

# **Oadby and Wigston Local Plan**

## **Assessment of broad locations for Direction for Growth Areas**

April 2018

# **1. Introduction**

- 1.1 This document sets out the Council's assessment outcomes of possible sites for Direction for Growth Areas within the Borough. This note has been prepared in response to statements submitted as part of the Council's Local Plan Examination that suggested that the Council had not appropriately assessed possible alternative Direction for Growth Area sites.
- 1.2 The purpose of this note is to document the decision making process. It does not introduce new evidence.
- 1.3 Throughout the entire Local Plan production process the Council has undertaken, site assessments, evidence gathering and public consultation as an ongoing process, with outcomes informing the Plan making process. The Council's decision making process has included regular involvement of Members at Member Briefings, Working Groups and Committees.

## **2. Background**

- 2.1 The provision of a single Direction for Growth Area (Wigston Direction for Growth Phase 1) was initially adopted within the Council's Core Strategy. During the production of the new Local Plan, the Leicester and Leicestershire Housing and Economic Needs Assessment (HEDNA) (January 2017) identified a significantly higher Objectively Assessed Need (OAN) for Housing (148 per annum up to 2031) for the Borough area than that currently being planned for up to 2026 through the adopted Core Strategy (90 per annum).
- 2.2 Such increase in OAN for housing required the Council to identify (and allocate) further Direction for Growth Area sites that were appropriate for residential led development growth.
- 2.3 This note documents / outlines how the Council made its decisions, regarding which sites to allocate as Direction for Growth areas in the Submission Local Plan 2018.
- 2.4 The term 'Direction for Growth Area' was initially coined in the Council's Core Strategy in 2010 and it is Borough specific terminology. The term refers to an area of relatively large residential led development growth provided on greenfield land. Throughout Leicester and Leicestershire, the term Sustainable Urban Extension or SUE is used to refer to large areas of residential led development growth, however these are on a much larger scale (usually 1000's of new homes rather than 100's). Thus, the Council considers that the term 'Direction for Growth Area' better reflects the Borough position regarding its greenfield release sites. The purpose of the Local Plan is to 'allocate' these Direction for Growth Areas and to provide appropriate policies relating to each Direction for Growth Area.

### **3. Why more than one Direction for Growth area?**

- 3.1 The Council's current adopted strategic planning document, the Core Strategy sets out delivery of a single Direction for Growth area for the Borough up to 2026. This single Direction for Growth area was indentified to deliver the residual residential requirement (450 new homes) of the 1800 new homes over the Plan period (90 per annum), once all other land within the Leicester Principal Urban Area had been identified for residential development.
- 3.2 Due to the new Local Plan period extending to 2031, and the HEDNA identifying an OAN for housing figure of 148 per annum or 2,960 new homes for the Borough area over the Plan period, the Council has identified further greenfield land appropriate for Direction for Growth Area allocation through the preparation of the Local Plan.
- 3.3 Once residential completions from 2011; land already with planning permission; land allocated within the Borough's town and district centres; and, land allocated within the rest of the Leicester Principal Urban Area is taken into account, a residual requirement of at least 1,159 new homes is required on greenfield release land.
- 3.4 The Council decided that the most appropriate and sustainable way to fulfil the residual residential requirement would be on larger scale greenfield release sites. The Council considered that larger scale greenfield release sites would not only deliver the required number of new homes, but they would achieve this in the most sustainable way that reduced the need for residents to travel by motor vehicle, for example, through the delivery of larger scale onsite infrastructure, including open space, affordable homes, relevant community facilities and small scale retail provision. The larger scale development would also allow for larger scale offsite infrastructure and mitigation, including transport and highway improvements and education and health provision contributions.

## **4. Which areas were considered?**

4.1 A number of broad locations were considered for the Direction of Growth areas within the Borough. Some of the land areas had been part of the Local Plan production process since the initial Local Plan Call for Sites in 2013. All potential broad locations are illustrated and shown on the map below.

Area A – Further Wigston DFG Area, south-east of Wigston (Phase 2) – extension to the existing Wigston Direction for Growth area (OWBC17/17a as illustrated in the SA)

Area B – Land north of Newton Lane, combined with Seven Oaks Farm (combined site) (OWBC43 as illustrated in the SA)

Area C – Land south of Sutton Close and Tilton Drive, Oadby (OWBC26 as illustrated in the SA)

Area D – Further land at Cottage Farm, south of the A6, Oadby (OWBC44 as illustrated in the SA)

Area E – Land south of Gartree Road and land north of Gartree Road, Oadby (OWBC24 and 28 as illustrated in the SA)

Area F – Land to the north-east of Oadby, Oadby (OWBC23 as illustrated in the SA)

Area G – Land east of Welford Road, Ellis Farm, Kilby Bridge (OWBC40 as illustrated in the SA)

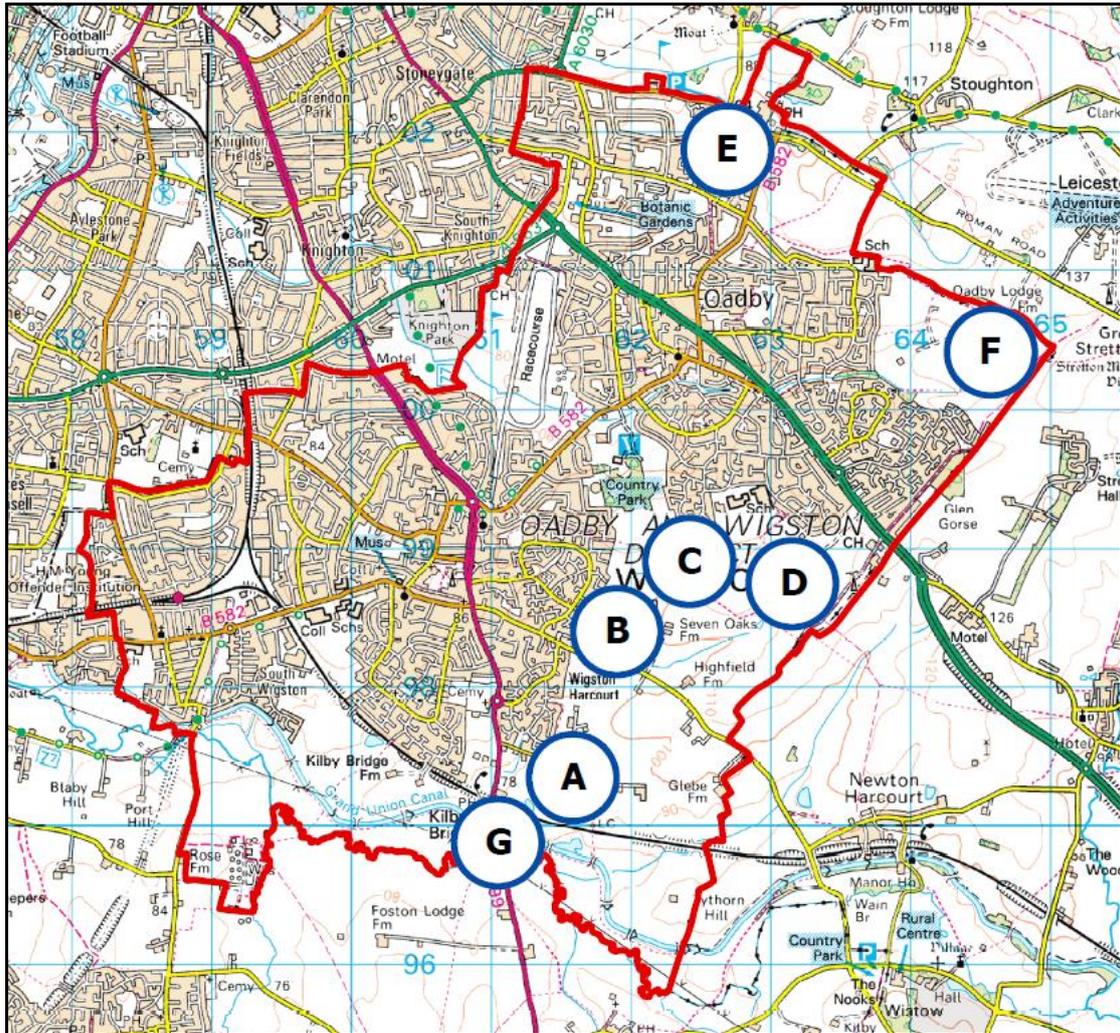


Figure 1 – plan illustrating potential Broad Location sites.

4.2 All of the potential broad locations were assessed throughout the process of preparing the Local Plan using all available evidence base including Sustainability Appraisal, Green Wedge Review, transport and highway evidence, and submitted evidence relating to the site proposals.

## **5. A description of the locations and their likely provision**

### **Area A – Further Wigston DFG Area, south-east of Wigston (Phase 2) – extension to the existing Wigston Direction for Growth area**

- 5.1 The site lies south of Newton Lane, north of the Railway line and east of Welford Road in Wigston. The site forms an extension to the existing Phase 1 Direction for Growth, which was identified through the Council's Core Strategy and has extant planning permission for 450 new homes and 2.5 hectares of employment land.
- 5.2 At the time of the planning application submission for Phase 1, the site promoters publically consulted on an additional illustrative masterplan that sought to deliver an additional (approximate) 600 new homes at Phase 2 (1,000 in total – Phase 1 + Phase 2).
- 5.3 Highway access to Phase 2 is via two direct accesses. One directly onto Welford Road (A5199) to the west, and one provided through Phase 1, onto Newton Lane to the north. The Welford Road vehicular access would be via a highway grade roundabout capable of accommodating vehicles associated with the permitted (as well as allocated) employment uses.
- 5.4 Due to the cumulative size of the site, onsite provision included; delivery of a new Primary School; formation of a new Local Shopping Centre; a community facility building; open space; affordable homes; and 5 hectares of employment land.
- 5.5 The site is not located within a Flood Risk Zone 2 and / or 3.
- 5.6 The site was originally presented to the Council in July 2013 prior to the submission of the outline planning application for Phase 1.

### **Area B – Land north of Newton Lane, combined with Seven Oaks Farm (combined site)**

- 5.7 The site lies to the east of Wigston, north of Newton Lane and extends towards the north and east. The site has been formed by the merging of a broad location area adjacent to the existing urban area of Wigston and a site detached from the existing urban area of Wigston at Seven Oaks Farm.
- 5.8 There is potentially two highway access points, one into the rear of an existing residential estate to the west and another onto Newton Lane to the south.
- 5.9 Submitted proposals suggest provision of approximately 500 new homes and associated onsite open space provision.
- 5.10 The site is not located within a Flood Risk Zone 2 and / or 3.
- 5.11 The Seven Oaks Farm site was submitted to the Council during the Preferred Options Local Plan consultation in 2016. The broad location area was submitted to the Council in January 2017. After the Council requesting further

information regarding the broad location site on the 14<sup>th</sup> March 2017, the merged / combined site was submitted to the Council on the 29<sup>th</sup> March 2017.

#### **Area C – Land south of Sutton Close and Tilton Drive, Oadby**

- 5.12 The site lies directly to the south of the existing urban area of Oadby; specifically south of Sutton Close. The site is situated to the rear of an existing residential estate.
- 5.13 At the time of assessment for Local Plan purposes, highway access to the site was unknown. In June 2017 the Council requested clarity on the highway site access. It was subsequently suggested that existing homes could be demolished to provide access, however no formalised access arrangements were confirmed to the Council.
- 5.14 Submitted proposals suggest provision of approximately 200 new homes and associated onsite open space provision.
- 5.15 The site is not located within a Flood Risk Zone 2 and / or 3.
- 5.16 The site in its current form was presented to the Council in December 2016 as part of the Preferred Options Local Plan consultation process.

#### **Area D – Further land at Cottage Farm, south of the A6, Oadby**

- 5.17 The site lies directly south of the existing urban area of Oadby, north of Glen Gorse golf course and west of Harborough Road (A6). The site forms an extension to the existing Phase 1 Cottage Farm extant planning permission. Phase 1 comprises 150 new homes and associated onsite open space.
- 5.18 At the time of the planning application submission of Phase 1, the site promoters suggested that further land to the west was within their control and could be utilised for further growth later in the Plan period.
- 5.19 The site is accessed directly off Harborough Road (A6) via a traffic light controlled junction. Evidence submitted by the site promoter suggests that the junction has capacity for up to 400 homes.
- 5.20 The further land (Phase 2) submitted to the Council suggests delivery of up to 250 new homes and associated onsite open space. Development at Phase 1 (150 new homes) and Phase 2 (250 new homes) reach the upper limit of the access junction onto the A6.
- 5.21 The site is not located within a Flood Risk Zone 2 and / or 3.
- 5.22 The site was originally presented to the Council in November 2013 as part of the outline planning application for Phase 1. The site was then submitted to the Council during the Preferred Options Local Plan consultation in 2016. In April 2017 a formal masterplan was submitted to the Council for Local Plan purposes.

### **Area E – Land south of Gartree Road and land north of Gartree Road, Oadby**

- 5.23 The site is located to the north of Oadby directly adjacent to the existing urban extent. The site comprises two areas, a small site to the north of the B582 (Gartree Road) and a larger site to the south of Gartree Road. The larger site is enclosed to the north and east by both the B582 Stoughton Road and the B582 Gartree Road.
- 5.24 The smaller site to the north would be accessed off an existing highway to the south, which is directly off the Gartree Road (B582). The larger site would comprise of two direct highway accesses; one to the north onto Gartree Road (B582) and one to the east onto Stoughton Road (B582).
- 5.25 Directly to the west of the site is the safeguarded Potential Transport Route (PTR) (former Eastern District Distributor Road). Land at Stoughton Grange is independent from the safeguarded land for the PTR and they are not reliant on one another.
- 5.26 The site is proposed for delivery of at least 300 new homes and associated onsite open space.
- 5.27 The site is not located within a Flood Risk Zone 2 and / or 3.
- 5.28 The site has been presented to the Council throughout the production of the new Local Plan, as well as in 2013, 2015 and 2016 as part of Call for Site processes.

### **Area F – Land to the north-east of Oadby, Oadby**

- 5.29 The site is located to the east of Oadby and is not adjacent to the existing urban extent. The site is situated towards the rear of an existing residential estate.
- 5.30 The highway access proposed to the Council was via a long farm track from Gartree Road to the north. Formalised access was however never submitted to the Council for consideration.
- 5.31 Proposals suggested that the site had capacity for approximately 750 new homes and associated onsite open space.
- 5.32 The site is not located within a Flood Risk Zone 2 and / or 3.
- 5.33 The site was originally presented to the Council in November 2015 as part of the initial Local Plan consultation process. The site was then submitted to the Council during the Preferred Options Local Plan consultation in 2016.

### **Area G – Land east of Welford Road, Ellis Farm, Kilby Bridge**

- 5.34 The site is located to the east of the small rural settlement (hamlet) of Kilby Bridge; sandwiched between the settlement to the west, the railway line to the north, the Grand Union Canal to the south and a Site of Special Scientific Interest to the east.

- 5.35 Highway access to the site would be directly off the Welford Road (A5199) to the west via a highway grade roundabout.
- 5.36 The site submitted proposed delivery of approximately 240 new homes and associated onsite open space.
- 5.37 The site is not located within a Flood Risk Zone 2 and / or 3.
- 5.38 The site was originally presented to the Council in December 2016 as part of the Preferred Options Local Plan consultation process.

**Land at Oadby Grange, Oadby**

- 5.39 Land at Oadby Grange has not been subject to Local Plan evidence base appraisal because the site was not submitted to the Council as part of the Local Plan process until the 18th December 2017 (the final day of the Pre-Submission Consultation). Therefore, the Council was not aware of the land being made available for development by the landowner. Neither was the Council aware of any developer interest in bringing the site forward for residential purposes.
- 5.40 The site was however known to the Council in relation to the provision of public open space (country park) as part of a Section 106 Agreement between the Council and the land owner relating to residential led development at land off Florence Wragg Way in Oadby.

## 6. Why and when were the sites discounted

- 6.1 For each of the broad locations, Table 1 sets out the decision making process (with reasons) for either allocating or discounting the land for the purposes of Direction for Growth Aras in the Local Plan.
- 6.2 The 'Pertinent SA assessment outcomes' column illustrates the significant impacts (both positive and negative) of each of the potential Direction for Growth Area sites identified within the Local Plan Sustainability Assessment relevant to the 22 SA Objectives (see Appendix 1) as circled blue in the extract below. An extract from the Sustainability Appraisal providing a summary of SA scores can be found at Appendix 2.

++	The option or policy is likely to have a <b>significant positive</b> effect on the SA objective(s).
++/-	The option or policy is likely to have a mixture of <b>significant positive</b> and <b>minor negative</b> effects on the SA objective(s).
+	The option or policy is likely to have a <b>minor positive</b> effect on the SA objective(s).
0	The option or policy is likely to have a <b>negligible</b> or no effect on the SA objective(s).
-	The option or policy is likely to have a <b>minor negative</b> effect on the SA objective(s).
--/+	The option or policy is likely to have a mixture of <b>significant negative</b> and <b>minor positive</b> effects on the SA objective(s).
--	The option or policy is likely to have a <b>significant negative</b> effect on the SA objective(s).
?	It is <b>uncertain</b> what effect the option or policy will have on the SA objective(s), due to a lack of data.
+/- or +/-	The option or policy is likely to have an equal mixture of <b>both minor or both significant positive and negative</b> effects on the SA objective(s).

Extract from Sustainability Appraisal Report: Non Technical Summary November 2017

- 6.3 It should be noted that the Sustainability Appraisal process undertaken as part of the Local Plan process did not on its own 'rule out' any potential Direction for Growth Area sites, because any negative effects identified can be mitigated. Due to all of the potential Direction for Growth Area sites being greenfield in nature and being located close to / directly adjacent to the existing urban extents of either the settlement of Wigston or the settlement of Oadby, likely positive or negative effect outcomes were similar for most of the potential Direction for Growth Area sites. The effects identified by the Sustainability Appraisal helped shape the Local Plan as well as potential mitigation measures.
- 6.4 This assisted the Council in developing appropriate policy requirements for the sites selected as proposed Direction for Growth Areas in the Council's Submission Local Plan.

Site	Potential constraints to site delivery	Pertinent SA assessment outcomes	Discounted?	Stage of production process discounted	Reasons for discounting	Reasons for not discounting
<p><b>Area A – Land south east of Wigston – Wigston Direction for Growth Area Phase 2</b></p>	<p>Site topography. The land falls from Newton Lane in the north towards the railway line in the south.</p> <p>The site is situated within the current extent of the designated Countryside.</p> <p>Severity of impact on the Newton Lane / Bull Head Street / Moat Street / Welford Road highway junction.</p>	<p>Significant positive impact of SA Objective 1, 3, 17 and 22.</p> <p>Significant negative impact on SA Objective 7, 8, 9, and 18.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>The land area is adjacent to the existing urban area of Wigston.</p> <p>Development in this location benefits the regeneration aspirations of the Council for Wigston town centre.</p> <p>Two highway site accesses, one of which is directly onto the main highway route of Welford Road (A5199), which has higher levels of vehicular capacity than lower classes of road.</p> <p>The site access onto the Welford Road has the ability to reduce the number of vehicles travelling through the Newton Lane / Bull Head Street / Moat Street / Welford Road highway junction, as vehicles</p>

						<p>leaving or entering the site to the south would not need to use this junction.</p> <p>The land area benefits from existing masterplan proposals that were subject to public consultation during the Phase 1 planning application process.</p> <p>Phase 1 of the land area benefits from extant planning permission, therefore the principle of development growth in this broad location is justified.</p> <p>The land area forms a Phase 2 to the existing Wigston Direction for Growth that is identified in the Council's adopted Core Strategy. Due to its proximity to Phase 1 of the Wigston Direction for Growth, the area benefits from pre-existing onsite infrastructure, for example highway infrastructure.</p>
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						The cumulative size of both Phase 1 and Phase 2 benefits the local community with provision of a new primary school, the formation of a new local retail centre and provision of a new community facility building.
<b><u>Area B – Land to the East of Wigston – Land north of Newton Lane</u></b>	<p>Part of the site extent is situated within the current extent of the designated Oadby and Wigston Green Wedge.</p> <p>Part of the site is situated within the current extent of the designated Countryside.</p> <p>The site's two potential highway accesses are via an existing rear end estate road and Newton Lane which is not classified as an A or B road.</p>	<p>Significant positive impact of SA Objective 1, 3, 16 and 22.</p> <p>Significant negative impact on SA Objective 7, 8, 9 and 18.</p>	Yes	Post Preferred Options Local Plan consultation, prior to Pre-Submission Local Plan consultation.	<p>Highway access onto roads not classified as A or B roads, that have a more limited vehicular capacity than the higher classes of road.</p> <p>Severity of impact on the Newton Lane / Bull Head Street / Moat Street / Welford Road highway junction.</p> <p>A large proportion of the site is situated within the current extent of the designated Countryside area.</p> <p>There is no extant planning permission setting out the principle</p>	N/A

	Severity of impact on the Newton Lane / Bull Head Street / Moat Street / Welford Road highway junction.				of residential growth related to this broad location.  There is no benefit from pre-existing onsite road / highway infrastructure provision or onsite community related infrastructure, for example community facility buildings, school provision, and / or a local retail centre.	
<b><u>Area C – Land south of Sutton Close, Oadby</u></b>	Part of the site extent is situated within the current extent of the designated Oadby and Wigston Green Wedge.  No formalised highway access into the site.  No potential for highway access onto roads classified as A or B roads.  Potential detrimental	Significant positive impact of SA Objective 1, 2, 16 and 22.  Significant negative impact on SA Objective 9 and 18.	Yes	Post Preferred Options Local Plan consultation, prior to Pre-Submission Local Plan consultation.	There is no formalised highway access into the site and no obvious potential for creating such an access.  No potential for highway access onto roads classified as A or B roads.  There is no extant planning permission setting out the principle of residential growth related to this broad location.	N/A

	<p>impact on coalescence of the two settlements of Wigston and Oadby.</p>				<p>There is no benefit from pre-existing onsite road / highway infrastructure provision or onsite community related infrastructure, for example community facility buildings, school provision, and / or a local retail centre</p> <p>The highway layout of the existing residential estate would not be considered appropriate for enabling access to large scale growth.</p>	
<p><b><u>Area D – Further land at Cottage Farm, Oadby</u></b></p>	<p>The site is situated within the current extent of the designated Countryside.</p> <p>Limitation of the existing proposed access onto the A6 Harborough Road.</p> <p>Potential detrimental impact on coalescence of the</p>	<p>Significant positive impact of SA Objective 1, 16 and 22.</p> <p>Significant negative impact on SA Objective 7, 8 and 18.</p>	No	N/A	N/A	<p>The land area is adjacent to the existing urban area of Oadby.</p> <p>Development in this location benefits the regeneration aspirations of the Council for Oadby district centre.</p> <p>Highway access to the site is directly onto the main highway route of Harborough Road (A6)</p>

	two settlements of Wigston and Oadby.					<p>which has higher levels of vehicular capacity than lower classes of road.</p> <p>Phase 1 of the land area benefits from extant planning permission, therefore the principle of development growth in this broad location is justified.</p> <p>The land area forms a Phase 2 to the existing extant planning permission of Phase 1. Due to its proximity to Phase 1 the area benefits from pre-existing onsite infrastructure, for example highway infrastructure.</p> <p>The approved highway site access relating to Phase 1 has sufficient capacity to accommodate the levels of growth specified at Phase 2.</p> <p>In order to safeguard from future coalescence of the settlements of Wigston and Oadby, there are</p>
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						opportunities to extend the Green Wedge boundary to the west of the site.
<b>Area E – Land at Stoughton Grange, Oadby</b>	<p>The site is situated entirely within the Oadby, Thurnby, Stoughton Green Wedge designation of the Borough.</p> <p>Existing woodland areas.</p> <p>The site is within close proximity to a conservation area and nationally listed buildings.</p>	<p>Site area to the north of Gartree Road. Significant positive impact of SA Objective 1, 2 and 18.</p> <p>Site area to the north of Gartree Road. Significant negative impact on SA Objective 7, 8, 17 and 21.</p> <p>Site area to the south of Gartree Road. Significant positive impact of SA Objective 1, 17 and 22.</p> <p>Site area to the south of Gartree Road. Significant negative impact on SA Objective 7, 8 and 18.</p>	No	N/A	N/A	<p>The land area is adjacent to the existing urban area of Oadby.</p> <p>Development in this location benefits the regeneration aspirations of the Council for Oadby district centre.</p> <p>Highway access (all three accesses) to the site are directly onto the main highway routes of the the Gartree Road (B582) and Stoughton Road (B582) which have higher levels of vehicular capacity than lower classes of road.</p> <p>The release of Green Wedge designated land is preferred to the release of land designated as Countryside where evidence demonstrates that it will not have a significant detrimental</p>

						impact on the wider Green Wedge designation.
<b><u>Area F – Land north of Oadby Grange, Oadby</u></b>	<p>The site is entirely detached from the existing urban extent of Oadby.</p> <p>All of the site is situated within the current extent of the designated Countryside.</p> <p>Suggested highway access via a long farm track, but no formalised highway access.</p>	<p>Significant positive impact of SA Objective 1, 16 and 22.</p> <p>Significant negative impact on SA Objective 8 and 18.</p>	Yes	Post Preferred Options Local Plan consultation, prior to Pre-Submission Local Plan consultation.	<p>There is no formalised highway access into the site.</p> <p>The site is situated entirely within the designated Countryside area of the Borough.</p> <p>There is no extant planning permission setting out the principle of residential growth related to this broad location.</p> <p>There is no benefit from pre-existing onsite road / highway infrastructure provision or onsite community related infrastructure, for example community facility buildings, school provision, and / or a local retail centre</p> <p>No current developer interest.</p>	N/A

<p><b><u>Area G – Land east of Kilby Bridge, Kilby Bridge</u></b></p>	<p>The site is directly adjacent to the Lime Delves which is part of the Kilby – Foxton Site of Special Scientific Interest.</p> <p>The vast majority of the site is situated within the current Countryside designation of the Borough.</p> <p>The site is situated within the Grand Union Canal Conservation Area.</p> <p>The small scale rural character of Kilby Bridge (hamlet) settlement.</p>	<p>Significant positive impact of SA Objective 1.</p> <p>Significant negative impact on SA Objective 7, 8, 9, 18 and 21.</p>	<p>Yes</p>	<p>Post Preferred Options Local Plan consultation, prior to Pre-Submission Local Plan consultation.</p>	<p>It could harm the small scale rural character of Kilby Bridge (hamlet) settlement.</p> <p>The severe negative impact that such large scale development could have on the Lime Delves which is part of the Kilby – Foxton Site of Special Scientific Interest.</p> <p>Other than the small element constituting previously developed land, the vast majority if the site is situated within the current extent of the Borough’s designated Countryside.</p>	<p>N/A</p>
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## Appendix 1 – Sustainability Appraisal Objectives

SA Objectives
<b>Housing provision</b> 1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.
<b>Health and Wellbeing</b> 2. To improve health and reduce health inequality by promoting healthy lifestyles, protecting health and providing access to health services.
<b>Community and Leisure Facilities</b> 3. To provide better opportunities for people to access community and leisure facilities.
<b>Community Safety</b> 4. To improve community safety, and reduce crime, anti-social behaviour and the fear of crime.
<b>Social Inclusion</b> 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.
<b>Integrated Communities</b> 6. To promote racial harmony and create cohesive communities.
<b>Historic and Heritage Assets</b> 7. Conserve and enhance the historic environment, heritage assets and their settings.
<b>Natural Environment</b> 8. Protect and enhance green spaces and to provide opportunities for public access to the countryside biodiversity and geodiversity.
<b>Landscape</b> 9. Protect and enhance the character and quality of the landscape.
<b>Water Resources</b>

**SA Objectives**

10. To manage prudently water resources, improve water quality and reduce vulnerability to flooding.

**Air Quality**

11. To improve air quality particularly through reducing transport related pollutants.

**Mineral Resources**

12. To manage prudently mineral resources and avoid / reduce pollution of land.

**Renewable Energy**

13. To minimise energy use and develop renewable energy resources.

**Climate Change**

14. To reduce greenhouse gas emissions to mitigate the rate of climate change.

**Sustainable Development**

15. To involve people in preventing and minimising adverse local, regional and global environmental impacts.

**Education and Training**

16. To improve access to education and training for children, young people, adult learners.

**Access to Employment Opportunities**

17. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population.

**Redevelopment of Brownfield Land**

18. To optimise the use of previously developed land, buildings and existing infrastructure.

**Sustainable Design**

19. To promote and ensure high standards of sustainable design and construction.

**Waste Management**

20. Reduce waste generation and increase levels of reuse and recycling.

**Access to Services**

### SA Objectives

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.

### **Sustainable Transport**

22. To encourage and develop the use of public transport and public rights of way.

## Appendix 2 – Sustainability Appraisal extract illustrating summary of SA scores

	SA1: Housing	SA2: Health	SA3: Community facilities	SA4: Crime	SA5: Social inclusion	SA6: Integrated communities	SA7: Historic environment	SA8: Biodiversity and geodiversity	SA9: Landscape	SA10: Water quality and flooding	SA11: Air quality	SA12: Mineral resources and pollution	SA13: Renewable energy	SA14: Climate change	SA15: Sustainable development	SA16: Education	SA17: Employment opportunities	SA18: Redevelopment of brownfield land	SA19: Sustainable design	SA20: Waste	SA21: Access	SA22: Public transport
OWBC10: residential use	++	+	++	0	0	0	+?/-?	-?	0?	0	0	0	0	0	0	+?	++	++	0	0	0	+
OWBC12: residential use	+	+/-?	+	0	0	0	0?	--?	-?	-	0	0	0	0	0	+++	++	-	0	0	+	+
<b>OWBC14: residential use</b>	+	++	+	0	0	0	+?/-?	--?	0?	0	0	0	0	0	0	+++	++	+	0	0	++	++
OWBC15: residential use	++	+/-	+	0	0	0	--?	--?	--?	--	0	0	0	0	0	+?	-	--	0	0	0	+
<b>OWBC16: residential use</b>	++	+	+	0	0	0	--?	--?	--?	--	0	0	0	0	0	+?	+	--	0	0	0	++
OWBC17: residential and associated uses	++	+?/-	+++	0	0	0	--?	--?	--?	-	0	0	0	0	0	+?	++	--	0	0	+	++
<b>OWBC17a: residential and associated uses</b>	++	+?/-	+++	0	0	0	--?	--?	--?	-	0	0	0	0	0	+?	++	--	0	0	+	++
OWBC18: residential use	++	+/-	-?	0	0	0	--?	--?	--?	-	0	0	0	0	0	-?	-	--	0	0	--	-
OWBC19: residential use	++	+/-	-?	0	0	0	0?	--?	--?	-	0	0	0	0	0	-?	+	--	0	0	0	+
<b>OWBC20: residential use</b>	+	++	+	0	0	0	+?/--?	-?	0?	0	0	0	0	0	0	+?	++	+	0	0	+	++
OWBC21B: residential and associated uses	++	+++/-	+++	0	0	0	0?	--?	+?/--?	-?	0	0	0	0	0	+++	+	--	0	0	0	++
OWBC22: residential use	++	+/-?	-?	0	0	0	?	--?	--?	-	0	0	0	0	0	+?	+	--	0	0	-	++
OWBC23: residential and	++	+++/-	+/-?	0	0	0	?	--?	+?/--	-?	0	0	0	0	0	+++	+	--	0	0	0	++

	SA1: Housing	SA2: Health	SA3: Community facilities	SA4: Crime	SA5: Social inclusion	SA6: Integrated communities	SA7: Historic environment	SA8: Biodiversity and geodiversity	SA9: Landscape	SA10: Water quality and flooding	SA11: Air quality	SA12: Mineral resources and pollution	SA13: Renewable energy	SA14: Climate change	SA15: Sustainable development	SA16: Education	SA17: Employment opportunities	SA18: Redevelopment of brownfield land	SA19: Sustainable design	SA20: Waste	SA21: Access	SA22: Public transport
associated uses									?													
<b>OWBC24: residential and associated uses<sup>6</sup></b>	++	++?/-?	+/-?	0	0	0	--?	--?	+?/--?	-?	0	0	0	0	0	-?	++	--	0	0	-	++
OWBC25: residential use	++	+	-?	0	0	0	0?	--?	--?	-	0	0	0	0	0	-?	+	--	0	0	+	++
OWBC26: residential use	++	++	+	0	0	0	0?	-?	--?	-	0	0	0	0	0	+++?	+	--	0	0	+	++
<b>OWBC28: residential and associated uses<sup>7</sup></b>	++	+	+?/--?	0	0	0	--?	--?	+?/--?	+	0	0	0	0	0	-?	--	++	0	0	--	+
<b>OWBC29: residential use</b>	+	++	+	0	0	0	+?/--?	--?	0?	0	0	0	0	0	0	+++?	++/-?	+	0	0	+	++
OWBC29: residential use and health centre	+?	++	+	0	0	0	+?/--?	--?	0?	0	0	0	0	0	0	+++?	++/-?	+	0	0	+	++
<b>OWBC30: Wigston town centre site</b>	+?	++/-?	++/-?	0	0	0	+?/--?	-?	0?	0	0	0	0	0	0	+	++/-?	+	0	0	+/-?	++
<b>OWBC31: Wigston town centre site</b>	+++?	++	+++?	0	0	0	-?	-?	0?	0	0	0	0	0	0	+	++	++	0	0	++	++
<b>OWBC32: Wigston town centre site</b>	+?	++/-?	+++?	0	0	0	--?	-?	0?	0	0	0	0	0	0	+	++/-?	+	0	0	+/-?	++

	SA1: Housing	SA2: Health	SA3: Community facilities	SA4: Crime	SA5: Social inclusion	SA6: Integrated communities	SA7: Historic environment	SA8: Biodiversity and geodiversity	SA9: Landscape	SA10: Water quality and flooding	SA11: Air quality	SA12: Mineral resources and pollution	SA13: Renewable energy	SA14: Climate change	SA15: Sustainable development	SA16: Education	SA17: Employment opportunities	SA18: Redevelopment of brownfield land	SA19: Sustainable design	SA20: Waste	SA21: Access	SA22: Public transport
<b>OWBC33: Oadby town centre site</b>	++?	++/-?	+	0	0	0	-?	-?	0?	0	0	0	0	0	0	+	++	++	0	0	++	++
<b>OWBC34: Oadby town centre site</b>	++?	++	+	0	0	0	--?	-?	0?	0	0	0	0	0	0	+	++	++	0	0	++	++
OWBC38: residential use	++	++/-?	+	0	0	0	--?	--?	--?	-	0	0	0	0	0	+	++	-	0	0	+	++
OWBC39: Residential	++	+/-?	+	0	0	0	-?	--?	--?	-	0	0	0	0	0	-?	++	--	0	0	0	++
OWBC39: Mixed use, including residential	++	+/-?	+?	0	0	0	-?	--?	--?	-	0	0	0	0	0	-?	++	--	0	0	+?	++
OWBC40: Residential	++	+/-	-?	0	0	0	--?	--?	--?	-	0	0	0	0	0	+	-	--	0	0	--	+
OWBC40: Mixed use, including residential	++	+/-	+?	0	0	0	--?	--?	--?	-	0	0	0	0	0	+	++/-	--	0	0	+?	++
OWBC41: Residential	++	+	+	0	0	0	--?	--?	--?	-	0	0	0	0	0	++?	-	--	0	0	--	+
OWBC42: Residential	++	+/-	-?	0	0	0	--?	--?	0?	0	0	0	0	0	0	-?	++	++	0	0	-	++
OWBC43: Residential	++	++/-?	++	0	0	0	--?	--?	--?	-	0	0	0	0	0	++?	+	--	0	0	0	++
<b>OWBC44: residential and associated uses</b>	++	++?/-	+	0	0	0	--?	--?	+?/--?	-?	0	0	0	0	0	++?	+	--	0	0	0	++
<b>OWBC45: Residential</b>	+	++	+	0	0	0	+?/--	-?	0?	0	0	0	0	0	0	++?	++	+	0	0	++	++
<b>OWBC46: Residential</b>	+	++	+	0	0	0	-?	-?	0?	0	0	0	0	0	0	++?	++	+	0	0	+/-	++

<b>OWBC48: Residential</b>	SA1: Housing	+	SA2: Health	++	SA3: Community facilities	+	SA4: Crime	0	SA5: Social inclusion	0	SA6: Integrated communities	0	SA7: Historic environment	0	SA8: Biodiversity and geodiversity	-?	SA9: Landscape	0?	SA10: Water quality and flooding	0	SA11: Air quality	0	SA12: Mineral resources and pollution	0	SA13: Renewable energy	0	SA14: Climate change	0	SA15: Sustainable development	0	SA16: Education	+?	SA17: Employment opportunities	++	SA18: Redevelopment of brownfield land	+	SA19: Sustainable design	0	SA20: Waste	0	SA21: Access	+	SA22: Public transport	+
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