



Appendices





Appendix A – Report Conditions



REPORT CONDITIONS

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

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

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

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

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

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

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

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

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

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

November 2008

WYG Environment Planning Transport Ltd



Appendix B – Regulation 25 Consultation Response

CONSULTATION RESPONSES TO THE SUSTAINABILITY APPRAISAL OF THE CORE STRATEGY FURTHER CONSULTATION DOCUMENT

Consultee	Comments	Responses to Comments
<p>Environment Agency James Lidgett</p>	<p>We are happy with the conclusions that [the Sustainability Appraisal Report] draws and hope that its results will inform the emerging Core Strategy.</p>	<p>Comment noted.</p>
<p>Natural England Allan Franklin</p>	<p>Overall, Natural England is happy with the content of the Oadby and Wigston Sustainability Report, and is pleased to be involved at this further stage of consultation. We generally approve of how our major concerns have been addressed by the document. We hope that our feedback will be useful.</p>	<p>Comment noted.</p>
	<p>Usability First of all we would like to state that the format of this document has been very user-friendly, with the issues of significance to Natural England quite easy to find. The combination of tables and maps also makes the information within the document easy to understand and digest. These are all commendable aspects of the document.</p>	<p>Comment noted.</p>
	<p>Environmental Baseline The provision of an adequate current snapshot of the environmental baseline deserves mention also. While this section has been kept succinct it has still very efficiently provided the information of interest to us; Biodiversity / Nature Conservation, Landscape and Visual Amenity. These sections incorporated information on local Sites of Special Scientific Interest, green wedges, and were also bolstered by references to the Landscape Character Assessment and the Oadby and Wigston Local Plan. Particularly useful in this section was the identification of Key Environmental Sustainability Issues, but the Strategic Environmental Assessment regulations also require that the description of the natural environment include an analysis of the effects of a do-nothing strategy. This would be an ideal section in which to provide this information and efforts should be made to have it included.</p>	<p>Comment noted. An additional column has been added to Table 4 within the SA Report outlining the likely evolution of the key issues without the Core Strategy.</p>
	<p>Monitoring Another important issue which was covered was relating to monitoring, and in general the case for this seems practical and realistic. However this section should be expanded upon just a bit more since, in practice, monitoring plays an integral part in the success of any implementation. Your description of the monitoring targets and indicators are practical; this view results not only from looking at indicators themselves but, your acknowledgement that they must be refined / expanded, need to capitalise on using existing indicators and that, quite sensibly that indicators should be clearly linked to the Sustainability Assessment process. These are valid points and as such should be presented in more detail.</p>	<p>Comment noted. Section 9.2 of the SA Report has been expanded to present these issues in more detail.</p>

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	<p>Mitigation Measures Similarly, some attention should be given to the issue of mitigation measures. Given that these are a clear requirement of Strategic Environmental Assessment regulations, the measures adopted to prevent, reduce and off-set significant effects predicted to materialise during the Sustainability Assessment process are detailed in Appendix D; mitigation measures inevitably do have their own environmental effects, and these need to be highlighted as well.</p>	<p>Comment noted. Section 8.4 of the SA Report on recommendations (including mitigation measures) has been expanded to recognise the potential for effects associated with these measures.</p>
	<p>Options and Alternatives We would also like to offer our thoughts on your treatment of Options and Alternatives within the document. The approach used has described the process which was undertaken, however more weight needs to be given to the actual options which are considered in Section 7.8. The descriptions need to be much more detailed and maps should also be utilised to enhance this section. This has been successfully done to illustrate the three locations for Sustainable Urban Extensions in the Key Diagram in Figure 2. We note that in section 7.14 you do point out where information may be obtained in the Core Strategy, but the analysis of the alternatives is very relevant and as such needs to be included in this section.</p>	<p>Comment noted. Section 7.0 of the SA Report on options has been expanded to include more analysis of the options that were considered.</p>
<p>English Heritage Ann Plackett</p>	<p>General Comments While the SA provides a detailed analysis of the potential impacts of the plans and suggest ways of mitigating the identified adverse impacts, including in Section 8 of the main report, a summary of the impacts of each draft policy, the reports do not include any recommendations on how policies could be amended to reduce adverse impacts. This should be included in the non-technical summary and recommendations in the main report, page 66. For example, 8.55 could indicate which matters have not been addressed in the potential policies, particularly with reference to those aspects of the SA required by the SEA Directive. There is a reference to the appraisal of the options which indicates that the changes leading to the preferred options are referred to in the Further Consultation document. However, these need to be made more explicit within the SA.</p>	<p>Comment noted. The SA had been an iterative process in that suggestions made in previous stages have been taken into account and policies amended. As suggested a list of those recommendations (including mitigation measures) which are not addressed by the policies is included in Section 8.4.</p>
	<p>Page E2 SA Targets and Indicators Ideally these indicators should also form part of the monitoring framework for the plans. We suggest that you seek the advice of the County Archaeologist regarding the most appropriate indicator for archaeology i.e. whether it needs to be extended beyond watching briefs. Since the scoping stage for the SA, the Buildings at Risk register was replaced with the 'Heritage at Risk' register in 2008; this is monitoring a wider range of designated assets. The indicators should reflect this change.</p>	<p>Comment noted. The County Archaeologist has been contacted and has suggested some new indicators which are presented within Appendix F. Appendix F has also been amended to reflect change from Buildings at Risk to Heritage at Risk.</p>

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<p>SSR Planning Wheatcroft & Son Ltd. and J S Bloor (Measham) Ltd.</p>	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 7.</p> <p>Whilst Option C will be on Greenfield land this is the same for all 'Options for Growth'. Detailed landscape studies have been carried out of the site and the majority of trees and all hedgerows are on site boundaries and it is envisaged they will be retained; the implication that they will be removed is misleading. Following the already undertaken Phase One Habitat Survey further detailed ecological surveys will be carried out to identify the extent of species present on site. These studies will then inform mitigation plans for any species found with work undertaken to ensure minimal impact.</p> <p>The site at Cottage Farm only covers a proportion of the Option C as shown on the key diagram. Therefore the site in question is located one mile as the crow flies to the south east of the Lucas Marsh Local Nature Reserve and is separated from it by existing residential development. Therefore development on the site will have no adjoining boundaries with the Nature Reserve and is unlikely to affect it. We therefore consider that how our site will affect the natural environment will depend on how the development is implemented and therefore its rating within the sustainability appraisal should be changed from 'option moving away from achievement of sustainability appraisal objective' to 'unknown: depends how option will be implemented'.</p>	<p>The Options Appraisal Matrix summarises an initial SA looking at the overall Option C area rather than individual sites, therefore the proximity of the Lucas Marsh Local Nature Reserve has been considered in relation to the overall area. It is considered that significant population increases may also place recreational pressures (e.g. dog walkers) on the nearby Local Nature Reserve, even if it is not directly adjacent to the development site. The SA has taken a precautionary approach in determining the overall effect of development upon the natural environment. This stage of the SA is an initial options appraisal, and it is not considered that the rating should be changed. The effects of specific sites will be determined in greater detail at a later stage.</p>
	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 8.</p> <p>Initial archaeological surveys have already been undertaken on the site and their findings are included in report format with these representations. Further archaeological work may be undertaken before development were to commence which would identify any archaeological potential within the area in order to allow mitigation plans to be drawn up. Therefore any effect on archaeological remains would depend on how the option was implemented but there is no evidence of the perceived harm implied.</p> <p>With regard to the London Road / St Peters Conservation Area, the site at Cottage Farm is located approximately one mile to the south east of the conservation area boundary and the conservation area cannot be seen from the site. The area surrounding the site is comprised of a mixture of 1970's residential estate development and some older buildings adjacent to the A6. One of these buildings, Oadby Grange Farm, is listed, however the site at Cottage Farm will have limited impact upon this building as Oadby Grange Farm is set back from the A6 a short distance to the north of the site. The site currently is heavily screened by hedgerows and trees along its boundary with the A6. The removal of some of this frontage will be required; however it is proposed to retain as much screening as possible in order to retain the green nature of the area. We therefore consider that the description of Option C within the sustainability appraisal should be amended to state that there may be limited effect upon the setting of one listed building and that any reference to the London Road / St Peters Conservation Area should be removed.</p>	<p>The Options Appraisal Matrix summarises an initial SA looking at the overall Option C area rather than individual sites, therefore the proximity of the four areas of archaeological potential and the London Road / St Peters Conservation Area have been considered in relation to the overall area. The SA has taken a precautionary approach in determining the overall effect of development upon the historic environment. This stage of the SA is an initial options appraisal, and it is not considered that the rating should be changed. The effects of specific sites will be determined in greater detail at a later stage.</p>

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	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 17. Land at Cottage Farm, Oadby is proposed to contain an element of employment land which will help to contribute towards the provision of employment opportunities for the local population. Therefore we consider that development at Cottage Farm will actually help move the council towards the achievement of their sustainability objectives.</p>	<p>The Options Appraisal Matrix summarises an initial SA looking at the overall Option C area rather than individual sites / specific development proposals. This stage of the SA is an initial options appraisal, and it is not considered that the rating should be changed.</p>
	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 22. Land at Cottage Farm, Oadby is the only proposed sustainable urban extension direction that is located next to a main transport corridor which contains both bus services and cycle routes, With additional cycle routes and footpaths incorporated within the development we consider that development at Cottage Farm will actually help move the council towards the achievement of their sustainability objectives.</p>	<p>While Options C is located near to a main transport corridor the increased population will require comprehensive public transport improvements to encourage a shift towards sustainable modes. As the Options Appraisal Matrix summarises an initial SA looking at the overall Option C area rather than specific development proposals it is not considered that the rating should be changed.</p>
	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 9. Whilst Option C does include land at the Golf Course the site being promoted at Cottage Farm, Oadby does not include the Golf Course. Development at Cottage Farm would be between the Golf Course and the existing residential area of Oadby. Landscape and visual impact assessment of the site concludes only a limited impact of the proposed development. The development will develop several pedestrian links with the countryside which will link through the site to the existing residential area. This will lead to improved access to the countryside not only for the new development but also for existing residents. The more limited option proposed of Cottage Farm will not have the detrimental landscape effect implied, in contrast it would contribute towards achieving sustainability objectives.</p>	<p>The Options Appraisal Matrix summarises an initial SA looking at the overall Option C area rather than individual sites / specific development proposals. The SA has taken a precautionary approach in determining the overall effect of development upon the landscape and a sustainable urban extension will comprise a significant amount of development with potential for adverse effects on the surrounding landscape. This stage of the SA is an initial options appraisal, and it is not considered that the rating should be changed.</p>
<p>Pegasus Planning Group (on behalf of David Wilson Estates)</p>	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 7. For Option B, land south east of Wigston, the assessment highlights a potential impact on the Kilby Bridge Foxton Canal SSSI to the south of the site. The SSSI lies beyond the railway line and it is unlikely that the proposal would impact on the SSSI. Detailed masterplanning for the site will be able to mitigate any potential impact. At this stage the assessment should record the impact as unknown as it depends how the option will be implemented.</p>	<p>It is considered that significant population increases may also place recreational pressures (e.g. dog walkers) on the nearby canal (and hence the SSSI), even if it is not directly adjacent to the development site. The condition of the SSSI is declining, with public disturbance cited as one of the key reasons for this. The SA has therefore taken a precautionary approach in determining the overall effect of development upon the natural environment. This stage of the SA is an initial options appraisal, and it is not considered that the rating should be changed.</p>

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	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 8. Similarly the assessment suggests a potential impact for Option B on cultural assets, referring to areas of archaeological potential and unknown archaeological resources. Development in this location would not impact on Scheduled Ancient Monuments. The impact should be recorded as unknown at this stage as it also depends upon how the option would be implemented.</p>	<p>The SA has taken into consideration the proximity of two areas of archaeological potential within the Option B area, as well as the setting on the Grand Union Canal Conservation Area. The SA has taken a precautionary approach in determining the overall effect of development upon the historic environment. This stage of the SA is an initial options appraisal, and it is not considered that the rating should be changed.</p>
	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 9. The assessment does not distinguish between options that would potentially impact on strategically important Green Wedges of open land and those that would not. Given the sensitivity of Green Wedge areas within the Borough to the further encroachment of development, this factor should form part of the assessment against this objective. Option B would avoid areas of designated Green Wedge.</p>	<p>While Option B would avoid areas of Green Wedge, the area still comprises greenfield land on the edge of Wigston. It is considered that significant development in this location has potential to have an adverse effect and the SA has taken a precautionary approach in determining the overall effect of development. This stage of the SA is an initial options appraisal, and it is not considered that the rating should be changed. However, a reference to the location of Green Wedges has been included within the matrix.</p>
	<p>Comments relate to Sustainability Appraisal of Options for Broad Locations for Development Matrix, Objective 11 and 14. The Sustainability Appraisal should recognise the benefits associated with the location of an urban extension south east of Wigston, well related to the existing urban area and close to existing services and facilities in Wigston Town Centre. An urban extension in this location also offers the opportunity to improve local services and facilities, helping to reduce car use and the distances driven.</p>	<p>While Option B is located in close proximity to the existing urban area, the SA reflects that this would be a significant extension to the area with a significant increase in population. The SA has taken a precautionary approach in determining the overall effect of development upon air quality and greenhouse gas emissions. This stage of the SA is an initial options appraisal, and it is not considered that the rating should be changed.</p>