

## Sustainability Report

Sustainability Appraisal of the  
Wigston Town Centre Area Action Plan

for  
Oadby and Wigston Borough Council

November 2007

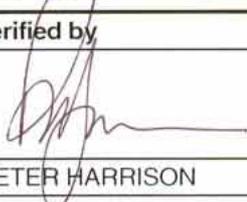


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**OADBY AND WIGSTON BOROUGH COUNCIL****SUSTAINABILITY APPRAISAL OF THE  
WIGSTON TOWN CENTRE AREA ACTION PLAN****SUSTAINABILITY REPORT****NOVEMBER 2007****CONTENTS**

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**ABBREVIATIONS**

- AAP - Area Action Plan  
 AQMA - Air Quality Management Area  
 DCLG - Department of the Communities and Local Government  
 DPD - Development Plan Document

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<b>EAR</b>	-	<b>Economic Activity Rate</b>
<b>FIT</b>	-	<b>Fields In Trust</b>
<b>FRA</b>	-	<b>Flood Risk Assessment</b>
<b>HER</b>	-	<b>Historic Environment Record</b>
<b>IRF</b>	-	<b>Integrated Regional Framework</b>
<b>JSA</b>	-	<b>Job Seekers Allowance</b>
<b>LDS</b>	-	<b>Local Development Scheme</b>
<b>LNR</b>	-	<b>Local Nature Reserve</b>
<b>LTP</b>	-	<b>Local Transport Plan</b>
<b>NAEI</b>	-	<b>National Air Quality Emissions Inventory</b>
<b>NPFA</b>	-	<b>National Playing Fields Association</b>
<b>ODPM</b>	-	<b>Office of the Deputy Prime Minister</b>
<b>PPS</b>	-	<b>Planning Policy Statement</b>
<b>RSS</b>	-	<b>Regional Spatial Strategy</b>
<b>SA</b>	-	<b>Sustainability Appraisal</b>
<b>SAM</b>	-	<b>Scheduled Ancient Monument</b>
<b>SCI</b>	-	<b>Statement of Community Involvement</b>
<b>SEA</b>	-	<b>Strategic Environmental Assessment</b>
<b>SINC</b>	-	<b>Site of Importance for Nature Conservation</b>
<b>SLPCT</b>	-	<b>South Leicestershire Primary Care Trust</b>
<b>SOA</b>	-	<b>Super Output Area</b>
<b>SSSI</b>	-	<b>Site of Special Scientific Interest</b>
<b>SuDS</b>	-	<b>Sustainable Drainage Systems</b>
<b>SPD</b>	-	<b>Supplementary Planning Document</b>
<b>WYGE</b>	-	<b>White Young Green Environmental</b>

## **1.0 NON TECHNICAL SUMMARY**

### **1.1 Introduction**

Oadby and Wigston Borough Council (as the Local Planning Authority for Oadby and Wigston Borough) is developing an Area Action Plan (AAP) and an associated masterplan for Wigston Town Centre. These documents will have statutory status and will be adopted as part of the Oadby and Wigston Borough Local Development Framework (LDF) to replace their existing Local Plan. The AAP will focus on regeneration, environmental improvements and development of Wigston Town Centre.

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 SEA of the documents which make up their LDF.

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

White Young Green Environmental (WYGE) has been commissioned by Oadby and Wigston Borough Council to undertake a combined SA and SEA of the Wigston Town Centre AAP. The combined approach to SA adopted by WYGE is simply referred to as SA throughout this Sustainability Report.

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

In June 2005 WYGE undertook Stage A (Scoping Stage) of the SA of the Oadby and Wigston LDF on behalf of Oadby and Wigston Borough Council. This resulted in the production of a SA Scoping Report for the Oadby and Wigston LDF, including development of a SA framework to appraise documents making up the LDF. The SA framework for the Oadby and Wigston LDF has been used to appraise the Wigston Town Centre AAP.

The SA Scoping Report of the SA of the Oadby and Wigston LDF details the outcomes of the following activities:

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

The SA 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 SA framework for the Oadby and Wigston LDF was up-to-date and relevant to the Wigston Town Centre AAP, WYGE undertook the following activities between February and June 2007:

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

A Scoping Consultation Document was sent to statutory and non-statutory consultees in February 2007 to allow for comments on the proposed approach to the SA.

### **1.3 Sustainability Appraisal of the Wigston Town Centre Area Action Plan Issues and Options**

Taylor Young, in conjunction with Oadby and Wigston Borough Council developed a number of options for the Wigston Town Centre AAP. These were split into low, medium and high level intervention options. WYGE appraised the options identified for each character area within the Town Centre, using the SA framework.

The SA of the Wigston Town Centre AAP options enabled the social, economic and environmental effects associated with the options to be determined. Changes to the options or mitigation measures were recommended to reduce potential adverse effects and maximise beneficial effects.

### **1.4 Sustainability Appraisal of the Wigston Town Centre Area Action Plan Preferred Options**

Following a period of consultation on the Wigston Town Centre AAP Issues and Options Report, Taylor Young, in conjunction with Oadby and Wigston Borough Council developed the Preferred Options for the AAP. The Preferred Options Report sets out Oadby and Wigston Borough Council's preferred approach to future development within Wigston Town Centre.

The SA framework developed during the Scoping Stage was used to appraise the Wigston Town Centre AAP Preferred Options.

The SA identified a number of likely social, economic and environmental effects associated with implementation of the Wigston Town Centre AAP Preferred Options. Effects were identified as being of a beneficial, adverse or unknown nature.

Potential beneficial effects of the Wigston Town Centre AAP include:

- Development of new retail, commercial / office, leisure and healthcare uses, which will improve service provision and thereby help to improve access to services.
- Significant redevelopment of the Town Centre, including significant improvements to the public realm, which should create a high quality built environment and thus improve the attractiveness of the Town Centre as a place in which to live, work and invest.
- Increased investment and employment opportunities as a result of redevelopment.
- New residential development, which should help to address the shortfall of housing in the Borough.
- Encouragement of walking, cycling and public transport use through provision of a public transport interchange area and improvements to footpaths / cycleways.
- Efficient use of previously developed land and existing infrastructure, which may help to reduce the need to develop green spaces / greenfield sites.
- Provision of leisure and recreational opportunities for the local community, including public squares and leisure facilities, which have associated community and health benefits.

Potential adverse effects of the Wigston Town Centre AAP include:

- Temporary, short term environmental impacts associated with the construction of the development.
- Potential loss of some existing residential properties as a result of redevelopment, resulting in the need to relocate existing residents elsewhere.
- Potential loss of existing service provision associated with redevelopment and / or the relocation of existing services elsewhere.
- Increased traffic resulting from redevelopment, which could affect local air quality.
- Potential for car parking provision and road network improvements to encourage unnecessary car use.
- Effects upon the setting of The Lanes Conservation Area and historic buildings within the Town Centre AAP area and the surrounding area if development is insensitively designed.
- Impacts upon the site of archaeological potential between Bell Street and Paddock Street.
- Increase in energy consumption, water consumption and waste production once new development is operational.

Mitigation measures to maximise beneficial effects and minimise adverse effects of the Wigston Town Centre AAP have been developed. These should be incorporated into the development of the AAP and associated masterplan by Oadby and Wigston Borough Council. In particular the AAP presents significant opportunities to make use of best practice sustainable design and construction techniques. This could include the use of recycled materials in construction, the installation of energy efficient lighting and heating systems and the use of rainwater / greywater recycling systems. In addition, the AAP presents considerable opportunities to develop and encourage use of more sustainable modes of transport as viable alternatives to the car. Non-domestic development should achieve a BREEAM rating of at least 'Very Good', with an aim to achieve 'Excellent' where possible. All residential development should achieve a Code for Sustainable Homes rating of at least Level 3, with an aim to achieve Level 4 or above where possible.

A set of targets and indicators have been developed. These should be used to monitor performance of the Wigston Town Centre AAP against the SA objectives once adopted.

## 2.0 **INTRODUCTION**

Oadby and Wigston Borough Council (as the Local Planning Authority for Oadby and Wigston Borough) is developing an Area Action Plan (AAP) and an associated masterplan for Wigston Town Centre. These documents will have statutory status and will be adopted as part of the Oadby and Wigston Borough Local Development Framework (LDF) being developed by Oadby and Wigston Borough Council to replace their existing Local Plan. The AAP will focus on regeneration, environmental improvements and managing the spatial development of Wigston Town Centre to foster its 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 SEA of the documents which make up their LDF.

Under the Planning and Compulsory Purchase Act 2004 Sustainability Appraisal (SA) is also mandatory for LDF documents. SA 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. SA addresses social, economic and environmental issues in an integrated manner.

White Young Green Environmental (WYGE) has been commissioned by Oadby and Wigston Borough Council to undertake a combined SA and SEA of the Wigston Town Centre AAP. The combined approach to SA adopted by WYGE is simply referred to as SA throughout this Sustainability Report.

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

- |                  |  |
|------------------|--|
| <b>Chapter 1</b> | <b>Non Technical Summary</b><br>The non technical summary provided at the start of the Sustainability Report offers a non technical overview of the SA process and its findings.   |
| <b>Chapter 2</b> | <b>Introduction</b>  |
| <b>Chapter 3</b> | <b>Sustainability Appraisal Process</b><br>Provides an overview of the SA process undertaken including details of the consultation process and the SA objectives used to appraise the Wigston Town Centre AAP.                   |
| <b>Chapter 4</b> | <b>Background</b><br>Details the background to the Wigston Town Centre AAP.  |
| <b>Chapter 5</b> | <b>Baseline and Key Issues</b><br>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 SA process. |
| <b>Chapter 6</b> | <b>Sustainability Appraisal of the Issues and Options</b><br>Outlines the Issues and Options appraisal process and how social, economic and environmental effects were considered in choosing the Preferred Options.             |
| <b>Chapter 7</b> | <b>Compatibility Test</b><br>Tests the Wigston Town Centre AAP objectives against the SA objectives.   |

**Chapter 8 Sustainability Appraisal of the Preferred Options**

Predicts the likely social, economic and environmental effects of the Wigston Town Centre AAP Preferred Options and details mitigation to reduce adverse effects and maximise beneficial effects.

**Chapter 9 Implementation and Monitoring**

Provides details on how the Wigston Town Centre AAP will be implemented and proposals for monitoring its implementation.

Report conditions are set out in Appendix A.

### **3.0 SUSTAINABILITY APPRAISAL PROCESS**

#### **3.1 Requirement for Sustainability Appraisal**

SA is a process through which the sustainability of a plan under preparation is assessed. The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to carry out SA of their LDF documents.

SEA is a requirement of the EU Directive 2001/42 on the Assessment of Certain Plans and Programmes on the Environment more commonly known as the SEA Directive. The objective of the SEA Directive as stated in Article 1 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 United Kingdom on the 21<sup>st</sup> July 2004 through the Environmental Assessment of Plans and Programmes Regulations. Local Planning Authorities are required to carry out a SEA of their LDF under these regulations.

Although the statutory requirements for carrying out SA and SEA are distinct it is possible to satisfy both through a single but integrated SA process. Such a joint approach is advocated in ODPM<sup>1</sup> guidance. For ease the combined SEA and SA process is simply referred to as SA throughout this Sustainability Report.

#### **3.2 Sustainability Appraisal Regulations and Guidance**

The SA process undertaken by WYGE has been developed in accordance with the following national and European regulations and guidance:

- Planning and Compulsory Purchase Act 2004.
- Environmental Assessment of Plans and Programmes Regulations 2004.
- ODPM (2005i) A Practical Guide to the Strategic Environmental Assessment Directive: Practical Guidance on applying European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment.
- ODPM (2005ii) Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities.
- English Nature, Royal Society for the Protection of Birds, Countryside Agency and Environment Agency (2004) Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners.
- European Commission (2001) Strategic Environmental Assessment and Integration of the Environment into Strategic Decision Making.
- Environment Agency (2004) Strategic Environmental Assessment of External Plans and Programmes.

#### **3.3 Sustainability Appraisal Process**

SEA is a means of evaluating the environmental acceptability of a plan in a formalised and systematic manner by identifying key environmental issues associated with the study area and how adoption of the plan will influence them. SEA occupies a central position in the hierarchy of land use planning sitting between high level government planning policy and environmental assessment at project level. The SEA process considers similar issues to project level environmental assessment but differs in that the existing environment is examined in broad terms and strategic options are evaluated against environmental objectives. This is because the site specific information needed to complete a project level environmental assessment and quantify environmental effects is not available at the strategic stage.

<sup>1</sup> The ODPM is now the Department for the Communities and Local Government

SA differs from SEA in that it expands the focus of the assessment process to encompass social and economic issues. SA is described by the ODPM Sustainability Appraisal of Regional Spatial Strategies (RSS) and LDFs: Consultation Draft (2004) guidance as:

*"...An iterative process that identifies and reports on the likely significant effects of the plan and the extent to which implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined...."*

The combined SA process will identify key social, economic and environmental issues associated with Wigston Town Centre and how adoption of the Wigston Town Centre AAP will influence them. It will help to ensure that significant adverse effects arising from the Wigston Town Centre AAP are either avoided or mitigated. The process will also identify requirements (or indicators) for monitoring the implementation of the Wigston Town Centre AAP following its adoption. Monitoring will identify any unforeseen impacts and inform the next revision or replacement.

### 3.4 **Objectives of Sustainability Appraisal**

Undertaking SA allows for the social, economic and environmental acceptability of the development options to be determined and thus taken into account in the decision making process. However it should be noted that whilst SA will inform the decision making process, the Wigston Town Centre AAP may not always reflect the development options that are considered most sustainable.

### 3.5 **Strategic Environmental Assessment Directive Compliance**

This Sustainability Report incorporates the requirements for an Environmental Report as set out in the SEA Directive (Annex I). Table 3.1 summarises the requirements of the SEA Directive, identifies how the requirements have been met and where these are located in the report.

**Table 3.1 - Strategic Environmental Assessment Directive Compliance**

<b>Requirement of SEA Directive</b>	<b>Where covered in the SA of the Wigston Town Centre AAP</b>
a) An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	Section 4.3 of the Sustainability Report.  Plans and programmes reviewed as part of the SA process are provided in the SA Scoping Report for Oadby and Wigston LDF (June 2005). Additional plans and programmes reviewed are listed in Section 3.7.2 with the reviews provided in Appendix C of the Sustainability Report.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Section 5.0 of the Sustainability Report.
c) The environmental characteristics of areas likely to be significantly affected	Section 5.0 of the Sustainability Report.
d) The environmental problems which are relevant to the plan including, in particular those relating to any areas of a particular environmental importance	Section 5.0 of the Sustainability Report.

Requirement of SEA Directive	Where covered in the SA of the Wigston Town Centre AAP
<p>e) Any existing environmental protection objectives which are relevant to the plan...</p> <p>...and the way those objectives and any environmental considerations have been taken into account during its preparation</p>	<p>Provided in the SA Scoping Report for Oadby and Wigston LDF (June 2005) and Appendix C of the Sustainability Report.</p> <p>Sections 3 and 5 of the Wigston Town Centre AAP Preferred Options Report (November 2007).</p>
<p>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</p>	<p>Section 8.3 and Appendix F of the Sustainability Report.</p>
<p>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</p>	<p>Sections 8.3 and 8.4 and Appendix F of the Sustainability Report.</p>
<p>h) An outline for the reasons for selecting the alternatives dealt with...</p> <p>...and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information</p>	<p>Section 6.5.1 of the Sustainability Report and Sections 3 and 5 of the Wigston Town Centre AAP Preferred Options Report (November 2007).</p> <p>Section 8.2 of the Sustainability Report.</p>
<p>i) A description of the measures envisaged concerning monitoring in accordance with Article 10 of the SEA Directive</p>	<p>Section 9.2 and Appendix G of the Sustainability Report.</p>
<p>j) A non-technical summary of the information provided under the above headings</p>	<p>Section 1.0 of the Sustainability Report.</p>

### 3.6 Sustainability Appraisal Stages

The SA process adopted by WYGE for the Wigston Town Centre AAP has been developed following current guidance produced by the ODPM. It involves the following steps:

#### **STAGE A      Setting the context and objectives, establishing the baseline and deciding on the scope**

- Identifying other plans and programmes of relevance to the Wigston Town Centre AAP.
- 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 SA objectives.
- Consulting on the scope of the SA.

**STAGE B      Developing and refining options and assessing effects**

- Testing the Wigston Town Centre AAP objectives against the SA objectives.
- Developing the Wigston Town Centre AAP development options.
- Predicting and assessing the significant effects of implementing the Wigston Town Centre AAP.
- Developing mitigation for any adverse effects and to maximise beneficial effects.
- Developing recommendations for future monitoring requirements or indicators.

**STAGE C      Preparing the Sustainability Report**

Subsequent to the publication of this Sustainability Report the following stage of the SA process will be undertaken by Oadby and Wigston Borough Council and WYGE:

**STAGE D      Consulting on the Wigston Town Centre AAP and the Sustainability Report**

- Public participation on the Wigston Town Centre AAP and the Sustainability Report.
- Appraising any significant changes to the Wigston Town Centre AAP.
- Providing information on how the SA and consultation responses were taken into account in preparing the Wigston Town Centre AAP.

Following the adoption of the Wigston Town Centre AAP, the following stage of the SA process will be undertaken by Oadby and Wigston Borough Council:

**STAGE E      Monitoring implementation of the AAP**

- Monitoring significant effects of the Wigston Town Centre AAP once adopted.
- Responding to any adverse effects arising from the Wigston Town Centre AAP following adoption.

**3.7      Stage A - Scoping**

**3.7.1      Links with Sustainability Appraisal Scoping Report**

Stage A of the SA (scoping stage) for the Oadby and Wigston LDF was undertaken during early 2005 by WYGE which resulted in production of a SA Scoping Report (June 2005). The SA Scoping Report was sent out to consultees and published on the Oadby and Wigston Borough Council website ([www.oadby-wigston.gov.uk](http://www.oadby-wigston.gov.uk)).

The SA Scoping Report details the outcomes of the scoping stage, including the development of SA objectives. These SA objectives provide a basis against which to appraise all the DPDs and SPDs which will make up the Oadby and Wigston LDF including the Wigston Town Centre AAP.

The Oadby and Wigston SA objectives are listed in Table 3.2. These SA objectives have been slightly amended following consultee comments on the SA Scoping Report (June 2005).

**Table 3.2 - Oadby and Wigston Sustainability Appraisal Objectives**

Sustainability Appraisal Objective	Economic	Social	Environmental
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.	✓	✓	

Sustainability Appraisal Objective	Economic	Social	Environmental
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.		✓	✓
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.	✓	✓	

Sustainability Appraisal Objective	Economic	Social	Environmental
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.		✓	✓

### 3.7.2 Additional Scoping Work Undertaken for the Wigston Town Centre Area Action Plan

To ensure that the SA framework for the Oadby and Wigston LDF was up-to-date and relevant to the Wigston Town Centre AAP, WYGE also undertook the following activities as part of Stage A between February and June 2007:

- Review of additional plans and programmes of relevance to the Wigston Town Centre AAP published since production of the SA Scoping Report;
- Collation of additional social, economic and environmental baseline data;
- Identification of the current social, economic and environmental situation in Wigston Town Centre;
- Identification of key sustainability issues for Wigston Town Centre; and
- Consultation on the proposed SA objectives for Wigston Town Centre AAP.

#### Additional Consultation

Statutory and non-statutory consultees were contacted during February 2007 with a letter outlining the background to the AAP and a questionnaire. Consultees were asked to make comments on the proposed scope of the SA of the Wigston Town Centre AAP. In particular, consultees were asked for details of any additional plans and programmes which should be reviewed, any additional baseline information which should be collected and any key sustainability issues they considered to be of relevance to Wigston Town Centre. In addition consultees were asked to comment on the suitability of the SA objectives to appraise the Wigston Town Centre AAP.

Feedback from consultees and details of how these comments have been addressed within the SA is provided in Appendix B.

#### Plans and Programmes

The following additional plans and programmes were reviewed during April and May 2007:

- Planning Policy Statement (PPS) 3: Housing
- PPS 22: Renewable Energy

- PPS 23: Planning and Pollution Control
- PPS 25: Development and Flood Risk
- PPS 1: Planning and Climate Supplement
- East Midlands Draft RSS
- Leicestershire Local Transport Plan (LTP) 2006 - 2011
- Leicestershire Local Area Agreement
- Leicester Principal Urban Area Housing Availability Assessment
- Oadby and Wigston Employment Land Study
- Oadby and Wigston Housing Strategy 2006-2011

The review of additional plans and programmes is provided in Appendix C.

#### Baseline and Key Issues

Additional baseline data has been collated for the Wigston Town Centre area. Section 5.0 of this Sustainability Report summarises the baseline and identifies key sustainability issues for the Wigston Town Centre area. Section 5.0 also incorporates any comments raised during consultation on the SA Scoping Report.

### **3.8 Stages B and C**

This Sustainability Report details the findings of Stages B and C of the SA process for the Wigston Town Centre AAP. The SA of the Wigston Town Centre AAP has been undertaken in relation to the SA framework developed during Stage A as detailed above. Further details of the appraisal methodology adopted are provided in Section 8.2.

## **4.0 BACKGROUND**

### **4.1 Study area**

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 AAP boundary is shown in Figure 1, along with the surrounding areas which have environmental, social and economic links with the AAP area.

The Wigston Town Centre AAP area 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 AAP area. This area predominantly extends eastwards towards Junction Road, and southwards to Paddock Street, situated centrally in the AAP 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, Sainsburys, a Post Office and a butchers shop. Other commercial/retail premises include a number of banks, charity shops and clothing shops. A number of residential properties exist adjacent to the eastern boundary of the primary shopping area in the north east corner of the AAP area, off Burgess Street.

Two secondary shopping areas are situated within Wigston Town Centre, both of which are located in the southern part of the AAP area. The first area is located adjacent to Bull Head Street, which forms the eastern boundary of the AAP area and extends west towards Memorial Park, tennis courts and a bowls green. This area comprises a B&Q warehouse and associated car parking. Residential properties exist east of the shopping area along Paddock Street, and Leicestershire Police Station and Wigston Fire and Rescue Station are situated south of the shopping area on Bull Head Street, north of Blunts Lane.

The second area of secondary shopping is located to the east and west of Long Street, off Central Avenue, in the south west part of the AAP area. Allotment Gardens (Manchester Gardens) exist east of the secondary shopping area, adjacent to Leicestershire Police Station grounds. A number of residential properties are located along Moat Street, which forms the southern boundary of the AAP area, situated south and south east of the secondary shopping area.

Land uses north of the AAP area comprises predominantly 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 AAP area boundary.

The majority of the southern part of the AAP area is designated as a Conservation Area. The Lanes Conservation Area extends from Moat Street north towards Paddock Street and spans to the east and west boundaries of the AAP area. In addition, an area in the north east corner of the Conservation Area, adjacent to Paddock Street and Bull Head Street, is also identified in the Oadby and Wigston Borough Local Plan as an area of archaeological potential.

### **4.2 Oadby and Wigston Local Development Framework Process**

Fundamental changes to the planning system have been introduced through the Planning and Compulsory Purchase Act 2004 which requires Oadby and Wigston Borough Council to adopt a LDF in place of their existing Local Plan. The LDF 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 for three years or until those policies are superseded by the adoption of LDF documents.

The Oadby and Wigston Borough Local Plan (adopted in 1999) details a number of policies applicable to the Wigston Town Centre area, which are provided in Appendix D. It should be

noted, however, that these policies will be replaced as LDF documents (including the AAP) are adopted.

PPS 12 sets out the new LDF process. It requires Local Planning Authorities to adopt a spatial planning approach. The LDF 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 LDF will comprise 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. SPDs will be taken into account as a material consideration in determining planning applications.

Oadby and Wigston Borough Council have produced a Statement of Community Involvement (SCI) and a Local Development Scheme (LDS) as part of their LDF. The SCI 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 LDF. The LDS establishes a programme for delivering the LDF over a three year period. It identifies which DPDs/SPDs will be produced, in what order and when.

The overarching document for the LDF is the Core Strategy DPD. This will set out the principal elements of the planning framework for Oadby and Wigston Borough. Oadby and Wigston Borough Council consulted on a Preferred Options Paper for the Core Strategy between April and June 2006. However, as a result of representations received and the subsequent publication of the draft East Midlands Regional Spatial Strategy (RSS), Oadby and Wigston Borough Council are revising the Core Strategy Preferred Options. These are likely to go out for a second round of consultation in summer 2008.

### **4.3 Wigston Town Centre Area Action Plan**

#### **4.3.1 Background**

The Wigston Town Centre AAP will be a key document which focuses on regeneration, environmental improvements and management of the spatial development of Wigston Town Centre to foster its viability and individual characteristics. The AAP will have statutory status as a DPD and will be adopted as part of the Oadby and Wigston Borough LDF.

Taylor Young, in conjunction with BE Group and Faber Maunsell produced a Baseline Report for the Wigston Town Centre AAP in April 2007, presenting the first of a series of stages in the production of the AAP. The Baseline Report informed the development of the options set out in the Issues and Options Report produced by Taylor Young, in conjunction with Oadby and Wigston Borough Council, in June 2007. The Preferred Options Report follows the Issues and Options Report, and puts forward the preferred approach for the AAP.

#### **4.3.2 Vision and Objectives**

Taylor Young, in conjunction with Oadby and Wigston Borough Council have developed a vision and objectives for the Wigston Town Centre AAP.

The vision for the future of the 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”.**

In order to achieve the vision the following objectives have been set for the Wigston Town Centre AAP:

- To establish a distinct and sustainable role for Wigston.
- To encourage the growth of economic and social benefits for local people.
- To improve and diversify the Town Centre offer.
- To provide a safe and legible Town Centre.
- To achieve an attractive and accessible place to shop, live and work.
- To ensure that Wigston reflects high quality and inspirational design.

4.3.3 Contents of the Preferred Options Report

The Wigston Town Centre AAP Preferred Options Report:

- Provides an overview of the baseline environment of Wigston Town Centre, including a discussion of key issues associated with the area;
- Provides an overview of the initial options produced for the Town Centre AAP and details the outcomes of public consultation on the initial options, including discussion of the issues raised;
- Sets out the Preferred Options for the AAP that are to be taken forward, including the vision and spatial strategy and the proposed options / interventions for key character areas within the Town Centre AAP area;
- Sets out the overarching public realm and transport frameworks for the Town Centre AAP, which will complement and support the proposed options / interventions;
- Offers a direction for planning policy, with recommendations on the content of planning policy, to support the implementation of the Preferred Options;
- Sets out the masterplan for the AAP, which sets out the three key areas of intervention; Junction Road, the Library Site and Paddock Street, and a number of non physical projects that could support the AAP; and
- Highlights the next steps of the AAP process, specifically consultation on the Preferred Options.

Table 4.1 summarises the preferred options for the Wigston Town Centre AAP.

**Table 4.1 - Wigston Town Centre AAP Preferred Options**

<b>Wigston Town Centre AAP Preferred Options</b>	
<b>Character Areas</b>	
Burgess Street	<ul style="list-style-type: none"> <li>• Upgrades to the public realm, signage and lighting.</li> <li>• Diversion of Spring Lane to accommodate new residential and retail development.</li> <li>• Provision of a new public square onto Frederick Street.</li> </ul>
Long Street North / Leicester Road	<ul style="list-style-type: none"> <li>• Substantial public realm improvements, particularly to complete and improve works undertaken on Bell Street.</li> <li>• Shopfront improvements and traffic management measures along Leicester Road.</li> <li>• Creation of a through route along Frederick Street with appropriate active frontages.</li> <li>• Development of a network of public spaces, with associated pedestrian footways.</li> <li>• Development of a transport interchange area at the end of Bell Street.</li> <li>• Demolition of the Precinct on Leicester Road and the development of a major new retail and commercial development.</li> </ul>
Long Street South	<ul style="list-style-type: none"> <li>• Public realm improvements, including lighting, signage and pavement treatment.</li> </ul>
The Lanes and Peace Memorial Park	<ul style="list-style-type: none"> <li>• Environmental improvements, including lighting and signage.</li> </ul>

<b>Wigston Town Centre AAP Preferred Options</b>	
<b>Character Areas</b>	
Bull Head Street Retail	<ul style="list-style-type: none"> <li>Improvements to frontages and lighting, and careful management of the area.</li> </ul>
Moat Street	<ul style="list-style-type: none"> <li>Maintenance of access to the Lanes to the north.</li> <li>Strengthening the role of Moat Street as a residential area and as an important vehicular route.</li> </ul>
Cross Street	<ul style="list-style-type: none"> <li>Environmental improvements to create a more attractive gateway.</li> </ul>
<b>Transport Framework</b>	
<ul style="list-style-type: none"> <li>New circulatory system within the Town Centre.</li> <li>Comprehensive signage strategy to direct through traffic and visitors, and also pedestrians / cyclists.</li> <li>Consolidation of existing car parking.</li> <li>Creation of strong pedestrian links to the shopping area.</li> <li>New public transport interchange area either side of Bull Head Street, with high quality crossing facilities.</li> <li>Improvements to pedestrian and cycle routes.</li> <li>Changes to the Wakes Road / Leicester Road priority junction.</li> <li>Introduction of consistent high quality facilities at all bus stops.</li> <li>Changes to servicing, including good management of service routes, times and access.</li> </ul>	
<b>Public Realm Framework</b>	
<ul style="list-style-type: none"> <li>Pavement treatments, lighting and improved maintenance of incidental green space.</li> <li>Improvement of key linkages and junctions, including improvements to pavement condition and appearance, provision of signalised crossings with dropped kerbs and appropriate surface treatments, lighting, street furniture and signage.</li> <li>Comprehensive shopfront improvement scheme, pavement cleaning and chewing gum removal in the main shopping area.</li> <li>New paving and a co-ordinated suite of street furniture, including benches, litter bins and lighting, within the main shopping area.</li> </ul>	
<b>Planning Policy</b>	
<ul style="list-style-type: none"> <li>Alteration of the Town Centre boundary to exclude southerly parts of the town.</li> <li>Implementation of a more flexible approach to development with fewer restrictions on use in the shopping areas.</li> <li>Recommendations for policies, including the provision of an appropriate level of car parking, the use of Section 106 and 278 agreements and requirements to show high standards of design.</li> <li>Allocation of key development sites for specific uses: <ul style="list-style-type: none"> <li><b>Frederick Street / Junction Road</b> – comprehensive retail, leisure and office development scheme including appropriate levels of car parking. Community uses would also be permitted.</li> <li><b>Bell Street / Frederick Street</b> – Public transport interchange area, including retail development and associated facilities.</li> <li><b>Bell Street / Paddock Street</b> – healthcare centre, including leisure and retail uses.</li> <li><b>Paddock Street</b> – Residential development.</li> </ul> </li> </ul>	
<b>Masterplan – Key Areas of Intervention</b>	
Junction Road	<ul style="list-style-type: none"> <li>Significant new retail centred around a new retail street linking Leicester Road to Frederick Street via Junction Road.</li> <li>New commercial / office accommodation, with associated multi-deck car park.</li> <li>Improvements to the public realm and shop fronts.</li> <li>Improvements to the Aylestone / Frederick Street junction.</li> <li>Implementation of service time restrictions.</li> <li>Improvements to pedestrian routes and implementation of a traffic management scheme on Leicester Road.</li> </ul>

<b>Wigston Town Centre AAP Preferred Options</b>	
<b>Masterplan – Key Areas of Intervention</b>	
The Library Site	<ul style="list-style-type: none"> <li>• Improvements to the existing north south pedestrian links between Frederick Street and Bell Street.</li> <li>• Potential for new retail, residential and leisure uses.</li> <li>• Improvements to the public realm, including provision of a new public square.</li> <li>• Development of a public transport interchange area.</li> <li>• Extension and refurbishment of the existing library.</li> </ul>
Paddock Street	<ul style="list-style-type: none"> <li>• Improvements to pedestrian connections.</li> <li>• New leisure, healthcare and residential development.</li> <li>• Improvements to the public realm and shop fronts.</li> <li>• Implementation of a two way system on the eastern end of Paddock Street.</li> </ul>
<b>Non Physical Projects</b>	
<ul style="list-style-type: none"> <li>• Appointment of a Town Centre manager.</li> <li>• Development of a Town Centre design guide, including specific themes such as shop fronts.</li> <li>• Development of a strategy for pedestrian routes linked to signage and junctions design.</li> <li>• Implementation of young people initiatives such as crime reduction and anti-graffiti initiatives.</li> <li>• Possibility of a new youth centre.</li> </ul>	

## 5.0 **BASELINE AND KEY ISSUES**

### 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 the study area. The study area includes the area to be covered by the Wigston Town Centre AAP area plus surrounding areas which have environmental, social and economic links with the AAP area. Figure 1 shows a plan of the AAP area and the surrounding area.

The AAP area is situated within the St Wolstons ward and All Saints ward of the Wigston administrative area and predominantly falls within the Oadby and Wigston Lower Layer Super Output Areas (SOA) 004D and 005A, as shown in Figures 2 and 3. The eastern and western boundaries of the AAP area border the Meadowcourt ward and Fields ward. The social, economic and environmental features of these wards have therefore been taken into consideration.

SOAs are small areas of consistent size across the country specifically introduced to improve the reporting and comparison of local statistics. Lower Layer SOAs have a minimum population of 1,000 people. Where data is available at ward or SOA level it has been collected based upon these locations. For some parameters it has been necessary to use baseline information for larger areas, for example the Borough of Oadby and Wigston as a whole, as local level data is not always available.

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

#### **Socio-Economic:**

- Economy and Employment;
- Population;
- Deprivation;
- Crime;
- Health;
- Education;
- Housing;
- Traffic and Transport;
- Leisure and Recreation; and
- Access to Services.

#### **Environmental:**

- Water Environment;
- Biodiversity and Nature Conservation;
- Landscape;
- Geology;
- Waste Management;
- Cultural Heritage and Archaeology;
- Noise; and
- Air Quality and Climate Change.

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

Additional baseline data for the Oadby and Wigston Borough as a whole (including GIS maps and baseline data spreadsheets) are provided in the SA Scoping Report of the Oadby and Wigston LDF, produced by WYGE in June 2005.

## 5.2 **Socio-Economic Baseline**

### 5.2.1 Introduction

This section sets out the existing situation in the study area with regards to the local economy and employment, population, deprivation, crime, health, education, housing, traffic and transport, leisure and recreation and access to services. The socio-economic baseline has been established with reference to:

- 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))
- Government Office for the East Midlands ([www.goem.gov.uk](http://www.goem.gov.uk))
- Oadby and Wigston Borough Council Corporate Plan (2006)
- Oadby and Wigston Borough Council website ([www.oadby-wigston.gov.uk](http://www.oadby-wigston.gov.uk))
- DCLG Floor Targets Interactive website ([www.fti.neighbourhood.gov.uk](http://www.fti.neighbourhood.gov.uk))
- Audit Commission Best Value Indicators ([www.audit-commission.gov.uk](http://www.audit-commission.gov.uk))
- Oadby and Wigston Crime Reduction Partnership Strategy (2002 – 2005)
- South Leicestershire Primary Care Trust Annual Report (2005 – 2006)
- Community Health Profiles website ([www.communityhealthprofiles.info/](http://www.communityhealthprofiles.info/))
- Land Registry Property Database website ([www.landreg.gov.uk](http://www.landreg.gov.uk))
- Leicestershire Local Transport Plan 2 (2006 – 2011)
- Central Leicestershire Local Transport Plan 2 (2006 – 2011)
- Multi-map.com website ([www.multimap.com](http://www.multimap.com))
- Oadby and Wigston Local Agenda 21 Strategy
- Oadby and Wigston Borough Local Plan (adopted in 1999)
- Leicester Urban Potential Housing Study (2003)
- Taylor Young (2007) Wigston Town Centre Area Action Plan Baseline Report
- Rights of Way Improvement Plan for Leicestershire 2006-2011
- East Midlands Regional Economic Strategy 2003-2010
- Leicester and Leicestershire Economic Regeneration Strategy 2003-2012

### 5.2.2 Local Economy and Employment

Wigston Town Centre is classed as a 'District Centre' by the Central Leicestershire Retail Study (2003). It provides local services to the residents living south of Leicester, with a catchment area that extends from Barwell in the west to Lutterworth in the south, Thurnby in the north, and east into Leicester's hinterland. Retail is primarily focused around Bell Street and Leicester Road, which contain most of Wigston's high street stores, notably Boots and Sainsbury's. Smaller pockets of retail can be found on Long Street, Bull Head Street Retail Park and Frederick Street, interspersed with residential, office and leisure uses.

In 2001 the industry sectors employing the largest proportions of residents in Oadby and Wigston SOAs 004D and 005A were manufacturing (19.46% and 21.34%), wholesale and retail trade, including the repair of motor vehicles (18.93% and 20.40%) and health and social work (10.07% and 10.28% respectively). Similarly, the manufacturing industry and the wholesale and retail trade (including repair of motor vehicles) employed the largest proportions of people in St Wolstan's ward, All Saints ward, Meadowcourt ward and Fields ward in 2001. Real estate, renting and business activities also employed a large proportion of people in Meadowcourt ward (10.33%) and education employed a large proportion of people in All Saints ward (9.57%). Health and social work employed a large number of people in St Wolstans ward (10.86%) and Fields ward (12.07%) in 2001 respectively.

In June 2004 to May 2005 the Economic Activity Rate (EAR) (% of working age population) in Oadby and Wigston Borough was 78.0%, compared to 84.0% in Leicestershire and 78.7% in England respectively. In addition, the EAR for the Oadby and Wigston Borough has decreased by 7.8% since the 2002 to 2003 period. This indicates that Oadby and Wigston Borough is behind other Boroughs in Leicestershire in terms of its EAR.

The average gross weekly pay for full time workers in the Oadby and Wigston Borough is significantly lower than the national average. In 2006 the average gross weekly pay for full time workers in Oadby and Wigston Borough was £403.90, compared to £456.10 in Leicestershire and £454.40 in England respectively. However, the gross weekly pay for part time workers in Oadby and Wigston Borough in 2006 was higher than the national average at £137.70, compared to £137.50 in England.

Unemployment is highlighted as a priority in Oadby and Wigston Borough. In the period 2005 to 2006 the unemployment rate (% of the working age population) in Oadby and Wigston Borough was 4.3%, an increase of 0.4% since 2004. This compares favourably with national and regional unemployment levels (5.1% and 4.7%), however it is higher than the Leicestershire average of 2.9%. In the period 2005 to 2006 the unemployment rate for people aged 16 and over in Oadby and Wigston Borough was 4.1%, compared to 2.9% in Leicestershire, 4.6% in the East Midlands and 5.0% in England.

In 2007 the claimant rate for Job Seekers Allowance (JSA) in St Wolstans ward, All Saints ward, Meadowcourt ward and Fields ward were 1.5, 1.6, 1.6 and 2.2 respectively. These rates compare favourably with the national claimant rate of 2.6. The claimant rates for JSA in All Saints ward, Meadowcourt ward and Fields ward are, however, higher than the Oadby and Wigston Borough average of 1.5.

It is recognised that the local economy of Oadby and Wigston Borough 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 Council are concerned at the lack of available land for commercial / industrial development which limits job creation opportunities. Consequently, Oadby and Wigston Borough Council consider that it is imperative that existing employment uses should be protected within the identified employment areas. The quality of the environment of existing industrial areas also needs to be improved to make them more attractive places to work.

### 5.2.3 Population

In 2001 the population of Oadby and Wigston Borough was 55,795 people. The population of All Saints ward and St Wolstans ward, as measured in the 2001 Census, was 6,270 and 6,311 respectively. The population density of All Saints ward and St Wolstans ward at this time was 23.75 and 48.45 persons per hectare respectively. The population of Oadby and Wigston SOA 004D in 2001 was 1,532. The population density of Oadby and Wigston SOA 005A at this time was 31.58 persons per hectare.

In 2001 the average age of people in All Saints ward and St Wolstans ward was 43 years. This is relatively high compared to 38.92 years in Leicestershire, 38.91 years in the East Midlands and 38.60 years in England. In comparison, the average age of people in the neighbouring Fields ward and Meadowcourt ward was 39 and 36 years respectively. In All Saints ward there are significantly higher than average proportions of people aged 45-59 years (23.99%), 30-44 years (19.87%) and 65-74 years (9.30%), and a low proportion of people aged 15 years (1.47%), 8-9 years (2.14%) and 18-19 years (2.25%). Similarly, in St Wolstans ward there are significantly higher proportions of people aged 45-59 years (19.93%), 30-44 years (20.98%) and 65-74 years (12.34%), and a low proportion of people aged 15 years (1.55%), 8-9 years (2.66%) and 18-19 years (2.14%). Meadowcourt ward and Fields ward also had significantly higher than average proportions of people aged 30-44 years and 45-59 years in 2001. This suggests a predominantly ageing population in the Wigston administrative area and the outward migration of young people from the area.

The average ages of people in Oadby and Wigston SOAs 004D and 005A in 2001 were 42 and 48 years old respectively. Similar to the electoral wards of Wigston, the average age of people in these SOAs were significantly higher than that of the county, regional and national averages in 2001. In addition, in these SOAs there are significantly higher than average proportions of people

aged 30-44 years, 45-59 years and 65-74 years, and low proportions of people aged 15-19 years. Again, this suggests a predominantly ageing population and the outward migration of young people from these areas.

#### 5.2.4 Deprivation

The DCLG produces Indices of Deprivation at Local Authority and SOA level to identify areas of social and economic deprivation in England. These consist of various measures of deprivation including income, employment, health, education, barriers to housing, the living environment and crime.

Table 5.1 details the Indices of Deprivation rankings for Oadby and Wigston SOAs 004D and 005A in January 2004. In each case the SOA with a rank of 1 is the most deprived area and the area with a rank of 32,482 is the least deprived.

**Table 5.1 - Indices of Deprivation Rankings (2004)**

Indices of Deprivation	SOA 004D	SOA 005A
Rank of Index of Multiple Deprivation*	20,921 / 32,482 64 <sup>th</sup> percentile	10,603 / 32,482 33 <sup>rd</sup> percentile
Rank of Income Score	19,772 / 32,482 61 <sup>st</sup> percentile	8,228 / 32,482 25 <sup>th</sup> percentile
Rank of Employment Score	19,669 / 32,482 61 <sup>st</sup> percentile	8,152 / 32,482 25 <sup>th</sup> percentile
Rank of Health Deprivation and Disability Score	23,961 / 32,482 74 <sup>th</sup> percentile	10,923 / 32,482 33 <sup>rd</sup> percentile
Rank of Education and Training Skills Score	14,062 / 32,482 43 <sup>rd</sup> percentile	13,001 / 32,482 40 <sup>th</sup> percentile
Rank of Barriers to Housing and Services Score	22,964 / 32,482 71 <sup>st</sup> percentile	31,235 / 32,482 96 <sup>th</sup> percentile
Rank of Crime Score	20,914 / 32,482 64 <sup>th</sup> percentile	13,560 / 32,482 42 <sup>nd</sup> percentile
Rank of Living Environment Score	11,009 / 32,482 34 <sup>th</sup> percentile	7,222 / 32,482 22 <sup>nd</sup> percentile

\* The Index of Multiple Deprivation incorporates income, employment, health, education, barriers to housing, living environment and crime.

#### 5.2.5 Crime

Crime in Oadby and Wigston Borough is below the national average; the overall crime rate in 2005 was 38.6 per 1,000 population compared to a national average of 62.7 per 1,000 population. However, the overall crime rate in Oadby and Wigston Borough has increased by 2.6 since 2003, whereas the overall crime rate for England has significantly decreased.

As shown in Table 5.1 Oadby and Wigston SOAs 004D and 005A are ranked in the 64<sup>th</sup> and 42<sup>nd</sup> percentiles in the Indices of Deprivation for Crime respectively. This indicator is based on burglary, theft, criminal damage and violence levels, and therefore indicates that these types of crime are not a significant problem in the study area.

However, whilst levels of crime are low in Oadby and Wigston Borough, according to the Oadby and Wigston Corporate Plan (2006) there are still a number of trends which are of concern. Consultation indicates that residents placed a high degree of emphasis and priority on tackling crime and disorder, and have expressed fears and concerns about crime in their locality. The

biggest concerns of residents were regarding intimidation by groups of young people who they perceive to be threatening, vandalism, graffiti and other deliberate damage to property and vehicles.

There is also a continuing trend of increasing anti-social behaviour. According to the Oadby and Wigston Corporate Plan (2006) 24% of all crime committed in Oadby and Wigston Borough was criminal damage, and the number of assaults has more than doubled since 1997. There is also a newer trend of rising levels of violent crime, including domestic violence. The binge drinking culture is considered to accompany much of the anti-social behaviour in the Borough.

The Oadby and Wigston Crime Reduction Partnership Strategy (2002 - 2005) identifies youth issues as a priority, due to the high levels of anti-social behaviour in youths and a lack of facilities for young people. In addition, road safety has been identified as a priority due to concerns over speeding vehicles and poor driver behaviour in general.

#### 5.2.6 Health

Health in Oadby and Wigston Borough as a whole is good compared with the rest of England. In the 2001 census 7.4% of the Borough's population considered their health to be 'not good' compared to 9.03% for England as a whole. Similarly, male and female life expectancy in Oadby and Wigston Borough was higher than the national average in 2001.

However, the general health of residents in All Saints ward, Wolston ward and Fields ward and Oadby and Wigston SOAs 004D and 005A is poor in comparison to Oadby and Wigston Borough, Leicestershire and England as a whole. 2001 Census data show that 67.94%, 68.14% and 65.20% of residents in All Saints ward, Wolston ward and Fields ward described their health as 'good', compared to 70.03% in Oadby and Wigston Borough, 70.44% in Leicestershire and 68.76% in England. Similarly, in 2001 67.30% and 60.54% of residents in SOAs 004D and 005A described their health as 'good'. In comparison, the general health of residents in neighbouring Meadowcourt ward is good; 74.72% of residents in Meadowcourt ward described their health as 'good' in 2001.

The proportion of individuals with long term limiting illnesses in All Saints ward, Wolston ward and Fields ward was 18.47%, 17.10% and 19.42% in 2001. Similarly, the proportion of individuals with long term limiting illnesses in Oadby and Wigston SOAs 004D and 005A were 15.99% and 28.66%. These proportions are higher than both the county, regional and national averages, which were 15.45%, 18.41% and 17.93% respectively. In comparison, the proportion of individuals with long term limiting illnesses in Meadowcourt ward was 11.16% in 2001, significantly lower than the Borough, county, regional and national averages.

As shown in Table 5.1 Oadby and Wigston SOAs 004D and 005A are ranked in the 74<sup>th</sup> and the 33<sup>rd</sup> percentiles in the Indices of Deprivation for Health and Disability.

The level of mortality due to circulatory diseases in Oadby and Wigston Borough during 2004 was significantly below the national average at 63.5 deaths per 100,000 population, compared to 76.0 in England. Similarly, the level of mortality due to cancer in Oadby and Wigston Borough during 2004 was below the national average at 114.8 deaths per 100,000 population, compared to 119.0 in England.

South Leicestershire Primary Care Trust (SLPCT) is responsible for the primary health care in Oadby and Wigston Borough. The SLPCT Annual Report (2005 – 2006) highlights the main health related issues in South Leicestershire. In adults, ageing and the predicted increase in obesity is expected to impact significantly resulting in a rise in chronic diseases such as diabetes and coronary heart diseases. In younger people sexually transmitted infections and childhood obesity are increasing. Smoking is considered to be the greatest single cause of preventable death and illness in South Leicestershire.

### 5.2.7 Education

Leicestershire County Council is the Local Education Authority for Oadby and Wigston Borough. Attainment at GCSE level (% of 16 year olds achieving 5+ GCSEs grades A\* - C) in Oadby and Wigston Borough is significantly higher than the national average. In 2006 65.2% of 16 year olds in Oadby and Wigston Borough achieved 5+ GCSE grades A\* - C, in comparison to 58.4% in Leicestershire, 55.2% in the East Midlands and 58.5% in England. Similarly, attainment at Key Stage (KS)2 English and KS3 English and Maths in Oadby and Wigston Borough is higher than the national average, with pupils achieving 100% success rates in 2005. Attainment levels at KS2 Maths in Oadby and Wigston Borough is, however, lower than the national average. In 2005 50% of pupils achieved KS2 Maths in Oadby and Wigston Borough, in comparison to 85.9% in Leicestershire and 79.3% in England.

In terms of adult education, in 2003 – 2004 Oadby and Wigston Borough had a lower percentage of economically active adults qualified to National Vocational Qualifications (NVQ) Level 1 compared with national levels (10.2% compared to 15.0% nationally). Oadby and Wigston Borough also had a higher percentage of adults with no qualifications compared to the national average (16.2% of adults had no qualifications in comparison to a national average of 10.5%). However, Oadby and Wigston Borough also had a higher percentage of adults qualified to NVQ Level 2, Level 3 and Level 4 compared to the county, regional and national averages in 2003 – 2004.

As shown in Table 5.1 Oadby and Wigston SOAs 004D and 005A are favourably ranked in the Education Indices of Deprivation (43<sup>rd</sup> and 40<sup>th</sup> percentiles respectively). This indicator is based on a range of education and skills data for both children and adults.

### 5.2.8 Housing

A number of residential properties are situated within the Wigston Town Centre AAP area. These are primarily associated with Burgess Street and Maromme Square, in the northern part of the AAP area, Paddock Street, located centrally, and Blunts Lane and Moat Lane in the southern part of the AAP area.

The majority of the remaining housing allocations in Oadby and Wigston Borough are situated outside of the Wigston Town Centre AAP area. However, the Urban Housing Potential Study (2003) does identify a limited number of sites within the Town Centre.

In 2001 44.92% of housing in St Wolstans ward was owner occupied, compared to 36.75% in All Saints Ward, 37.80% in Oadby and Wigston Borough, 33.78% in Leicestershire and 29.19% in England. In comparison, 30.19% and 36.10% of housing in neighbouring Meadowcourt ward and Fields ward was owner occupied in 2001. The percentage of owner occupied housing in Oadby and Wigston SOAs 004D and 005A was 44.66% and 25.49% in 2001, which is higher than the national average.

A significantly higher proportion of housing in Oadby and Wigston SOA 005A (27.07%), All Saints ward (9.38%) and Fields ward (14.93%) was rented from Oadby and Wigston Borough Council or a housing association in 2001, compared to 7.95% in Oadby and Wigston Borough. In contrast, the proportion of socially rented housing in St Wolstans ward, Oadby and Wigston SOA 004D and the neighbouring Fields ward and Meadowcourt ward was lower than the Borough average in 2001.

As shown in Table 5.1 Oadby and Wigston SOAs 004D and 005A have favourable rankings in terms of Barriers to Housing Deprivation (71<sup>st</sup> and 96<sup>th</sup> percentiles respectively).

According to the Land Registry online property database the average house price in Oadby and Wigston Borough in the period October to December 2006 was £169,478 respectively, which is lower than the county and national averages of £186,669 and £207,573.

A search based around the postcode LE18 2AN in the Wigston Town Centre AAP area identified an average house price of £136,430. This suggests that house prices in the Wigston Town Centre AAP area are low in comparison to Oadby and Wigston Borough, Leicestershire and the national average. However, this data may not be a representative figure of house prices in the area, as it is only based upon a limited range of house sales.

The condition of the Council Housing stock in Oadby and Wigston Borough is good. In 2005 0% of Local Authority homes were classified as non-decent.

The Oadby and Wigston Borough Corporate Plan (2006) indicates that recent studies of housing need show an increasing need for more affordable accommodation in the Borough. As detailed in Section 5.2.2 the average gross weekly pay for full time workers in the Oadby and Wigston Borough is significantly lower than the national average. Similarly, the house price to income ratio in Oadby and Wigston is higher than for the county and the region, meaning that housing in Oadby and Wigston Borough is less affordable than elsewhere.

## 5.2.9 Traffic and Transport

### Road Network

In strategic terms Leicester is well placed with good links to core national and regional networks. Wigston, as a southern outer suburb, is less well placed in relation to the major road networks from Leicester that are concentrated to the west and north of the city.

Wigston Town Centre is bound on all sides by main roads; Wakes Road in the north, the A5199 Bull Head Street in the east, the B582 Moat Street in the south, and the B5418 Leicester Road / Long Street in the west. The A5199 eventually leads to Leicester City Centre in the north, and Northampton, south east of the AAP area. The B582 is an orbital route which links Oadby, Wigston and South Wigston. The B5418 Leicester Road branches off in a north westerly direction along Aylestone Lane west of the AAP area, and eventually meets the A563 Glenhills Way/Atlee Way Ring Road around Leicester City (located approximately 3km from the site).

A one way system exists in the northern part of the AAP area off Wake Road, and travels clockwise along Burgess Street and the northern branch of Junction Road to meet Wake Road. Frederick Street and Bell Street intersect the site centrally off the B5418. In addition, Paddock Street intersects the AAP area south of Bell Street off the A5199 along the eastern boundary. This street is one way which heads west to the B5418. Blunts Lane intersects the AAP area just north of Moat Street (the southern boundary) connecting to Long Street in the west and Cross Street in the East, which leads onto the A5199.

The Leicestershire Local Transport Plan (LTP) 2 (2006-2011) details a number of junction and other road improvements programmed for implementation in the Oadby and Wigston Borough, including the implementation of safety schemes on the A5199 Leicester Road over the period 2006-2007. Consultation undertaken to inform the LTP 2 also showed support for road improvements to the A5199, the B582 and the B5418.

### Private Car Use

In 2001 car ownership (number of households who owned at least one car or van) in St Wolstans ward (49.35%), Oadby and Wigston SOA 004D (55%) and the neighbouring Fields ward (49.93%) and Meadowcourt ward (48.71%) was high, compared to Oadby and Wigston Borough and the national average of 47.47% and 43.69% respectively. Car ownership in All Saints ward in 2001 was 47.59%, similar to that of the Borough as a whole, and car ownership in SOA 005A was 44.42%, similar to the national average.

### Public Transport, Walking and Cycling

The proportion of residents who use public transport, walk or cycle to work in St Wolstans ward and All Saints ward was 14.8% and 17.25% in 2001. Similarly, the proportion of residents who

use public transport, walk or cycle to work in Oadby and Wigston SOA 004D and SOA 005A was 15.5% and 18.6% in 2001. These figures are all higher than the national average of 13%. According to the Oadby and Wigston Borough Corporate Plan (2006) the perceptions of local people are that public transport does not adequately cater for their needs, particularly in relation to travel within the Borough.

### *Public Transport*

The AAP area is located approximately 2.1km from the nearest railway station (South Wigston Railway Station) and 31.2km from East Midlands Airport. South Wigston Railway Station is located 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 and there are no direct services from South Wigston Railway Station to either Coventry or Nottingham.

There are a number of bus services operating in the Wigston area. Table 5.2 details the bus services which run within, or in close proximity to, the AAP area. Bus stops are situated on Leicester Road, Bull Head Street, Aylestone Lane and Paddock Street.

**Table 5.2 - Bus Services within or around the Wigston Town Centre AAP Area**

Service	Route	Service Operator	Frequency
X4	Wigston Magna – Leicester (Limited Stop)	Arriva	Mon – Sat daytime – hourly Mon – Sat evenings – no service Sunday/Bank Hols – no service
X4	Wigston Magna – Fleckney (and Market Harborough)	Arriva	Mon – Sat daytime – hourly Mon – Sat evenings – no service Sunday/Bank Hols – no service
40	Wigston Magna – Fosse Park and Beaumont Leys (Outer Circle – Clockwise)	Centrebus	Mon – Sat daytime – hourly Mon – Sat evenings – no service Sunday/Bank Hols – no service
41	Wigston Magna – Oadby and Hamilton (Outer Circle – Anti- Clockwise)	Centrebus	Mon – Sat daytime – hourly Mon – Sat evenings – no service Sunday/Bank Hols – no service
45	South Wigston/Wigston Magna - Oadby	Centrebus	Mon – Sat daytime – hourly Mon – Sat evenings – no service Sunday/Bank Hols – no service
45	Wigston Magna/South Wigston – Fosse Park via Blaby, Countesthorpe and Narborough	Centrebus	Mon – Sat daytime – hourly Mon – Sat evenings – no service Sunday/Bank Hols – no service
47	South Wigston/Wigston Magna - Leicester	Centrebus	Mon – Sun – every 30 mins
48	Wigston Magna/South Wigston - Leicester	Arriva	Mon – Sun – every 10 mins
49	Wigston Magna – Leicester	Arriva	Mon – Sat daytime – every 20 mins Mon – Sat evenings – hourly Sun/Bank Hols – hourly
49	Wigston Magna – Wigston Harcourt	Arriva	Mon – Sat daytime – every 20 mins Mon – Sat evenings – hourly Sun/Bank Hols – hourly
49A	Wigston Magna – South Wigston	Arriva	Mon – Sat daytime – every 20 mins Mon – Sat evenings – hourly Sun/Bank Hols – hourly

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.

### *Walking*

Wigston Town Centre shopping area can be easily accessed from residential areas to the west and south via a network of footpaths. However, residential areas to the east are severed to some extent from Wigston Town Centre by the A5199. Along this route pedestrians often have to make detours to safely cross using the pelican crossing points.

A network of Public Rights of Way (public footpaths) exists within the AAP area. A public footpath spans east/west along Blunts Lane in the southern part of the AAP area to Long Street in the west and Bull Head Street in the east. A public footpath also branches off Blunts Lane and heads in a northerly direction through Manchester Gardens and along the northern border of the Gardens to Long Street in the west and the A5199 in the west. A public footpath also continues north from the Manchester Gardens across Paddock Street and towards Spring Lane.

A number of public footpaths also exist in the surrounding area, including a footpath east of the A5199 on Mowsley End, which continues east towards Glen Gorse Golf Club and the surrounding countryside, and a footpath off Wigston Harcourt (approximately 1km south east of the site), which continues south east towards Kilby Bridge and Kilby Canal footpath.

Leicestershire County Council has produced a Rights of Way Improvement Plan, which considers how best to manage and develop the Rights of Way network in the County for the next 5 years. The County Council is currently developing schemes that include improvements, maintenance and promotion of local path networks that are intended to:

- Increase levels of walking and riding in all sectors of the community;
- Raise environmental awareness;
- Improve social inclusion;
- Encourage tourism and economic development; and
- Contribute towards physical activity levels.

### *Cycling*

There are three main cycle routes in Oadby and Wigston Borough. A dedicated cycle route exists within Wigston, connecting Wigston Town Centre with the Knighton Park cycle track, which eventually reaches Leicester City Centre. The Principal Highways Authority has also started work on developing a cycle track along the A6 Leicester Road/Harborough Road (approximately 3km north east of the site), which will be continued during the Local Plan period. A dedicated cycle route is already in place along Manor Road, north east of the A6 through Oadby.

Off carriageway cycle routes are present north of Bell Street, along Bull Head Street continuing along the A5199 north of the roundabout towards Leicester, and also along the B582 Oadby Road. Toucan crossings aid these routes across Bull Head Street and Wakes Road. There are limited existing facilities to link the Town Centre to existing areas.

At present only one cycle storage facility is provided within the Wigston Town Centre AAP area, located on the western end of Bell Street.

#### 5.2.10 Leisure and Recreation

Open space and playing fields provide informal and formal recreation for all ages. The National Playing Fields Association<sup>2</sup> (NPFA) published the Six Acre Standard in 2001. This is a planning

<sup>2</sup> The NPFA are now known as Fields In Trust (FIT)

guide which aims to ensure that sufficient land is set aside in appropriate locations to enable people of all ages, especially the young, to participate in outdoor play, games, sports and other physical recreation. The NPFA suggests a minimum standard of outdoor playing space of 2.4 hectares for 1,000 people, comprising 1.6 hectares for outdoor sport and 0.8 hectares for children's play.

English Nature<sup>3</sup> has developed an Accessible Natural Green Space Standard to guide the creation of green space which recommends:

- An Accessible Natural Greenspace less than 300 metres (in a straight line) from home;
- Statutory Local Nature Reserve (LNR) provided at a minimum level of one hectare per 1,000 population;
- At least one accessible 20 hectare site within 2 kilometres of home;
- At least one accessible 100 hectare site within 5 kilometres of home; and
- At least one accessible 500 hectare site within 10 kilometres of home.

The Oadby and Wigston Borough Local Plan highlights that although a considerable proportion of the Borough is in recreational use, many of the existing facilities in the Borough are private and are only available to restricted user groups. Oadby and Wigston Borough Council therefore want to ensure that existing leisure facilities are not lost and that sufficient provision is made for the future, because, when measured against the NPFA standards, there is a substantial shortfall in the outdoor playing space available to residents in Oadby and Wigston Borough.

An area of allotment gardens (Manchester Gardens) exists in the southern part of the AAP area, adjacent to Leicestershire Police Station grounds. This area is a significant area of open space within the site and as such is protected under Proposal Sh7 of the Oadby and Wigston Borough Local Plan. The Manchester Gardens are largely in private ownership. However, Oadby and Wigston Borough Council has over a number of years purchased about one-quarter of the plots as they have been offered for sale, in accordance with its long-term policy to protect the existing character of this open space.

Memorial Park exists north of the Manchester Gardens. This area comprises public open space and natural green space and also houses tennis courts and a bowls green. This space can be accessed via the public footpath off through Manchester Gardens and Paddock Street, or off Long Street situated directly west of the Park.

Two private leisure centres exist within the AAP area; Unique Physique, on Paddock Street, and Jinz Ladies Health and Fitness Club, on Long Street. There is also a swimming pool in Wigston, located on Station Road just outside of the Town Centre.

Wigston has a number of public and community facilities. Wigston Library, owned by Leicestershire County Council, is located centrally within the Town Centre. This is the main library in the Borough and provides a full range of services. The Kings Centre is also located on Bull Head Street, just outside of the Town Centre. The centre is a modern, purpose built facilities, suitable for a wide range of uses by community groups and businesses. It provides activities for the local community, primarily focusing on four specifically identified areas of need: childcare, community care, youth and counselling services. The Centre also houses a day nursery and is the home of Meadows Community Church.

#### 5.2.11 Access to Services

A number of services are provided within Wigston Town Centre. These include a post office, a medical centre / doctor's surgery, a library, and a number of pharmacies, food stores / supermarkets and leisure centres. The nearest primary school is All Saints Church of England Primary School, located on Long Street just west of the AAP area. The nearest secondary schools are Guthlaxton College, Bushloe High School and Abington High School, all of which are

<sup>3</sup> English Nature amalgamated with the Countryside Agency and the Rural Development Service in 2006 and is now known as Natural England.

located on Station Road, 3km (approx) south west of the AAP area. Leicester BUPA Private Hospital is located on Gartree Road, 4km (approx) north east of the AAP area.

As highlighted in Section 5.2.10, Memorial Park, an area of Public Open Space, is located centrally in the AAP area. In addition, Manchester Gardens is located south of Memorial Park, which is a significant area of open space. Two leisure centres exist within the AAP area; Unique Physique, on Paddock Street, and Jinz Ladies Health and Fitness Club, on Long Street.

Facilities considered to be outside a reasonable walking distance from the AAP area (considered to be approximately 800m) include a primary school, secondary school, and hospital.

#### 5.2.12 Key Socio-Economic Sustainability Issues

- Low Economic Activity Rate in the Borough;
- Below average earnings for full time workers in the Borough;
- Over reliance upon traditional manufacturing jobs with few opportunities being available for employment in high technology industries and other new sectors;
- The need to improve diversification of the economic base;
- High unemployment rates in the Borough in comparison to the rest of the County, in particular for those aged 16 and over;
- The lack of available land for industrial development, which limits job creation opportunities;
- Ageing population of the Borough and the outward migration of young people from the area;
- The need to reduce crime, fear of crime and anti-social behaviour;
- Poor general health of residents in All Saints ward, St Wolstons ward, Oadby and Wigston SOAs 004D and 005A, and the neighbouring Fields ward in comparison to the Borough;
- The need to improve education and skills attainment levels of both children and adults in the Borough;
- High house price to income ratio in the Borough compared to the rest of the County and Region;
- The need for more affordable accommodation in the Borough;
- Road traffic congestion and road safety issues on the main roads;
- Pedestrian/vehicle conflicts along Bell Street as a result of the street being used as a through route for private and public transport;
- Opportunities to encourage walking, cycling and the use of public transport as alternatives to the private car;
- The need to maintain existing Public Rights of Way and cycle routes within the AAP area;
- The need to ensure adequate access to and provision of Public Open Space and natural green space;
- The need to protect the Manchester Gardens area of open space within the AAP area;
- The need to maintain existing leisure facilities and to ensure that sufficient provision is made for the future; and
- Relatively limited access to a primary school, secondary school and hospital.

### 5.3 Environmental Baseline

#### 5.3.1 Introduction

This section sets out the existing environment in the study area, including water, biodiversity, landscape, geology, waste management, cultural heritage and archaeology, noise, air quality and climate change. The environmental baseline has been established with reference to:

- Environment Agency website ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk))
- Multi Agency Geographical Information for the Countryside website ([www.magic.gov.uk](http://www.magic.gov.uk))
- Environment Agency (2006) Spatial Review of Water Supply and Quality in the East Midlands
- East Midlands Water Resources Strategy
- Oadby and Wigston Borough Local Plan (Adopted in 1999)
- Oadby and Wigston Biodiversity Action Plan

- Leicester, Leicestershire and Rutland Biodiversity Action Plan (2002)
- Natural England Nature on the Map website ([www.natureonthemap.org.uk](http://www.natureonthemap.org.uk))
- Natural England website ([www.naturalengland.org.uk](http://www.naturalengland.org.uk))
- Oadby and Wigston Borough Landscape Character Assessment
- Oadby and Wigston Contaminated Land Strategy (2000)
- DCLG Best Value Performance Indicator website ([www.bvpi.gov.uk](http://www.bvpi.gov.uk))
- Google Maps website (<http://maps.google.co.uk>)
- Leicestershire Municipal Waste Management Strategy
- Central Leicestershire Local Transport Plan 2 (2006-2011)
- Oadby and Wigston Borough Air Quality Updating and Screening Assessment – Consultation Draft (2006)
- National Atmospheric Emissions Inventory website ([www.naei.org.uk](http://www.naei.org.uk))
- English Heritage website ([www.english-heritage.org.uk](http://www.english-heritage.org.uk))
- East Midlands Sustainable Development Round Table/Entec (2000) The Potential Impacts of Climate Change in the East Midlands
- Oadby and Wigston Borough Council (2006) The Lanes Conservation Area Appraisal
- Oadby and Wigston Borough Council (2006) The Lanes Conservation Area Appraisal Development Control Guidance

### 5.3.2 Water Environment

#### Surface Water

The Wigston Town Centre AAP area lies within the River Soar catchment area, which covers an area of approximately 1380km<sup>2</sup>. The River Soar rises to the east of Hinckley in south Leicestershire and flows north through Leicester and Loughborough before joining the River Trent at Ratcliffe-on-Soar. There are numerous tributary rivers that join the Soar including the Sence, Rothley Brook, River Wreake and the River Eye.

No watercourses exist within, or in close proximity to, the AAP area. The nearest watercourse is Wash Brook, located approximately 0.8km to the north east. The Environment Agency has two water quality monitoring points situated along Wash Brook. Both stretches are currently meeting their River Water Quality targets.

**Table 5.3 - Water Quality Information for Wash Brook (Environment Agency)**

<b>River Name: Wash Brook</b>				
<b>Stretch</b>	<b>Chemical Classification</b>	<b>Biological Classification</b>	<b>River Quality Target</b>	<b>Compliance</b>
Culvert Exit near the A50 to Confluence of the River Soar	D Fair (2003 to 2005)	D Fair (2005)	4	Compliant (2003 to 2005)
Oadby Sewage Treatment Works Outfall to Culvert Exit A50	D Fair (2003 to 2005)	-	4	Compliant (2003 to 2005)

#### Groundwater

In terms of groundwater, the Environment Agency Groundwater Vulnerability Map Sheet Number 23 (Leicestershire) shows that the majority of the underlying geology of the AAP area is classed as a Minor Aquifer, with high permeability<sup>4</sup>. Minor Aquifers do not often produce large quantities of water for abstraction. However, Minor Aquifers are important both for local supplies and for

<sup>4</sup> It should be noted that soil information for this area is based on fewer observations than elsewhere; a worst case vulnerability classification has therefore been assumed for these areas.

supplying base flow to rivers. Aquifers of high permeability are highly vulnerable to contaminants from the surface and could possibly transmit a wide range of pollutants.

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

#### Flood Risk

The Environment Agency floodplain maps provide an indication of the likelihood of flooding in an area. The floodplain map shows that the AAP area falls outside the extent of the extreme floodplain, which means the Environment Agency considers the chance of fluvial flooding to be 0.1% (equivalent to a 1 in 1000 year period) or less per year.

#### Water Resources and Foul Drainage

The East Midlands Water Resources Strategy produced by the Environment Agency emphasises the increasing scarcity of water in the region. The strategy identifies the East Midlands as one of the driest regions in England and Wales with an average annual rainfall of less than 600mm in places compared to a national average of 1080mm (average from 1961-1990).

Severn Trent Water plc is the sewerage undertaker for the area. In 2006 the Environment Agency assessed whether existing sewage treatment works (over 10,000 population equivalent) in the East Midlands Region were close to the limits of their current consents. The assessment concluded that Leicester City and the surrounding area are at risk of having insufficient sewage treatment capacity to accommodate new housing development.

Three sewage treatment works have been identified which could potentially serve development within the AAP area; Oadby Sewage Treatment Works, Whetstone Sewage Treatment Works and Wigston Sewage Treatment Works. According to the assessment undertaken by the Environment Agency in 2006 Oadby Sewage Treatment Works is classified as 'high risk'. Wigston Sewage Treatment Works and Whetstone Sewage Treatment Works are classified as 'medium risk'.

### 5.3.3 Biodiversity and Nature Conservation

#### Statutory Sites

Sites of Special Scientific Interest (SSSI) are the finest sites for wildlife and natural features in England supporting many characteristic rare and endangered species, habitats and natural features. They are protected under Section 28 of the Wildlife and Countryside Act 1981 as amended.

There are no statutory sites of nature conservation interest located within or immediately adjacent to the AAP area. There is one SSSI in Oadby and Wigston Borough; the Kilby Foxton Canal (part of the Grand Union Canal), located approximately 2.5km south of the AAP area.

#### Non Statutory Sites

Local Nature Reserves (LNR) are non statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.

There are no LNRs located within or immediately adjacent to the AAP area. The nearest LNR is Lucas Marsh, situated approximately 1.5km north east of the AAP area. Knighton Spinney LNR is located over 1.8km north of the AAP area.

Sites of Importance for Nature Conservation (SINC) represent some of the most important land for wildlife outside the statutory SSSI system and are given some protection in the policies of the Borough Council development plans.

There are no SINC located within or immediately adjacent to the AAP area.

### Biodiversity Action Plan Habitats

The Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) (2002) identifies local and national priority habitats. It also sets targets for their conservation and outlines mechanisms for achieving these. The Leicester, Leicestershire and Rutland BAP identifies the following key habitats that may exist in the AAP area and the surrounding area:

- Urban habitats, which may include any of the following:
  - remnants of old habitats such as ancient woodland and unimproved meadows;
  - buildings and other structures;
  - derelict land, including disused industrial land, demolition sites and waste ground;
  - allotments;
  - parks and gardens;
  - plantations, avenues of trees and scrub;
  - amenity grassland;
  - cemeteries and churchyards; and
  - mature trees.
- Woodland and scrub habitat, which may include any of the following:
  - ancient semi-natural woodland;
  - ancient woodland sites containing conifer and/or broad leaved plantations;
  - broad leaved woodland of secondary origin;
  - plantations on non-ancient sites;
  - pasture woodland;
  - orchards;
  - parks and gardens;
  - hedgerows; and
  - scrub.

The Leicester, Leicestershire & Rutland BAP contains Habitat Action Plans for the following habitats which may exist in the AAP area and the surrounding area:

- Hedgerow habitat;
- Mature trees habitat;
- Roadside verge habitat; and
- Rocks and built structures habitat.

A biodiversity audit of Oadby and Wigston Borough has also been completed to assess which habitats and species identified within the Leicester, Leicestershire and Rutland BAP are of most relevance to Oadby and Wigston Borough. The biodiversity audit identified the following habitats considered to be most relevant to Oadby and Wigston Borough which may exist in the AAP area and the surrounding area:

- Urban habitats;
- Woodland and scrub habitats;
- Hedgerow; and
- Mature tree.

### Species

The Leicester, Leicestershire and Rutland BAP identifies local and national priority species as well as setting targets for their conservation and mechanisms for achieving these. The Leicester, Leicestershire and Rutland BAP identifies the following key species that may or may not exist in the AAP area and the surrounding area:

Mammals:

- Noctule bat;

- Pipistrelle bat; and
- Brown long eared bat.

#### Birds:

- Snipe;
- Yellowhammer;
- Bullfinch;
- Turtle dove;
- Tree sparrow; and
- House martin.

#### Invertebrates:

- White letter hair streaked butterfly;
- Jewel beetle; and
- Leaf beetle.

The biodiversity audit of Oadby and Wigston Borough identified the following species considered to be most relevant to Oadby and Wigston Borough which may exist in the AAP area and the surrounding area:

- Bat species.

### 5.3.4 Landscape and Visual Amenity

#### Townscape

The majority of the built form within Wigston Town Centre is retail. The main shopping area is centrally located, along Bell Street and Long Head Street. To the south of the Town Centre there is a large amount of open space called the Manchester Gardens and the Peace Memorial Gardens. A few areas of industrial activity exist within the AAP area, including a number of warehouses and a factory along Paddock Street. The Police Station and Fire Station are situated on Bull Head Street.

The built form within the Town Centre is relatively compact with smaller retail and residential units along Long Street, Leicester Road and Moat Road. These buildings provide a good frontage onto the street some displaying high quality architectural features. In contrast, the buildings along Bull Head Street are more fragmented containing larger premises often of poor quality architecture.

The majority of buildings are two storeys in height. A number of one storey buildings exist within the AAP area. Such buildings include bungalows situated on Blunts Lane, and the day centre on Paddock Street. The Police Station is three storeys high and the flats that are situated around Maromme Square are three or four storeys tall.

#### Landscape

The development site falls within the Countryside Agency Landscape Character Area 94: Leicestershire Vales. The key characteristics of this area are given in Table 5.4.

**Table 5.4 - Leicestershire Vales Landscape Character Area Characteristics**

Landscape Character Area	Key Characteristics
Leicestershire Vales	<ul style="list-style-type: none"> <li>• Gentle clay ridges and valleys with little woodland and strong patterns of Tudor and parliamentary enclosure;</li> <li>• The distinctive valley of the River Soar, with flat floodplains and gravel terraces;</li> <li>• The large town of Leicester dominating much of the landscape;</li> <li>• Frequent small towns and large villages, often characterized by red brick buildings;</li> <li>• Prominent parks and country houses;</li> <li>• Frequent, imposing spired churches;</li> <li>• Attractive stone buildings in older village centres and eastern towns and villages; and</li> <li>• Great diversity of landscape and settlement pattern with many sub units.</li> </ul>

The Oadby and Wigston Landscape Character Assessment, undertaken by Oadby and Wigston Borough Council provides a more detailed characterisation of the landscape in Oadby and Wigston Borough. The Landscape Character Assessment 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 Wigston is predominantly residential but there are areas which are 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 Oadby and Wigston Borough.

#### Designated Landscape Sites

The majority of the southern part of the AAP area is designated as a Conservation Area. The Lanes Conservation Area extends from Moat Street north towards Paddock Street and spans to the east and west boundaries of the AAP area.

As highlighted in under Proposal L3 of Oadby and Wigston Borough Local Plan development will not be permitted in, or where it would impact on, the Conservation Area unless:

- The external design and appearance of new buildings and extensions to existing structures will be of a high standard and will preserve or enhance the character and appearance of the area;
- Its location on the site relates well to its surroundings;
- The materials are sympathetic in colour and texture to those of nearby buildings and second hand materials are used where these are appropriate; and
- Existing landscape and built features of value are retained and original materials and elements are reused wherever possible.

#### 5.3.5 Geology

The solid geology of Oadby and Wigston Borough is dominated by Keuper Marl and Lower Lias Clays and Limestones. There are a variety of isolated drift deposits in the Borough.

As highlighted in Section 5.3.2 the Environment Agency Groundwater Vulnerability Map Sheet Number 23 (Leicestershire) shows that the underlying geology of the AAP area is classed as Minor Aquifer of high vulnerability.

### Contaminated Land

Contaminated Land is defined in Part IIA of the Environmental Protection Act 1990 as:

*“Any land which appears to the Local Authority in whose area it is situated to be in such a condition by reason of substances in, on or under the land, that (a) significant harm is being caused or there is significant possibility of such harm being caused (b) pollution of controlled waters is being or is likely to be caused”.*

For a site to meet the definition of contaminated land a pollutant linkage must be established. A pollutant linkage consists of three parts:

- A source of contamination in, or under the ground;
- A pathway by which the contaminant is causing significant harm or which presents a significant possibility of such harm being caused; and
- A receptor of a type specified in the regulations including humans, ecological systems, properties and controlled waters.

Oadby and Wigston Borough Council is the principle regulator with respect to contaminated land in the Borough and produced a Contaminated Land Strategy in 2002, which sets out the approach they are taking in inspecting land for contamination.

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

It is unknown whether any contaminated land exists within the Wigston Town Centre AAP area.

#### 5.3.6 Waste Management

In 2005-2006 the amount of household waste collected in Oadby and Wigston Borough (314.4kg per person) was lower than that of Leicester City (434kg per person) and Leicestershire (545.1kg per person).

Similarly, the percentage of household waste recycled or composted in Oadby and Wigston Borough is higher than that of Leicester City and Leicestershire respectively. In 2005-2006, 21.4% of household waste was recycled in Oadby and Wigston Borough, compared to 19.5% in Leicester City and 17.4% in Leicestershire. In 2005-2006, 16.2% of household waste was composted in Oadby and Wigston Borough, compared to 9.7% in Leicester City and 21.1% in Leicestershire. All households in Oadby and Wigston Borough are served by a kerbside recycling collection, compared to 95.2% in Leicester City and 91.1% in England as a whole.

According to Oadby and Wigston Borough Council there are 7 recycling sites (bring sites) in the Wigston area, the nearest of which is at the Royal British Legion, on Bushloe End, adjacent to the south west corner of the AAP area. Bring recycling sites are also located at the Council offices on Station Road, at Countesthorpe Road Car Park, Kwik Save Car Park on Junction Road, at Leicester Stage Hotel on Leicester Road, Meadowbank Car Park on Kelmars Avenue and the Pavillion on Horsewell Lane.

The Leicestershire Municipal 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.

### 5.3.7 Cultural Heritage, Archaeology and Material Assets

#### Archaeological Sites

Scheduled Ancient Monuments (SAMs) are protected archaeological sites or historic buildings considered to be of national importance.

There are no SAMs in Oadby and Wigston Borough, although it is understood that this situation is currently being reviewed.

There are over 80 known archaeological sites of interest in Oadby and Wigston Borough, which form an important part of its heritage. These are listed on the Historic Environment Record (HER) for Leicestershire and Rutland held by Leicestershire County Council.

An area in the north east corner of the Lanes Conservation Area, adjacent to Paddock Street and Bulls Head Street, is identified in the Oadby and Wigston Borough Local Plan as an area of archaeological potential. Under Proposal C15 of the Oadby and Wigston Borough Local Plan development will not be permitted on the site unless an initial assessment has been submitted to Oadby and Wigston Borough Council as to whether the site is known or is likely to contain archaeological remains.

It should be noted that there is the potential within Wigston Town Centre for archaeological sites to exist that are currently unknown and so are not specifically designated.

#### Conservation Areas

Conservation Areas are designated areas of special architectural or historic interest, the character of which is important to preserve.

As identified in Section 5.3.4, the majority of the southern part of the AAP area is designated as a Conservation Area. The Lanes Conservation Area extends from Moat Street north towards Paddock Street and spans to the east and west boundaries of the AAP area.

Oadby and Wigston Borough Council undertook an appraisal of The Lanes Conservation Area in November 2006 and have produced development control guidance for the management of the Conservation Area.

#### Listed Buildings

Listed Buildings are buildings worthy of protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are classified as Grade I (buildings of special architectural interest), Grade II\* (important buildings of more than special interest), and Grade II (buildings of special interest).

According to Oadby and Wigston Borough Council there are 40 Listed Buildings in the Borough. Of these, 11 Listed Buildings are located within, or in close proximity to, the AAP area:

- 86 Bull Head Street (Grade II);
- Church Nook – Church St Wigston (Grade II);
- 34 Long Street (Grade II);
- United Reform Church and Boundary Railings (Grade II);
- Church of All Saints, Moat Street (Grade I);
- The Grange, Leicester Road (Grade II);
- 7 Spa Lane (Grade II);
- 9 Spa Lane (Grade II);
- 42 and 44 Bushloe End (Grade II\*); and
- The workshop to the rear end of 44 (Grade II\*).

The Oadby and Wigston Borough Local Plan also detail a Schedule of Significant Local Buildings in the Borough which are considered to be of local historic or architectural interest. They are not subject to any special statutory planning controls, however, many are considered to contribute to the character and appearance of Conservation Areas, therefore will be subject to statutory controls for that reason. The inclusion of a building or group of buildings in the Schedule will be a material consideration when a planning application is being determined.

Table 5.5 lists the buildings of local historic and architectural interest located within, or in close proximity to, the AAP area. Buildings which are of group, rather than individual, merit are shown in *italics*.

**Table 5.5 - Schedule of Significant Local Buildings**

Street	Building/s
Bell Street	<ul style="list-style-type: none"> <li>J Sainsbury's Plc</li> </ul>
Bull Head Street	<ul style="list-style-type: none"> <li>Ladies Pride Factory</li> <li>Wigston Library</li> <li>St Wolstan's House</li> <li>Nos. 20-22</li> <li>No. 36</li> <li>Rear of Horse &amp; Trumpet, Framework Knitter Shed</li> </ul>
Bushloe End	<ul style="list-style-type: none"> <li>Nos. 4-14</li> <li>No. 18</li> <li>No. 48 Coach House in the grounds of Doctors Surgery</li> <li>No. 50</li> <li>British Legion</li> </ul>
Leicester Road	<ul style="list-style-type: none"> <li>No. 2 and adjacent archway</li> <li>The Bell Inn</li> <li>Nos. 304-306</li> </ul>
Long Street	<ul style="list-style-type: none"> <li>Long Street School- Public Records Office</li> <li>No. 45</li> <li>Winchester Snooker Club</li> </ul>
Moat Street	<ul style="list-style-type: none"> <li>The Old Crown</li> <li>Rear Nos. 5-7, former framework knitter building</li> <li>Methodist Church and Sunday School Annex</li> <li>Rear No. 116, former framework knitter shed adjacent to Blunts Lane</li> </ul>
Spa Lane	<ul style="list-style-type: none"> <li>No. 4 Guthspa Works</li> <li>No. 6 &amp; 20</li> </ul>

#### 5.3.8 Noise

Background noise levels vary considerably within Oadby and Wigston Borough. However, high background noise levels are principally associated with road corridors. The Leicestershire LTP2 (2006-2011) highlights noise as a significant issue around busy main roads.

#### 5.3.9 Air Quality

Oadby and Wigston Borough Council are responsible for the review and assessment of air quality in the Borough. In 2006 the Council published a draft consultation document detailing the findings of their second assessment for air quality.

The Stage 3 Updating and Screening Assessment for Air Quality in Oadby and Wigston Borough (2000) resulted in the declaration of three Air Quality Management Areas<sup>5</sup> (AQMAs) in Wigston:

<sup>5</sup> AQMA's are designations made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.

- Along Saffron Road (starting at the junction of Dorset Avenue through to the junction of Marstown Avenue).
- From Moat Street (Horsewell Lane junction) to Bull Head Street. Up through Bull Head Street and Leicester Road (up to the Fir Tree Close / Brighton Avenue junction) and East from the McDonalds roundabout along Oadby Road (up to Estoril Avenue), and West to include Wakes Road.
- From the border of the Borough on Aylestone Lane, along Aylestone Lane (up to the Rolleston Road junction). Also includes West Avenue (up to the Wiltshire Road junction) and Shackerdale Road (up to Tythorn Drive junction).

The AQMAs in Wigston were declared because levels of Nitrogen Dioxide (NO<sub>2</sub>) were predicted to exceed the objectives set by the National Air Quality Strategy as a result of high volumes of road traffic. However, at the time there was insufficient NO<sub>2</sub> diffusion tube monitoring evidence to enable any informed judgements to be made.

The latest Updating and Screening Assessment (2006) indicates that the objective figure for NO<sub>2</sub> has been met in all of the AQMAs, and is likely to be met in subsequent years. As a result Oadby and Wigston Borough Council are proposing to revoke all of the AQMAs, and are currently awaiting feedback from DEFRA with regards to this.

In 2006 the statutory objectives for Benzene, 1,3-butadiene, Lead, Sulphur Dioxide, Carbon Monoxide, Nitrogen Dioxide and PM10 have been met in Oadby and Wigston Borough.

The National Atmospheric Emissions Inventory (NAEI) compiles estimates of emissions to the atmosphere from UK sources such as cars, trucks, power stations and industrial plants.

The NAEI shows the Carbon Monoxide emissions in 2003 for the development site (within a 1km radius around postcode area LE18 2AN) as 99 tonnes per annum per km<sup>2</sup>, Carbon Dioxide emissions (as Carbon emissions) as 2494 tonnes per annum per km<sup>2</sup> and Nitrogen Oxides (as NO<sub>2</sub> emissions) as 25 tonnes per annum per km<sup>2</sup>.

The Combined Air Quality Indicator compares four separate pollutants (nitrogen dioxide, sulphur dioxide, benzene and particulates). A relative score of overall air quality is determined using modelled measures of emission levels provided by the NAEI. A score of over 1 indicates unsafe concentrations of a number of air pollutants.

In January 2006 Oadby and Wigston SOAs 004D and 005A had Combined Air Quality Indicator Ratios of 1.31 and 1.23. However, the Combined Air Quality Indicator Ratios for Oadby and Wigston SOAs 004D and 005A have reduced since 2004 respectively.

#### 5.3.10 Climate Change

Climate change is one of the greatest global environmental threats. It is likely that it will have a significant impact upon Oadby and Wigston Borough, particularly through increased rainfall intensity in winter resulting in an increase in the number and severity of flooding events. In addition climate change is likely to result in warmer summers, increased water demands and will place stress on public water supply, industry and agriculture.

In 2000 the East Midlands Sustainable Development Round Table published a report entitled 'The Potential Impacts of Climate Change in the East Midlands'. This report states that more work needs to be done in the areas of energy efficiency and renewable energy and that tough targets should be set for reducing emissions of gases that cause climate change.

#### 5.3.11 Key Sustainability Issues

The key sustainability issues relating to the environment are:

- The need to protect surface waters and groundwater;
- The need to prevent increases in surface water run-off and flood risk;

- The limited sewage treatment capacity in the Borough;
- Scarcity of water resources in the East Midlands region;
- The need to protect habitats and species, including those listed in the Leicester, Leicestershire and Rutland BAP;
- The potential for protected bat species to be present within the AAP area;
- The need to ensure the remediation and re-use of contaminated land;
- The need to reduce waste produced and increase the proportion of waste recycled and composted;
- The need to protect sites of archaeological and cultural heritage interest and their settings, in particular the Lanes Conservation Area, Listed Buildings and Locally Listed Buildings, and the area of archaeological potential;
- The need to avoid damage to unknown archaeological features within the AAP area;
- The need to minimise the impact of development upon air quality, particularly due to traffic related emissions;
- The need to manage the causes of climate change, particularly through reducing greenhouse gas emissions; and
- The need to manage the impacts of climate change, particularly the likelihood of increased flooding and demands on water resources.

#### 5.4 **Summary of Key Sustainability 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 Wigston Town Centre AAP 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 5.6.

Table 5.6 also shows whether the issue is social, economic, environmental or cross cutting (covers more than one category). It identifies the implications for the Wigston Town Centre AAP and the potential degree of influence that the Wigston Town Centre AAP will have on the issue.

**Table 5.6 - Key Sustainability Issues**

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
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

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
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
The lack of available land for industrial development, which limits job creation opportunities	✓	✓		The AAP needs to consider the provision of employment sites and ensure employment sites are accessible to everyone.	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

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
Poor general health of residents in All Saints ward, St Wolstons ward, Oadby and Wigston SOA 004D and SOA 005A, and the neighbouring Fields ward 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 of 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/facilities for both children and adults.	Minor
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	✓	✓	✓	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

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
Pedestrian/vehicle conflicts along Bell Street 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 Bell Street and support the proposed scheme to pedestrianise the street, 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 Bell Street.	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
The need to maintain existing Public Rights of Way and cycle routes within the development site		✓	✓	The AAP should maintain and where possible seek to enhance existing public footpaths and cycle routes through the development site and ensure that footpaths/cycle routes are a key consideration at the start of the design process.	Major
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 The Manchester Gardens area of open space		✓	✓	The AAP should protect, and where possible enhance the Manchester Gardens allotments. Where possible the AAP should also seek to create new areas of open 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

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
Relatively limited access to a primary school, secondary school and a hospital	✓	✓		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
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 (e.g. through planting additional trees and hedgerows).	Moderate
The Potential for protected bat species to be present within the AAP area			✓	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 bats. Where necessary, ensure that the necessary steps are taken to avoid disturbance of any protected bat species. The AAP should also consider opportunities to enhance habitats (e.g. through planting additional trees and hedgerows).	Moderate

Issue	Eco	Soc	Env	Implications for the AAP	Potential Influence of the AAP
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
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 Lanes Conservation Area, Listed Buildings and Locally Listed Buildings, and the area of archaeological potential		✓	✓	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
The need to minimise the impact of the development upon air quality particularly due to traffic related emissions		✓	✓	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.	Minor
The need to manage the causes of climate change particularly through reducing greenhouse gas emissions	✓	✓	✓	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 rating of at least Level 3, with an aim to achieve Level 4 or above. In addition, the AAP should ensure good linkages with the public transport network, cycle and pedestrian routes and consider the need to enhance these.	Moderate
The need to manage the impacts of climate change particularly the likelihood of increased flooding and demands on water resources	✓	✓	✓	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.	Moderate

## 6.0 **SUSTAINABILITY APPRAISAL OF THE ISSUES AND OPTIONS**

### 6.1 **Introduction**

Stage B of the SA of the Wigston Town Centre AAP involved an appraisal of the initial options developed for the AAP using the SA Framework developed in Stage A.

### 6.2 **Wigston Town Centre Area Action Plan Issues and Options**

As part of the options stage of the AAP development Taylor Young, in conjunction with Oadby and Wigston Borough Council, produced an Issues and Options Report for the Wigston Town Centre AAP. This report detailed the objectives for the future of the town and set out the options for the AAP by character area. The report also provided a summary of the baseline situation, the methodology employed in the generation and assessment of options and the next steps in taking the AAP forward.

The options for the Wigston Town Centre AAP were structured into two basic types:

- Area site based interventions including public realm; and
- Supporting, largely non - physical projects.

For each character area, a number of options were explored with varying degrees of intervention referred to as low / medium / high. An explanation of these terms is set below.

**Low:** What the public, private and voluntary sector would be most likely to deliver at recent aspiration and resourcing levels

**Medium:** Taking intervention up to a level that is appropriate to begin to effectively address the regeneration challenge facing Wigston

**High:** Ensuring the consideration of more radical interventions that test the apparent boundaries presented in the likely timescale, resources and medium-term policy constraints

Tables 6.1 and 6.2 provide a brief summary of the options which were proposed for the Wigston Town Centre AAP. Full details of the options are given in the Wigston Town Centre AAP Issues and Options Report (2007) produced by Taylor Young.

**Table 6.1 - Wigston Town Centre AAP Options: Site Based Interventions / Public Realm**

<b>Site Based Interventions / Public Realm</b>	
<b>Description</b>	<b>Level of Intervention</b>
<b>1.1 Burgess Street</b>	
Reinforce Bull Head Street as a key Town Centre entry point	Low
Improved signage to town centre	
Create better pedestrian connections	
Enhance and protect the two period properties	
Upgrading the café – as part of a shop front improvement scheme	
Gateway feature at appropriate location	
Upgrade the existing residential properties	Medium
Public realm upgrade	
Traffic calming measures	
Potential new route into the Town Centre inc junction re-alignment at Leicester Road / Wakes Road	High
New public transport interchange	

<b>Site Based Interventions / Public Realm</b>	
<b>Description</b>	<b>Level of Intervention</b>
New gateway development fronting onto the roundabout – Burgess Street	High
Opportunity for new retail development – Spring Lane	
<b>1.2 Long Street North / Leicester Road</b>	
Public realm upgrade – including completion of pedestrianisation of Bell Street	Low
<b>1.2 Long Street North / Leicester Road</b>	
Improved presence / signage	Low
Enhanced connections to Town Centre parking	
Upgrade the existing library	
Shop front improvement scheme	Medium
Enhancement of the car parks and backs of retail / office units	
Create traffic calming initiatives – potential to close Frederick Street	
Potential to create east west routes by extending Frederick Street	
Create a one way route along Leicester Road	
Opportunities for new quality development on Junction Road	High
Potential new town square Frederick Street	
Potential new route into Town Centre	
New retail / residential / office scheme	
Potential for decked car parking	
Opportunity for office development fronting onto Long Street and Aylestone Lane	
New development on Paddock Street / Bull Head Street / facing Bell Street	
<b>1.3 Long Street South</b>	
Pedestrian area reconfiguration	Low
Boundary treatments and building facelifts	
Gateway feature at Long Street / Moat Street	
Shop front improvement scheme	Medium
New community focus associated with Church	
Improved presence / signage / lighting	
Landscape features	
Town scheme initiative for the residential buildings on Leicester Road	High
Grant schemes available for the Listed properties	
New residential opportunities	
Opportunities for grant initiatives for buildings within the Conservation Area.	
<b>1.4 The Lanes and Peace Memorial Park</b>	
Public realm / signage / lighting improvements	Low
Public realm / pavement upgrade	
Improvements to the alleyways	Medium
Boundary and landscape treatments	
<b>1.5 Bull Head Street Retail</b>	
Improved presence / signage / linkages / lighting	Low
Public realm / pavement upgrade	
Enhancement of the bus stops on Bull Head Street	Medium
Enhancement of the car park	
Opportunity for new high quality development	High

<b>Site Based Interventions / Public Realm</b>	
<b>Description</b>	<b>Level of Intervention</b>
<b>1.6 Moat Street</b>	
Public realm improvements	Low
Improved presence / signage	
Lighting strategy	
<b>1.6 Moat Street</b>	
Town scheme grant available for the residential properties	Medium
Boundary treatments	
Enhance buildings fronting onto Cross Street	High
Redevelop the existing properties on Moat Street	
<b>1.7 Cross Street</b>	
Lighting strategy, as part of town wide initiative	Low
Public realm upgrade	
Upgrade the Police and Fire Station	
Gateway feature at Moat Street / Bull Head Street	Medium
Quality public realm and boundary treatments	
Pedestrian routes upgraded	High
Relocated the Fire and Police Station	
Opportunity for a new high quality building	

**Table 6.2 - Wigston Town Centre AAP Options: Non Physical Supporting Projects**

<b>Non Physical Supporting Projects</b>	
<b>Description</b>	<b>Level of Intervention</b>
<b>2.1 Town Centre Management</b>	
Town centre promotions and events	Low
Newsletter 'Wigston's Vision'	
Wigston Vision Board – To include local retailers forum	
Local press articles	
Themes for Long Street – e.g. based on Town Centre heritage / architecture	
Security Initiatives	Medium
Town Centre Champion (Regeneration Board)	
Town scheme grant available to upgrade properties	
Shop front improvement scheme	
Town Scheme Initiative	
Business support	
<b>2.2 Town Centre Design Guidance</b>	
Ad hoc advice on design in reaction to development proposals	Low
Production and promotion of Town Centre design guide	Medium
Incorporate Wigston specific themes, e.g. shop fronts	
<b>2.3 Access and Circulation</b>	
Signing and gateways strategy	Low
Parking strategy and rationalisation, including decriminalisation	
Bus stop / route coordination and upgrades	Medium
Pedestrian priority strategy (along appropriate routes)	
Encouraging physical activity	

Non Physical Supporting Projects	
Description	Level of Intervention
One way circulation on parts of network	High
<b>2.4 Young People Initiative</b>	
Promotion of existing support services	Low
Proactive engagement process for the Town Centre	Medium
<b>2.4 Young People Initiative</b>	
Improvement and development of Town Centre facilities	Medium
Fun days organised	
Healthy eating initiatives	
Crime reduction and anti-graffiti initiatives	
Design workshops	
Encouraging physical activity	High
Development of new youth centre	

**6.3 Sustainability Appraisal Methodology**

The Wigston Town Centre AAP options detailed in Section 6.2 were appraised against the SA objectives in Table 3.2. For each option it was determined whether the option would be likely to move towards or away from the achievement of each objective. In some cases an option may have no influence on an SA objective, or its influence will depend upon how the option is implemented.

Options appraisal matrices were produced for each character area. In each matrix, commentary was provided to explain the likely effects that have been identified. In addition, where necessary, changes to the options or mitigation measures were recommended to reduce any potential adverse effects, or maximise those that are beneficial.

**6.4 Outcomes of the Options Appraisal**

The SA identified a number of potential effects associated with the options, both beneficial and adverse. The potential effects associated with each level of intervention are summarised in Table 6.3.

The Options Appraisal matrices together with Explanatory Notes are available on the Forward Planning section of the Oadby and Wigston Borough website<sup>6</sup>.

**Table 6.3 - Outcomes of the Options Appraisal**

Outcomes of the Options Appraisal	
Potential Beneficial Effects	Potential Adverse Effects
<b>Low Level Intervention Options</b>	
<ul style="list-style-type: none"> <li>Improvements to pedestrian connections and signage, and the reconfiguration of the pedestrian network should help to ensure that services are accessible and may help to encourage walking as an alternative to the car.</li> </ul>	<ul style="list-style-type: none"> <li>No significant adverse effects are anticipated.</li> </ul>

<sup>6</sup> [www.oadby-wigston.gov.uk/Home/Planning/Forward%20Plans/Local%20Development/Oadby%20TC%20Masterplan.aspx](http://www.oadby-wigston.gov.uk/Home/Planning/Forward%20Plans/Local%20Development/Oadby%20TC%20Masterplan.aspx)

<b>Outcomes of the Options Appraisal</b>	
<b>Potential Beneficial Effects</b>	<b>Potential Adverse Effects</b>
<b>Low Level Intervention Options</b>	
<ul style="list-style-type: none"> <li>Public realm improvements, particularly lighting, and security initiatives should help to reduce the potential for crime and the fear of crime.</li> <li>Public realm improvements, boundary treatments and building facelifts should help to enhance the local townscape.</li> <li>Town centre promotions and events are likely to have a number of social benefits (e.g. community cohesion and awareness of training opportunities).</li> <li>All options should help to attract inward investment, with the knock-on effect of creating more jobs. The upgrade of the existing library may help to ensure the retention of this important community asset.</li> </ul>	<ul style="list-style-type: none"> <li>No significant adverse effects are anticipated.</li> </ul>
<b>Medium Level Intervention Options</b>	
<ul style="list-style-type: none"> <li>Traffic calming initiatives should improve road safety and may help to ease the impact of severance, which should help to encourage people to walk / cycle.</li> <li>Improvements to alleyways and lighting, the upgrade of pedestrian routes, and a pedestrian priority strategy should also encourage people to walk, and may help to reduce crime.</li> <li>Development of facilities should ensure the provision of key facilities as required.</li> <li>The upgrade of existing housing will help to improve the quality of housing.</li> <li>Public realm and shop front improvements and landscaping / boundary treatments should enhance the local townscape.</li> <li>Fun days, health eating initiatives and design workshops will provide opportunities for leisure, recreation and social interaction.</li> <li>The upgrade of the existing police station and fire station makes good use of existing buildings and previously developed land.</li> <li>All options should help to attract inward investment, with the knock-on effect of creating more jobs.</li> </ul>	<ul style="list-style-type: none"> <li>There is the potential for upgrades to existing properties and the development of Town Centre facilities to have an effect upon the natural environment (e.g. disturbance of bat roosts, construction related pollution incidents etc).</li> <li>Creation of a one-way route and access improvements could encourage car use; as such measures should improve the circulation of traffic and reduce congestion.</li> <li>Development could have an effect upon cultural, historic and archaeological assets and their settings if development is insensitively designed.</li> </ul>
<b>High Level Intervention Options</b>	
<ul style="list-style-type: none"> <li>New residential development will contribute towards housing provision. The upgrade of housing will also help to improve the quality of existing housing.</li> <li>New development makes use of previously developed land and existing infrastructure.</li> <li>Retail development should improve retail provision and provide employment / training opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>Large scale development could potentially have a number of environmental implications (e.g. increased energy consumption and waste production and effects upon biodiversity, townscape, and the historic environment).</li> <li>New gateway development on Burgess Street may result in the loss of some existing housing.</li> </ul>

Outcomes of the Options Appraisal	
Potential Beneficial Effects	Potential Adverse Effects
<b>High Level Intervention Options</b>	
<ul style="list-style-type: none"> <li>• A new library / community use and youth centre would provide opportunities for learning and could be used as a venue for community activities and events, creating opportunities for social interaction.</li> <li>• All options should help to attract inward investment, with the knock-on effect of creating more jobs.</li> <li>• The development of a public transport interchange and alleyway improvements should make the Town Centre more accessible and may help to encourage people to use public transport / walk / cycle.</li> </ul>	<ul style="list-style-type: none"> <li>• The development of a new route and implementation of a one way system may encourage car use and result in an increase in car traffic, which could affect local air quality. However, the one way system may also reduce congestion, which would have a beneficial effect upon air quality.</li> <li>• Large scale development could have an effect upon cultural, historic and archaeological assets and their settings if development is insensitively designed.</li> </ul>

It should be noted that the Options Appraisal was a tool for informing decision making by Oadby and Wigston Borough Council. No priority was given to social, environmental or economic factors and as such the role of the Options Appraisal was to highlight sustainability implications rather than recommending appropriate options for implementation.

## 6.5 Development of the Preferred Option

The Wigston Town Centre AAP Issues and Options Report and the SA of the options underwent a six week period of consultation from the 29<sup>th</sup> June 2007 to the 10<sup>th</sup> August 2007, during which key stakeholders and the public had the opportunity to submit comments to Oadby and Wigston Borough Council.

The outcomes of the consultation, and the previous assessments informed the preparation of the Preferred Options for the Wigston Town Centre AAP.

The Issues and Options Report (prepared by Taylor Young) set out the options and shows their assessment against the AAP objectives, including sustainability (in its broadest sense including environmental issues as well as social and economic considerations). This assessment is shown in Section 3 of the Wigston Town Centre AAP Preferred Options Report (prepared by Taylor Young).

Section 5 of the AAP Preferred Options Report sets out the preferred options. It states the vision and strategy for the future of the town which has been developed following the agreement of the AAP objectives through the issues and options consultation period, as well being informed by baseline research, issues and options analysis, and comments that have been received during consultation. This section continues to outline both the preferred options, and those options which will not have been taken forward, for each of the character areas.

The choice of preferred option has been based on the options assessment and the contribution of each option to the AAP objectives (and therefore vision). In addition, choices were guided by both consultation, national and regional policy, and best practice as well as comments received. Section 5 also sets out why certain options are not being progressed, for example due to the level of demolition required, unworkability of the project, or cost implications. In many of the character areas, nearly all the options are being taken forward as they all relate well to the AAP objectives and will help achieve the objectives and therefore vision for the future of the town.

## 7.0 **COMPATIBILITY TEST**

The Wigston Town Centre AAP objectives are detailed in Section 4.3.2. In order to determine whether the Wigston Town Centre AAP objectives are in accordance with sustainability principles it is necessary to test their compatibility against the SA objectives.

The compatibility matrix in Appendix E identified areas where conflicts may arise. This is illustrated through the use of symbols in the Compatibility Matrix as shown below.

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

Suggestions for improving the compatibility of the Wigston Town Centre AAP objectives with the SA objectives have been made. The finalisation of the Wigston Town Centre AAP objectives should take into account these suggestions.

## 8.0 **SUSTAINABILITY APPRAISAL OF THE PREFERRED OPTIONS**

### 8.1 **Introduction**

It is a requirement of the SEA Directive that an analysis of the “*likely significant effects on the environment, including 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 is undertaken...*” (Annex 1F of the SEA Directive) is undertaken.

The SEA Directive also requires “*...measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment...*” (Annex 1G of the SEA Directive) to be considered.

The SA of the Wigston Town Centre AAP Preferred Options has been undertaken in relation to the SA framework developed during Stage A of the SA process. The predicted effects of the AAP Preferred Options are detailed in the Appraisal Matrices in Appendix F.

For the purposes of the SA the baseline conditions are assumed to be the *status quo* for the study area. Implementation of the Wigston Town Centre AAP will result in either an improvement to or deterioration in this baseline. If the AAP 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 SA has been based precisely upon the information provided in the Wigston Town Centre AAP Preferred Options Report (November, 2007). Therefore, if any of the specifics within the AAP change, the potential significant effects may also change. In this event, the AAP will need to be reassessed to determine significant effects.

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

### 8.2 **Appraisal Methodology**

The social, economic and environmental effects of the Wigston Town Centre AAP Preferred Options have been predicted in relation to each of the SA objectives developed at Stage A as detailed in Table 3.2.

Each effect has been quantified in terms of the following:

- Nature and duration;
- Magnitude; and
- Sensitivity.

These aspects have been used to determine the significance of each effect.

#### 8.2.1 **Nature and Duration of Effects**

The effects have been quantified in terms of their nature and duration of effects.

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

### 8.2.2 Magnitude of Effects

The magnitude of effects has been determined based upon the changes to the baseline conditions which are predicted to arise from the implementation of the Wigston Town Centre AAP Preferred Options taking into account the likelihood and scale of change. Table 8.1 details the methodology used for determining the magnitude of effects.

**Table 8.1 - Methodology for 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

### 8.2.3 Sensitivity

The sensitivity (or importance) of receptors has been determined in terms of geographical extent and/or the importance of a receptor based on statutory designations. For example if a river is designated a Special Area of Conservation at a European level then it is considered to be more sensitive than if it was an ordinary watercourse, as shown in Table 8.2. Receptors such as individual persons or properties are generally considered to be of local importance.

**Table 8.2 - Methodology for Determining Sensitivity**

Sensitivity	Examples of Receptors
International	Special Area of Conservation
National	Site of Special Scientific Interest Scheduled Ancient Monument Major Aquifer used for potable water supply
Regional	County Wildlife Sites Minor Aquifer used for general water supply purposes Sites and Monuments Record Regional transport network
Local	Single property or group of properties Ordinary watercourse

### 8.2.4 Assessment of Effects

Following the prediction of effects, as detailed above, an assessment of the significance of these effects has been undertaken. The magnitude and sensitivity of the receptor have been considered in order to determine the significance of the effect. Table 8.3 gives an indication as to how magnitude and sensitivity are combined in order to determine significance.

**Table 8.3 - Methodology for Determining Significance**

Magnitude	Sensitivity	Significant?
Major	International	✓

Magnitude	Sensitivity	Significant?
Major	National	✓
	Regional	✓
	Local	✓
Minor	International	✓
	National	✓
	Regional	✓
	Local	x

In certain cases an impact of minor significance could be considered to be of great importance by local residents and deserves further consideration. The appraisal matrices show how significant adverse effects represent a move away from a SA objective and significant beneficial effects represent a move towards a SA objective. Effects which are unknown should be considered to be significant until further assessment can clarify their nature.

#### 8.2.5 Level of Certainty

Given that predictions can only be as accurate as the data they are based on it is important to attribute a level of certainty to which the significance of effects has been assessed. Table 8.4 defines the level of certainty referred to in the SA of the Wigston Town Centre AAP Preferred Options.

**Table 8.4 - Impact Prediction Certainty**

Level of Certainty	Description
High	The significance of an effect is an informed judgement or quantitative assessment based on reliable data. Further information would not result in any change to assessment of significance.
Low	The significance of an effect is a subjective judgement or qualitative assessment based on reference to similar situations. Further information would be needed to confirm assessment of significance. However, given the strategic nature of the plan, the robustness of the SA is not compromised by the lack of this information much of which would only be available at project stage.

### 8.3 Significant Effects of the Wigston Town Centre Area Action Plan Preferred Options

This section gives an overview of the potentially beneficial and adverse effects associated with the Wigston Town Centre AAP Preferred Options. Full details of the effects are given in the Appraisal Matrices in Appendix F. Implementation of the AAP is likely to have a number of social, environmental and economic effects. Table 8.5 gives a summary of the overall effects of the AAP Preferred Options.

The Wigston Town Centre AAP Preferred Options focus on the regeneration of the Town Centre area with the aim of improving service provision and increasing the attractiveness of the Town Centre as a key service centre. The regeneration of the Town Centre AAP area is focused around seven key character areas within which redevelopment and / or environmental improvements are proposed. Redevelopment schemes are proposed within the Long Street North and Leicester Road and Burgess Street character areas. These areas will incorporate

residential, retail and commercial / office. The Preferred Options also propose development of leisure and healthcare uses and development of a transport interchange area within the Long Street North and Leicester Road character area.

The AAP is supported by a masterplan, which focuses in greater detail on the redevelopment of a number of key areas within the character areas; Junction Road, the Library Site and Paddock Street. As above, these areas will incorporate some or all of the following uses: residential, retail, commercial / office, leisure and healthcare uses.

The majority of the significant effects predicted to arise from the Preferred Options are associated with redevelopment proposed within the Town Centre AAP area. Redevelopment will involve significant demolition and construction works, particularly in Long Street North and Leicester Road, which could potentially have a number of temporary adverse effects upon the environment (e.g. the generation of construction and demolition waste, the release of dust and emissions to air and the risk of pollution incidents). To minimise potential adverse effects associated with construction Oadby and Wigston Borough Council should ensure that contractors make use of sustainable design and construction techniques and adopt best practice in respect of minimising water and air pollution. Developers should employ contractors registered with the Considerate Constructors Scheme, who implement measures to reduce the impact construction upon the environment.

Demolition and construction works could also potentially have an adverse effect upon biodiversity (e.g. disturbance or loss of habitat) and historic assets (e.g. damage to masonry); however, these effects are unknown at present. Demolition and construction works associated with the redevelopment of land between Bell Street and Paddock Street for mixed uses could have an adverse effect upon archaeological assets as this area is designated a site of archaeological potential. Oadby and Wigston Borough Council should ensure that ecological surveys are undertaken where necessary and appropriate mitigation measures, as recommended by suitably qualified ecologists, are implemented. Consultation is recommended with Leicestershire and Rutland Historic Environment Team and other relevant historic environment bodies to determine the potential impact of development upon historic and archaeological assets, particularly the site of archaeological potential.

Once complete, the redevelopment of the Town Centre AAP area is likely to have a number of beneficial effects in relation to economic and social objectives. The redevelopment will improve the quality of the built environment and should enhance service provision in the Town Centre, thereby helping to improve access to services. Redevelopment of the Precinct on Leicester Road in particular is likely to have a beneficial effect, as this area is recognised as being of low quality. Associated public realm / environmental improvements, supported by the public realm framework, will also contribute towards making the Town Centre a more attractive place in which to live and work. Similarly, the non physical projects, particularly the appointment of a Town Centre manager, should also play a key role in the promotion and development of the Town Centre, with associated social and economic benefits. Overall, the AAP Preferred Options should help to attract investment into the Town Centre, with the knock-on effect of creating more jobs.

Redevelopment of the Town Centre AAP area is also likely to generate a significant number of employment opportunities. Long term employment opportunities associated with new development, particularly commercial / office development within the Junction Road masterplan site, are likely to arise. Demolition and construction works associated with redevelopment and public realm / environmental improvements will also provide short term employment opportunities, which may be available to local residents.

Redevelopment within the Town Centre, particularly in the Long Street North and Leicester Road character area may, however, result in the loss of existing services and / or services may need to be relocated elsewhere. This could have an adverse effect upon the local economy and employment. It will therefore be important to ensure that new development compensates for the loss of existing services. If existing services are to be relocated, careful consideration should be given to their relocation prior to redevelopment to ensure that the services are situated in appropriate and accessible locations. Oadby and Wigston Borough Council should ensure that

local residents are given priority over employment opportunities associated with new development.

Residential development proposed within the Burgess Street character area and the Library and Paddock Site masterplan sites will contribute significantly towards housing provision in the Borough. New residential development could also help to address the shortfall in affordable housing, should affordable housing be provided as part of development. Oadby and Wigston Borough Council should ensure the provision of an appropriate amount of affordable homes within new housing development. New housing developments should achieve a Code for Sustainable Homes rating of at least Level 3, with an aim to achieve Level 4 or above where possible, and should meet the needs of both current and future occupiers.

There is, however, the potential for redevelopment associated with the Long Street North and Leicester Road character area and the Junction Road and Paddock Street masterplan sites to result in the loss of a number of existing residential properties. Residents of the existing properties to be demolished would therefore need to be relocated into new housing elsewhere. Oadby and Wigston Borough Council will therefore need to ensure that there is adequate housing provision in the AAP area or elsewhere as appropriate to accommodate existing residents that may need to be relocated. A suitable relocation plan should be put in place prior to redevelopment and existing residents should be given priority over new housing.

A number of measures proposed within the AAP are likely to have indirect benefits upon health and well being and should help to reduce the potential for crime and anti-social behaviour. These include public realm / environmental improvements, management of the public realm, and leisure development within the Paddock Street masterplan site, which is likely to include a range of facilities that people could make use of. Several of the non physical projects are also likely to have a beneficial effect, particularly young people initiatives, development of a new youth centre and the organisation of activities and events for the local community, which should encourage social interaction and thus help to improve community cohesion. Public squares and courtyards within development would provide space for people to relax and socialise, and could be used as venues for social activities and events (e.g. festivals and fairs).

New development may have an effect upon crime / anti-social behaviour. The nature of the effect will be dependant upon the design and layout of development (e.g. enclosed alleyways may encourage crime).

All new development proposed should have a beneficial effect upon the local townscape and could potentially enhance the setting of The Lanes Conservation Area and associated historic buildings within the Town Centre and surrounding area if sensitively designed. The AAP also makes significant use of previously developed land and existing infrastructure, which should help to reduce the pressure for development of greenspaces within the Town Centre and Borough and / or greenfield sites on the outskirts of Leicester urban area.

Oadby and Wigston Borough Council will need to ensure that development design is sensitive to the surrounding historic townscape. Particular consideration should be given to The Lanes Conservation Area to the south, with careful consideration of the scale/massing/siting of buildings. The design of the development should take into account the findings of The Lanes Conservation Area Appraisal (2007), particularly enhancement opportunities proposed. Guidance provided within The Lanes Conservation Area Development Control Guidance Document (2006) should also be adhered to.

New development is likely to have a number of effects upon the environment once in use. Energy and water consumption and the amount of waste produced for disposal is likely to increase, particularly from new commercial /office and residential development. It will therefore be important to ensure high standards of sustainable design and construction. Planning policy recommendations to include a requirement for all developments to show the highest standards of design may help to ensure this is achieved.

Oadby and Wigston Borough Council should ensure new non-domestic development achieves a BREEAM rating of at least Very Good, with an aim to achieve Excellent where possible. New housing should achieve a Code for Sustainable Homes rating of at least Level 3, with an aim to achieve Level 4 or above where possible. This will ensure that energy efficiency, water consumption, material use, waste production and pollution are taken into account. The inclusion of a home users guide within residential development is also recommended, to increase awareness of environmental issues and encourage people to reduce their impact upon the environment. The home user's guide could include information on environmental features of the home and their use, recycling and waste collection, sustainable DIY, public transport information, the location of local amenities, responsible purchasing and energy and water saving tips.

Once the redevelopment is complete the number of people commuting to and from the Town Centre (residents, employees and visitors) is likely to increase, which could lead to an increase in car use and associated air pollutant and greenhouse gas emissions. Car parking provision associated with development and improvements proposed to the road network within the transport framework (e.g. implementation of a new circulatory system to improve traffic flow) may also encourage car use. This is of particular concern as part of Bull Head Street, along the north east corner of the Town Centre AAP area, has been designated as an AQMA<sup>7</sup>. Parts of the Town Centre, particularly Leicester Road, also suffer from congestion.

The transport framework does, however, propose a number of measures that should help to reduce the potential impact of development upon car use and increase use of more sustainable modes of transport such as buses, walking and cycling. Measures include the development of a transport interchange area within the Library masterplan site, improvements to pedestrian and cycle routes, development of a strategy for pedestrian routes and implementation of a traffic management scheme along Leicester Road. Public realm / environmental improvements may also help to improve access to services by foot / cycle and thus help to encourage people to walk / cycle to access services in the Town Centre instead of using the car. Similarly, whilst improvements to the road network may encourage car use, such improvements should help to reduce congestion and improve accessibility by public transport, walking and cycling (e.g. by reducing the impact of severance). All measures proposed under the transport framework should help to improve road safety.

Oadby and Wigston Borough Council should ensure that the necessary infrastructure is put in place to encourage people to use more sustainable modes of transport as alternatives to the car when travelling to the area (e.g. inclusion of cycle and pedestrian friendly infrastructure and facilities such as pedestrian / cycle crossing points and secure cycle storage). Appropriate car parking restrictions (e.g. residential permits and time restrictions) should also be implemented to discourage unnecessary car use.

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<sup>7</sup> Oadby and Wigston Borough Council are, however, proposing to revoke this AQMA, as the objective figures for NO<sub>2</sub> were met in 2006, and are likely to be met in subsequent years.

Table 8.5 - Summary of the Effects of the Wigston Town Centre Area Action Plan

SA Objectives	Character Areas						Transport Framework	Public Realm Framework	Planning Policy	Masterplan Sites			Non Physical Projects
	Burgess Street	Long Street North and Leicester Road	Long Street South	The Lanes and Peace Memorial Park	Bull Head Street Retail	Moat Street				Cross Street	Junction Road	The Library Site	
SA1	↑/↔	↑/↔/↓	↑	↑	↔	↑	↔	↑/↔	↑/↔/↓	↑/↔	↑/↔	↑/↔/↓	↑
SA2	↑	↑/↔	↑	↑	↑	↑/↔	↑	↑/↔	↑/↔/↓	↑/↔	↑/↔	↑/↔	↑/↔
SA3	↑	↑/↔	↔	↔	↔	↔	↔	↑/↔	↑/↔/↓	↑/↔	↑	↑/↔	↑/↔
SA4	↑/↔	↑/↔	↑/↔	↑	↑	↑/↔	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔	↑/↔/↓	↑/↔	↑/↔
SA5	↔	↑/↔/↓	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
SA6	↑	↑	↔	↔	↔	↔	↔	↑	↑	↑	↑	↑	↑/↔
SA7	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
SA8	↔	↔/↓	↔	↔	↔	↔	↔	↔	↔/↓	↔	↔	↔/↓	↔
SA9	↑/↔/↓	↑/↔	↑	↑	↑	↑	↑	↑/↔	↑/↔/↓	↑/↔	↑/↔	↑/↔	↑/↔
SA10	↔/↓	↔/↓	↔	↔	↔	↔	↔	↔	↔/↓	↔/↓	↔/↓	↔/↓	↔
SA11	↑/↔/↓	↑/↔/↓	↑	↑	↑	↑	↑	↑	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔
SA12	↔/↔	↑/↔	↔	↔	↔	↔	↔	↔	↑/↔	↑/↔	↑/↔	↑/↔	↔
SA13	↓	↓	↔	↔	↔	↔	↔	↔	↔	↓	↓	↓	↔
SA14	↑/↔/↓	↑/↔/↓	↑	↑	↑	↑	↑	↑	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔
SA15	↑/↔	↑/↔	↑	↑	↑	↑	↑	↑	↑/↔	↑/↔	↑/↔	↑/↔	↑/↔
SA16	↔	↑/↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
SA17	↑/↓	↑/↓	↑	↑	↑	↑	↑	↑	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔
SA18	↑	↑/↔	↔	↔	↔	↔	↔	↔	↑/↔	↑/↔	↑/↔	↑/↔	↔
SA19	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔	↔
SA20	↓	↓	↔	↔	↔	↔	↔	↔	↓	↓	↓	↓	↔
SA21	↑/↔/↓	↑/↔/↓	↑	↑	↑	↑	↑	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑/↔/↓	↑



## 8.4 Mitigation Measures

### 8.4.1 Introduction

In order to maximise beneficial effects and minimise adverse effects of the AAP, a series of mitigation measures have been developed. These should be implemented by Oadby and Wigston Borough Council as part of the Wigston Town Centre AAP. 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 Wigston Town Centre AAP 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.

### 8.4.2 Mitigation Measures for the Wigston Town Centre Area Action Plan

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 Wigston Town Centre AAP. 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 Wigston Town Centre AAP 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.

### 8.4.3 Mitigation Measures for the Wigston Town Centre Area Action Plan

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

The Wigston Town Centre AAP presents significant opportunities to make use of best practice sustainable design and construction techniques. This could include the use of recycled materials in construction, the installation of energy efficient lighting and heating systems and the use of rainwater / greywater recycling systems. In addition, the AAP presents considerable opportunities

to develop and encourage use of more sustainable modes of transport as viable alternatives to the car. Non-domestic development should achieve a BREEAM rating of at least 'Very Good', with an aim to achieve 'Excellent' where possible. New residential development should achieve a Code for Sustainable Homes rating of at least Level 3, with an aim to achieve Level 4 or above where possible.

### Wigston Town Centre AAP Mitigation Measures

- Ensure housing provision is decent and accessible. Housing should meet the needs of both current and future occupiers.
- Ensure the provision of an appropriate amount of affordable homes within new housing development.
- Ensure housing development takes account of open space and play needs. Recreation space should be provided in accordance with the NPFA Six Acre Standard.

Should development result in the loss of existing residential properties:

- Ensure there is adequate housing provision in the AAP area or elsewhere as appropriate to accommodate existing residents;
- Ensure existing residents are given priority over new residential development;
- Ensure a suitable relocation plan is put in place prior to redevelopment of the area; and
- Ensure a mechanism is in place so that existing home owners will be able to buy new homes within the AAP area or elsewhere as appropriate once the redevelopment is complete.
- Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage).
- Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport.
- Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions) and traffic calming measures where appropriate.
- Ensure the provision of adequate car parking for the disabled.
- Ensure Traffic Assessments are undertaken where necessary for development and alterations to the local road network.
- Ensure the development of the transport interchange area has no adverse effects upon existing public transport service provision, particularly upon accessibility (e.g. associated with the diversion of bus routes).
- Ensure the provision of cohesive and connected signage and information.
- Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention measures.
- Ensure all development and public realm / environmental improvements incorporate Secured by Design Principles. Where possible new development should achieve Secured by Design certification.
- Ensure site layout maximises natural surveillance and avoids unnecessary through routes and hiding places. All footpaths / cycleways should be well lit.
- Ensure communities are given adequate opportunity to participate in and contribute towards the decision making process.
- Ensure the implementation of a Local Labour in Construction Scheme which utilises the skills of local people for construction works associated with development.
- Ensure local residents are given priority over employment opportunities associated with new development.
- Ensure new development has no adverse impact upon existing business and employment. New development should complement existing service provision in the Town Centre.
- Ensure development incorporates essential services such as a convenience store where necessary.

### Wigston Town Centre AAP Mitigation Measures

- Should development result in the loss of existing services; ensure new development compensates for the loss of the services where necessary.
- Should existing services need to be relocated, ensure careful consideration is given to their relocation prior to redevelopment to ensure that services are situated in appropriate and accessible locations.
- Secure the provision of, or financial contributions towards, key services and community facilities as part of housing development where necessary.
- Ensure consultation is undertaken with a suitably qualified ecologist to determine how best to protect and enhance biodiversity.
- Ensure developers provide for the retention or re-establishment of existing habitats. Any opportunities for habitat creation and / or enhancement should be pursued.
- Ensure the protection and enhancement of existing areas of greenspace considered to be of value. Greenspace should be provided in accordance with English Nature's Accessible Natural Greenspace Standard.
- Ensure consultation is undertaken with a suitably qualified landscape architect at the start of the design process where appropriate.
- Ensure development and public realm / environmental improvements complement existing built form, particularly historic assets. Particular attention should be given to building materials, building styles and details and to the grouping and siting of buildings.
- Ensure consultation is undertaken with the Leicestershire and Rutland Historic Environment Team and other relevant historic environment bodies to determine the potential impact of development upon historic and archaeological assets.
- Sensitive design should be ensured so as to protect and enhance cultural, historic and archaeological assets and their settings. Ensure developers take account of the findings of The Lanes Conservation Area Appraisal (2007), particularly enhancement opportunities. Developers should also adhere to guidance provided within The Lanes Conservation Area Development Control Guidance Document (2006).
- Ensure developers employ contractors registered with the Considerate Constructors Scheme.
- Ensure best practice is adopted to avoid pollution to groundwater (e.g. the Environment Agency Policy and Practice for the Protection of Groundwater).
- Ensure the necessary pollution prevention measures are put in place (e.g. installation of interceptors/oil separators/filtration systems) and ensure the appropriate management of any pollution incidents that occur in accordance with PPS 23: Planning and Pollution Control.
- 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 (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines.
- Ensure surface water run-off and flood risk is reduced in accordance with PPS 25: Development and Flood Risk, including the installation of Sustainable Drainage Systems where appropriate. Surface water run-off rates should be no greater than previous site conditions.
- Ensure new housing developments achieve a Code for Sustainable Homes rating of at least Level 3, with an aim to achieve Level 4 or above where possible.
- Ensure new non-domestic development achieves a BREEAM rating of at least Very Good, with an aim to achieve Excellent where possible.
- Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate.
- Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme.
- Ensure the installation of British Standard registered Class 5 boilers (BN EN 297: 1994), which have relatively low NOx emissions. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate.

### **Wigston Town Centre AAP Mitigation Measures**

- Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the Waste Resources Action Plan Toolkit. Construction waste should be sorted and re-used wherever possible.
- Ensure the inclusion of water conservation measures to reduce demand (e.g. rainwater or greywater recycling systems, toilets with 6 / 4 litre cisterns or 4 / 2 litre cisterns).
- Ensure the provision of adequate recycling and composting bins within new development. At least three bins should be provided per home in a dedicated position for storage of recyclables.
- Ensure the provision of a home users guide within housing development which includes information on environmental features of the home and their use, recycling and waste collection, sustainable DIY, emergency information, public transport links, the location of local amenities, responsible purchasing, and energy and water saving tips.
- Ensure the re-development of brownfield land and existing buildings prior to the development of greenfield land, and promote the efficient use of land through higher density development.

## 9.0 **IMPLEMENTATION AND MONITORING**

### 9.1 **Next Steps**

The Wigston Town Centre AAP Preferred Options Report will be consulted on for a period of six weeks. Oadby and Wigston Borough Council will then consider the responses to the public participation and produce the final AAP. Any significant changes made during this stage will need to be subject to further SA prior to adoption.

The next steps of the SA and associated steps of the Wigston Town Centre AAP are detailed in Table 9.1.

**Table 9.1 - Next Steps in the Sustainability Appraisal**

ODPM Stage		Sustainability Appraisal Steps	Links to AAP Process
Stage D Consulting on the AAP and the Sustainability Report	D1	Consultation on the Sustainability Report.	Undertaken at the same time as consultation on the Wigston Town Centre AAP Preferred Options.
	D2	Appraise any significant changes to the AAP following consultation and examination.	Undertaken in conjunction with finalisation of the Wigston Town Centre AAP for submission and following examination.
	D3	Produce an adoption statement to accompany the adopted Wigston Town Centre AAP to show how responses to consultation have been taken into account. This must state how the Wigston Town Centre AAP was changed as a result of the SA process and responses to consultation.	Undertaken in conjunction with finalisation of the Wigston Town Centre AAP prior to adoption.
Stage E Monitoring the significant effects of implementing the AAP.	E1 & E2	Undertake monitoring of significant effects arising from the Wigston Town Centre AAP and respond to adverse effects.	Undertaken after the Wigston Town Centre AAP has been adopted.

### 9.2 **Proposals for Monitoring**

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

A set of targets and indicators have been developed which could potentially be used for monitoring purposes. These were determined using the SA objectives, the key issues identified and the review of plans and programmes. Targets and indicators for each SA objective are presented in Appendix G. 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 Wigston Town Centre AAP.