	/	/	No significant effects are anticipated.	/
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	→	Permanent Long Term	Local	Requiring development to respect and to protect the landscape may contribute towards this objective.	Proposals for development should wherever practical consider the need for public realm improvements and should they be needed, the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document should be referred to in order to guide such consideration.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↔	/	/	No significant effects are anticipated.	/
11. To improve air quality particularly through reducing transport related pollutants.	↔	/	/	No significant effects are anticipated.	/
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/

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15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	↔	/	/	No significant effects are anticipated.	/
16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.	↔	/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.	↔	/	/	No significant effects are anticipated.	/
18. To optimise the use of previously developed land, buildings and existing infrastructure.	↔	/	/	No significant effects are anticipated.	/
19. To promote and ensure high standards of sustainable design and construction.	↑↑	Permanent Long Term	Local	High standards of quality public realm in the town will help to promote the needs for high standards of sustainable design and construction in Oadby.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.	↔	/	/	No significant effects are anticipated.	/
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.	↑	Permanent Long Term	Local	By encouraging high quality public realm along The Parade, this is likely to improve the surfacing of the area and therefore may improve accessibility in the town for sections of the community such as the elderly or disabled people.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
22. To encourage and develop the use of public transport, cycling and walking.	↑	Permanent Long Term	Local	By encouraging sustainable means of travel as part of public realm improvement schemes such as cycle storage facilities, this may help reduce car usage and encourage the use of other forms of transport.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
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SA Objectives	Area Action Plan Policy 21 - Other opportunities within Oadby				
	Magnitude	Duration	Geographical Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	↑	Permanent Long Term	Borough	The incorporation of a residential element as part of this development may contribute towards the provision of decent and affordable housing.	Ensure that the development that takes place in this location is in line with planning policy in the Core Strategy and also reflects the local market-demand at that time.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.	↔	/	/	No significant effects are anticipated.	/
3. To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities.	↑	Permanent Long Term	Local	The potential development of a community use building as well as improving movement through the town by concentrating on public realm, opportunities for people to access and understand local heritage, as well as to participate in cultural and leisure activities may be improved.	Ensure improved accessibility for all by encouraging the provision of high quality public transport linkages, well lit footpaths and cycleways in the town centres.
4. To improve community safety, reduce anti-social behaviour and the fear of crime.	→	Permanent Long Term	Local	Redevelopment of The Precinct or the retail element along Chestnut Avenue may help to foster a sense of ownership and thus contribute towards reducing crime and the fear of crime. Encouraging mixed use developments in these areas may help to maintain a level of activity throughout the day, leading to increased natural surveillance which may help to reduce crime and the fear of crime.	Encourage the reduction of crime and the fear of crime through the design of new developments (both buildings and public realm).
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.	↑	Permanent Long Term	Borough	Such development may be beneficial to disadvantaged groups seeking jobs or housing. There may also be wider community benefits. Providing a community use building may also satisfy this objective by promoting and supporting the empowerment of local communities.	Ensure any jobs provided as part of new developments meet the needs of the local population.
6. To promote racial harmony and create cohesive communities.	↔	/	/	No significant effects are anticipated.	/
7. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of BAP targets.	↕	Permanent Long Term	Local	Redevelopment of The Precinct or the retail element along Chestnut Avenue may or may not have a positive impact upon species and habitats; this depends upon the biodiversity value of the site.	Confirm the ecological value of the site through the use of ecological surveys. Opportunities for habitat enhancement and / or creation should be sought wherever possible.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.	↕	Permanent Long Term	Local	Encouraging development in and around Oadby may or may not have an impact upon Conservation Areas, historical buildings and archaeological sites and their settings. Redundant buildings and previously developed land may have historic, cultural or archaeological value. Development could adversely affect these features, or enhance them depending upon the location and design of development.	Ensure developments are integrated into the existing townscape (e.g. through the sensitive re-use / refurbishment of historic buildings). The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings.
9. To protect and enhance the landscape and green spaces in the Borough and to provide opportunities for public access to the countryside.	↑	Permanent Long Term	Borough	Redevelopment of The Precinct or the retail element along Chestnut Avenue may help to reduce the need for developing areas of open space and the countryside, which should help to protect landscape.	Encourage the incorporation of natural green spaces into developments in the area action plan boundary areas in accordance with Natural England guidelines.
10. To manage prudently water resources, improve water quality, protect the floodplain and protect against flood risk.	↕	Permanent Long Term	Local	By allowing the redevelopment of The Precinct or the retail element along Chestnut Avenue and ensuring the efficient use of land, this may or may not help to protect the floodplain and minimise increased surface water run-off and associated flood risk.	Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks.
11. To improve air quality particularly through reducing transport related pollutants.	↓	Temporary Short Term	Local	Construction associated with development in the town centres may result in emission of air pollutants, dust and debris which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
12. To manage prudently mineral resources and avoid / reduce the pollution of land.	↔	/	/	No significant effects are anticipated.	/
13. To minimise energy use and develop renewable energy resources.	↔	/	/	No significant effects are anticipated.	/
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.	↔	/	/	No significant effects are anticipated.	/
15. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.	→	Permanent Long Term	Borough	This policy will enable people to have greater levels of access to services and this will therefore improve their lifestyle.	Consider local need and accessibility issues in any development proposal.

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16. To improve access to education and training for children, young people, adult learners, the unemployed, the disabled and the deprived.		/	/	No significant effects are anticipated.	/
17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.		Permanent Long Term	Borough	Creation of jobs will directly benefit local population.	Ensure any jobs provided as part of new developments meet the needs of the local population.
18. To optimise the use of previously developed land, buildings and existing infrastructure.		Permanent Long Term	Local	By prioritising development in Oadby, this will help to ensure the optimal use of previously developed land and buildings. Development in these areas will be able to make use of existing infrastructure.	Ensuring that new development is integrated within the existing infrastructure will also contribute towards this objective.
19. To promote and ensure high standards of sustainable design and construction.		Permanent Long Term	Local	Encouraging developers to adopt the Borough Council's stance towards achieving high standards of public realm to compliment such schemes will help to deliver this objective.	Proposals for public realm improvements should be in line with the Borough Council's forthcoming Public Realm Design Guide Supplementary Planning Document.
20. To minimise waste and to increase the re-use, recycling and composting of waste materials.		/	/	No significant effects are anticipated.	/
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.		Permanent Long Term	Borough	Encouraging new development that incorporates residential and retail facilities will help ensure that there is good accessibility (e.g. close proximity) to services for residents of the town and local population.	Encourage the provision of frequent, efficient and high quality public transport linkages, well lit footpaths and cycleways within the town centres. Encourage provision of cycle storage as part of any new development within town, neighbourhood and local developments.  Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
22. To encourage and develop the use of public transport, cycling and walking.		/	/	No significant effects are anticipated.	/

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**Town Centres Area Action Plan**

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**Oadby and Wigston Borough Council**  
Tel 0116 288 8961 Fax 0116 288 7828

**Email** [forwardplans@oadby-wigston.gov.uk](mailto:forwardplans@oadby-wigston.gov.uk)  
Council Offices, Station Road, Wigston, Leicestershire LE18 2DR